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Candace Havens
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Community Preservation Committee
MINUTES of PUBLIC MEETING
18 May 2011

The meeting was held on Wednesday 18 May 2011 at the Newton Senior Center, 345 Walnut Street, Newtonville. Attending members of the Community Preservation Committee (CPC): Nancy Grissom, Jim Robertson, Wally Bernheimer, Thomas Turner, Leslie Burg, Joel Feinberg, Dan Green (arr. 7:25 pm), Michael Clarke, Zack Blake.

Program manager Alice Ingerson served as recorder.

Committee Chair Nancy Grissom opened the meeting at 7:05 pm.

PROPOSALS & PROJECTS

Final Project Report: 2148 COMMONWEALTH AVENUE (VETERANS HOUSE) community housing

CAN-DO Executive Director Josephine McNeil presented photographs of the completed exterior and interior of the building. The first few potential tenants identified by the VA preferred not to move to Newton, but to remain closer to relatives in other communities. However, a female veteran with service in Iraq is expected to move into the building's 2-bedroom unit in June 2011.

The project aimed to meet the Veterans Administration's stated priority of housing homeless veterans with families, although the VA recognized that most homeless veterans are single individuals. Tenants would use vouchers from the federal Dept. of Housing and Urban Development's VASH (Veterans Assistance Supportive Housing) program, which require participation in supportive programs through the nearest VA hospital, for issues such as substance abuse. CAN-DO is working with the Second Step and Newton Community Service Center to provide these services locally.

The Village Bank has allowed CAN-DO to pay interest only on its mortgage until the first tenant moves in, but if no other veteran tenant is identified by July, CAN-DO will open the project's 3-4 bedroom unit to any income-qualified family. In response to a question from Joel Feinberg, McNeil explained that a non-veteran tenant would need a Section 8 voucher. CAN-DO must do additional affirmative marketing to tenants not referred through the VA, to meet state and federal requirements and to ensure that the units go on Newton's inventory of state-recognized affordable housing.

McNeil noted that the project received its certificate of occupancy 11 months later than anticipated. The resulting increase in soft costs (taxes, insurance and loan interest) were paid from the developer fee, which was about \$17,000 less than anticipated. In response to a question from Zack Blake,

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov *phone* 617.796.1144

McNeil noted that the delays were not due to the CPC's proposal review process but to other factors, including a debate over City policies on accessibility, additional requirements imposed by the City's Inspectional Services Dept., and severe winter weather. McNeil indicated that this project had led CAN-DO's Board to endorse building more accessible units.

Ingerson pointed out that since this project was approved, the CPC now requires early review by the Mayor's Committee for People with Disabilities and by the City's Development Review Team, on which Inspectional Services is represented. McNeil and Leslie Burg both felt that the Aldermanic part of the proposal review process could be streamlined. Blake thought a housing trust might also save time and allow more CP funds to be spent on hard costs rather than soft costs.

Burg encouraged CPC members to attend the open house for this project at 7:30 am on Tuesday May 31. McNeil explained that the early time was chosen so people can stop by on their way to work. McNeil also agreed to ask tenants in this and other CAN-DO projects whether they would be willing to be interviewed for a video or report commemorating the CPA's tenth anniversary in Newton.

After clarifying that this discussion was not a public hearing, Grissom then recognized Mr. Michael Lepie. He felt the name of the project should be changed because not all the tenants might be veterans. He questioned whether there should have been a NewtonServes project at this site, which is owned by a private organization. [Note: Newton Serves policies are online from www.newtoncommunitypride.org/NewtonSERVES.html.] He felt the project had taken too long and had wasted money, because the work was mostly painting and papering. Mr. Lepie also believed that the open house had been scheduled at 7:30 am deliberately to discourage people from attending.

Public Hearing for New Proposal: OPEN SPACE PLAN

As project manager, Chief Planner for Long-range Planning Jennifer Molinsky presented this request for \$4,000, to hire consultant Jitka Hiscox, who has significant experience with Geographic Information Systems and has already done considerable work on the *Plan* as a volunteer intern. The goal is to have a current, state-approved *Recreation and Open Space Plan* for Newton by roughly May 2012. The plan identifies priorities and allows the City to apply for certain state grants. The Mayor will appoint a voting Advisory Committee to draft the *Plan* between June and October. Approximately 60 community organizations and City departments will be invited to participate in various subcommittees and to comment on drafts. After the Advisory Committee holds a public hearing on the draft *Plan* jointly with the Planning and Development Board in November, the Conservation Commission, Parks & Recreation Commission, and Board of Aldermen will review the draft before it is submitted to the state for review. The new *Plan* will be for 2012-2017.

In response to questions from Grissom and Burg, Molinsky explained that the division of labor between herself and the consultant would be fluid, but the consultant would handle much of the stakeholder engagement process. She also said the final *Plan* would cover resource management as well as potential land acquisitions and would prioritize recommended actions.

Feinberg asked what past projects had gotten state or federal funds that required this *Plan*. In response, Ingerson noted about half of the \$500,000 in CP funds for Forte Park in 2003-06 had been reimbursed by such a grant, of federal funds through the state's Urban Self-Help program.

Bernheimer, Clarke, Blake, and Dan Green all felt that the City should have been able to complete the *Plan* without CP funding but indicated they would support this proposal. Burg agreed with Molinsky's that the new *Plan* had been delayed by staff reductions and increased workload in the Planning Dept.

Bernheimer felt the project would produce an inventory rather than a true “plan,” a word he felt implied commitments to specific actions with specific deadlines.

Ingerson presented a series of maps from the prior *Plan* and related maps from other sources. The CPC asked her to post this presentation online.

VOTE Dan Green moved approval of the requested funding.
Mike Clarke seconded the motion.
The motion was approved by a vote of 9-0.

COMMITTEE BUSINESS

Updates on CURRENT RECOMMENDATIONS & FUTURE PROPOSALS

Ingerson reported that at the request of the Ward 8 Aldermen and the Board’s Finance Committee, the full Board had recommitted the CPC recommendation for the Dedham Street housing proposal to the Board’s Committee on Community Preservation, which would resume that discussion on 24 May 2011. Grissom encouraged all CPC members to attend this meeting, which would also include a discussion of CP program goals based on the fy12 budget book and tonight’s CPC mtg.

Grissom drew members’ attention to the suggestion made by the Aldermanic CCP that the CPC not list proposals as “held” but reject them, allowing resubmission later. Bernheimer suggested doing this for the 2 proposals currently “on hold”: Engineering Archives and Historic Burying Grounds. Blake, Robertson and Green thought continuing to list these proposals as “on hold” helped to show the extent of the demand for CP funds. Ingerson felt the CPC must explain in writing to the sponsors of both why and how their proposals’ status had changed, and the conditions for their resubmission: for the Engineering Archives, conditions included completion of the City archives survey; for the Burying Grounds, the condition was first spending all previously appropriated funds.

VOTE Bernheimer and Grissom moved, and Burg seconded, notifying these two sponsors in writing that the CPC had revised the status of their proposals from “on hold” to “rejected,” and informing them of the required conditions for resubmission.

The motion was adopted by a vote of 8-1. Blake opposed the motion because he felt keeping these proposals on hold helped to show the high level of demand for CP funds.

FY12 PROGRAM GOALS and FUNDING DEADLINE

Ingerson made a presentation about the program’s past patterns of funding and recommended future changes to encourage a multi-year approach (both documents are attached to these minutes). She believed that most past projects could have been planned. Bernheimer considered the word “plan” inappropriate, because it implied a commitment to specific actions by specific dates, but agreed that many past projects could have been “foreseen.”

Feinberg suggested that for some project categories, the CPC did not need a separate *Community Preservation Plan* but should simply rely on existing plans. City historic projects should come through the *Capital Improvements Plan*, and open space projects should come through the *Open Space Plan*. Bernheimer, Clarke, and Grissom agreed that open space acquisitions could be prioritized in advance, although the final timing of acquisitions could not necessarily be predicted.

Ingerson and Bernheimer agreed that the current *Community Preservation* short-term *Priorities* and long-term *Guidelines* were not very useful in making funding decisions, and that public hearings to set funding priorities in the fall of 2008 had been dominated by organizations arguing for their own

projects. Ingerson nevertheless recommended holding some public hearings on priorities in the City's various neighborhoods during the program's 10th anniversary, since the program's last neighborhood meetings had been in 2002-03. Bernheimer suggested that these meetings must be structured carefully to be useful. For example, they should start by presenting information about past projects or neighborhood needs, then ask for feedback. Burg suggested using breakout groups, and Grissom suggested the Mayor's town hall meetings as a model. Ingerson noted that these meetings would be labor-intensive. Burg felt that ward Aldermen, PTOs, and neighborhood groups would help. Grissom thought the CPC must start working on these meetings very soon if they were set for fall 2011.

The Committee then discussed its funding process for housing. Feinberg and Burg felt that the Committee's annual deadline disadvantaged small-scale developers, who needed to submit proposals throughout the year and to complete purchases before they knew whether they would receive CP funds. Grissom felt the CPC's current approach to pre-proposals and off-cycle requests provided enough flexibility. Blake and Burg suggested that an affordable housing trust might be helpful, but Burg thought the Aldermen might be unwilling to delegate any of their authority to a trust. Blake wondered if the same might be true for the CPC itself. Ingerson thought this possibility should be raised by first hearing from other communities that were starting housing trusts and seemed comparable to Newton, such as Weston or Hingham. Bernheimer and Burg recommended hearing instead from cities with well-established housing trusts, such as Cambridge.

The Committee then discussed multi-year funding requests or commitments. Ingerson suggested that the CPC discuss such requests through pre-proposals. Burg and other Committee members agreed with Ingerson's suggestion that she could modify the current proposal form to create a pre-proposal form to guide discussion of multi-year or multi-project "programs."

To allow the management of past funding to inform new funding decisions, Ingerson suggested an annual public hearing on projects still underway, ideally with the Aldermen. Bernheimer endorsed this idea and suggested that if there were too many current projects for a single hearing, smaller projects or those progressing well could be skipped, to focus on those with problems.

Grissom felt that reports on completed projects should be presented individually rather than together in one hearing. Blake felt the in-person final reports started this year were helping the Committee improve its review process. Ingerson urged the Committee to require that these reports discuss what had gone wrong, as well as what went well.

Updates on CURRENT ACTIVE PROJECTS

The Committee then discussed which project managers to recommend inviting before the Aldermanic Committee on Community Preservation (CCP), as requested by its chair, Alderman Albright. Blake and Ingerson suggested City Clerk David Olson, whose projects were invariably completed on time and often under budget. Blake suggested Historic Newton, which had received substantial funding for multiple projects, many of which were moving more slowly than originally expected. Ingerson saw Angino Farm as a success story but felt the current barn project also illustrated the challenges of funding understaffed City departments. Burg and Blake suggested either CAN-DO or SEB for housing.

In reviewing the list of current projects, Bernheimer and Burg proposed asking the Conservation Commission to cancel the Flowed Meadow Boardwalk project, for which funds were appropriated in 2005 but no funds had been spent. Green had introduced a similar motion at a Conservation Commission meeting several months earlier, but the Commission had not yet acted on that motion.

Ingerson noted that a private citizen had initiated this proposal to design a boardwalk between the edge of the capped Rumford Avenue sanitary landfill and the Flowed Meadow wetlands. It had been delayed by testing to ensure methane from the landfill would not make it dangerous to use heavy construction equipment at the site. Staff had also discovered that the proposed route required an easement across private property. Finally, the acquisition and demolition of the last private home on Wabasso Street in 2007-08 with CP funds had provided clear public access to the conservation area from that side, removing a need the boardwalk was intended to meet. When staff contacted the neighborhood association, the principal of the Burr School, and the ward aldermen in 2010, they heard little to no interest in the boardwalk. However, the aldermen had asked that the appropriated funds be kept on hold, so they might be redirected to a later, different proposal for the same area. Burg felt it was better to return the funds and submit a new proposal separately.

VOTE Michael Clarke moved that the CPC request that the Conservation Commission cancel this project and return this appropriation to Newton's Community Preservation Fund.

Zack Blake seconded the motion.

The motion was adopted by a vote of 9-0.

In response to questions from Robertson and Clarke, Ingerson clarified that funds appropriated to City departments were not subject to direct control by the CPC and its staff. Funds for projects by private organizations were usually appropriated to the Planning Department, where the director often delegated responsibility for executing a grant agreement and overseeing the release of funds to Ingerson. Although in the past the Committee had discussed also using this second option for all funding, including City projects, she felt this would essentially make her the manager of all CP-funded projects, which was not really appropriate or feasible. Clarke and Blake felt the best way to ensure the accountability of project managers was by basing future funding decisions on past performance.

The Committee then discussed the Albemarle Community Commons project, which was first funded in 2003 but had been at the same stage of near-completion since 2007. Ingerson explained that this project had been initiated by a neighborhood nonprofit, but funds had been appropriated to the Parks Dept. The neighborhood sponsors had been dissatisfied with the Parks Dept.'s implementation of the project. Ingerson and other staff paid from the CPC's administrative budget had attempted to mediate these disagreements, but those attempts had failed. Under the Supreme Judicial Court ruling in October 2008, this project was not eligible for funding under the CPA. The Parks Dept. had assigned the project to several different staff members over the years, so Ingerson now listed Parks and Recreation Commissioner Bob DeRubeis as the project manager.

Jim Robertson suggested asking the Parks Dept. to attend a CPC meeting or the CCP meeting in June 2011 to explain how and when they would finish the project. Other members preferred simply to request return of the unspent funds.

VOTE Zack Blake moved that the CPC request that the Parks and Recreation Department cancel any unfinished work for this project and return all unspent funds to Newton's Community Preservation Fund.

Wally Bernheimer and Michael Clarke seconded the motion.

The motion was adopted by a vote of 9-0.

The Committee decided there were no other problematic projects on the current, active list. Burg and Robertson noted that housing projects were generally completed quickly once they were funded.

REGIONAL CPA CONFERENCE and PROGRAM OUTREACH

Bernheimer, Robertson and other members thanked program intern Alex Marks-Katz for his summary of the conference (attached to these minutes). Marks-Katz thought the conference was very constructive but most useful for communities that had only recently adopted the CPA. Newton had developed for itself most of the resources that the statewide Coalition provides for other communities. He thought it was useful to hear about other communities' outreach efforts. In response to a question from Blake, Ingerson noted that most CPA communities do not have staff, and few if any other than Newton have a full-time staff person.

Ingerson drew members' attention to the preparation time documented in former Newton CPC member Claudia Wu's conference presentation about 'Bringing Down the House' for Newton North High School, as a possible model for celebrating the CPA's 10th anniversary in Newton. Ingerson also thanked Marks-Katz for organizing files and building detailed webpages for nearly all past projects.

As one 10th-anniversary activity, Grissom suggested a presentation to the full Board of Aldermen, which would also be broadcast on NewTV. Ingerson suggested video interviews with people who had benefited from or run past projects and thought students might help with such a project.

MINUTES, ANNUAL REPORT and OFFICERS

Zack Blake moved approval of the 6 April 2011 minutes, subject to certain noted corrections. Multiple members seconded the motion. The minutes were approved by a vote of 9-0.

Several members suggested minor corrections to the draft *Fy10 Annual Report*. Ingerson asked members to think about a new approach to this document, or creating a smaller brochure that might be distributed more widely. Bernheimer thought the current report was useful and effective.

Wally Bernheimer moved the slate of Leslie Burg and Joel Feinberg as chair and vice-chair, to begin a one-year term of office in October 2011. They might then trade roles for a second year. Zack Blake seconded the motion, and this slate was elected by vote of 9-0.

Ingerson asked to reschedule the CPC's 24 July 2011 meeting. Bernheimer moved cancellation instead. Grissom and Clarke seconded the motion. The meeting was canceled by a vote of 9-0.

Ingerson asked if one of the CPC's open space and recreation members (Bernheimer, Clarke, Green, or Robertson) might serve as liaison with the *Open Space Plan* effort. Bernheimer nominated Clarke for this role, which Clarke agreed to take on.

In response to a motion by Michael Clarke, seconded by all members, Grissom adjourned the meeting at 9:40 pm.

PRE-MEETING PACKET & MEETING HANDOUTS attached:

- Staff presentation on past funding patterns
- Summary of staff-proposed procedural & deadline changes for fy 12-13-14
- Alex Marks-Katz report on regional CPA conference

Newton Community Preservation Program Proposed Changes

** for discussion with Aldermanic CCP on 24 May 2011

** COMMUNITY PRESERVATION PLAN

- The current *Plan* consists of the *Priorities* (theoretically updated every 3 yrs) & the *Guidelines* (theoretically updated every 5+ yrs). But both are so general that the CPC doesn't really use them to make decisions.
- Fall 2011: Hold 3-4 public hearings around the City to solicit more specific priorities for each neighborhood & public comments on the specific priorities identified in:
 - Archives Survey (**August 2011**)
 - City Historic Buildings Survey (**September 2011**)
 - Open Space Plan* (**December 2011**)any proposed changes for housing (see below)
- Beginning Spring 2013: Update the new, more specific *Plan* annually through 2 public hearings:
 - current projects & programs (see below);
 - new funding should require satisfactory mgmt of past funding)
 - priority future projects (from *CIP*, *Open Space Plan*, etc.).

** PROPOSAL REVIEW PROCESS

- Housing: ask Planning Dept. (Housing staff) and Newton Housing Partnership to recommend improvements (housing trust? first-come, first-served?) that will work with other planned changes.
- Move annual deadline to at least 3 wks before a CPC mtg, so the CPC can read proposals, then use that mtg to create a schedule with a public hearing & first working session on the same night for each proposal. Current "1 hearing for all proposals" system doesn't really provide enough time or notice for public comments. And the CPC holds working sessions for 1 proposal at a time anyway.

** PROPOSAL DEADLINES

- **Early January 2012**, for projects to be funded in fy12-13. This one-time deadline for 2 years' worth of projects will allow the CPC to use all the surveys & plans above to screen proposals, and allow the CPC process catch up with the CIP. The actual CIP has been a year behind for many years, but City staff are working to correct this in large part by fall 2011, and entirely by fall 2012 (see next bullet).
CPC recommendations for this round can draw on all currently available funds, as usual. Any recommendations for this round that draw on fy13 funds should be limited to fy13 local revenue (which is fairly predictable) and should be forwarded to the Board after 1 July 2012.
- **Late November 2012**, for projects to be funded in fy14 (new, regular annual deadline). By this point,
 - City projects submitted to the CPC will be listed as priorities in the initial *Fy14 CIP* (**October 2012**), but
 - only projects recommended by the CPC will be listed as CP-funded in the approved *Fy14 CIP* (**April 2013**)

** PROJECT MANAGEMENT & REPORTING

- Hold an annual public hearing on current/completed projects & programs (jointly w/ Aldermanic CCP, if there is one).
With so many projects, we'll have to include only some each year. But if we don't give current managers too much advance notice of when they're "up," this will raise expectations of accountability for everyone.

PRE-PROPOSALS

- Modify 3-page basic proposal form to create a pre-proposal form, which can guide discussions of multi-year/multi-project programs as well as single projects.
- When encouraging submission, also recommend a schedule: off-cycle, next annual deadline, or future-year deadline.

Newton Community Preservation Program

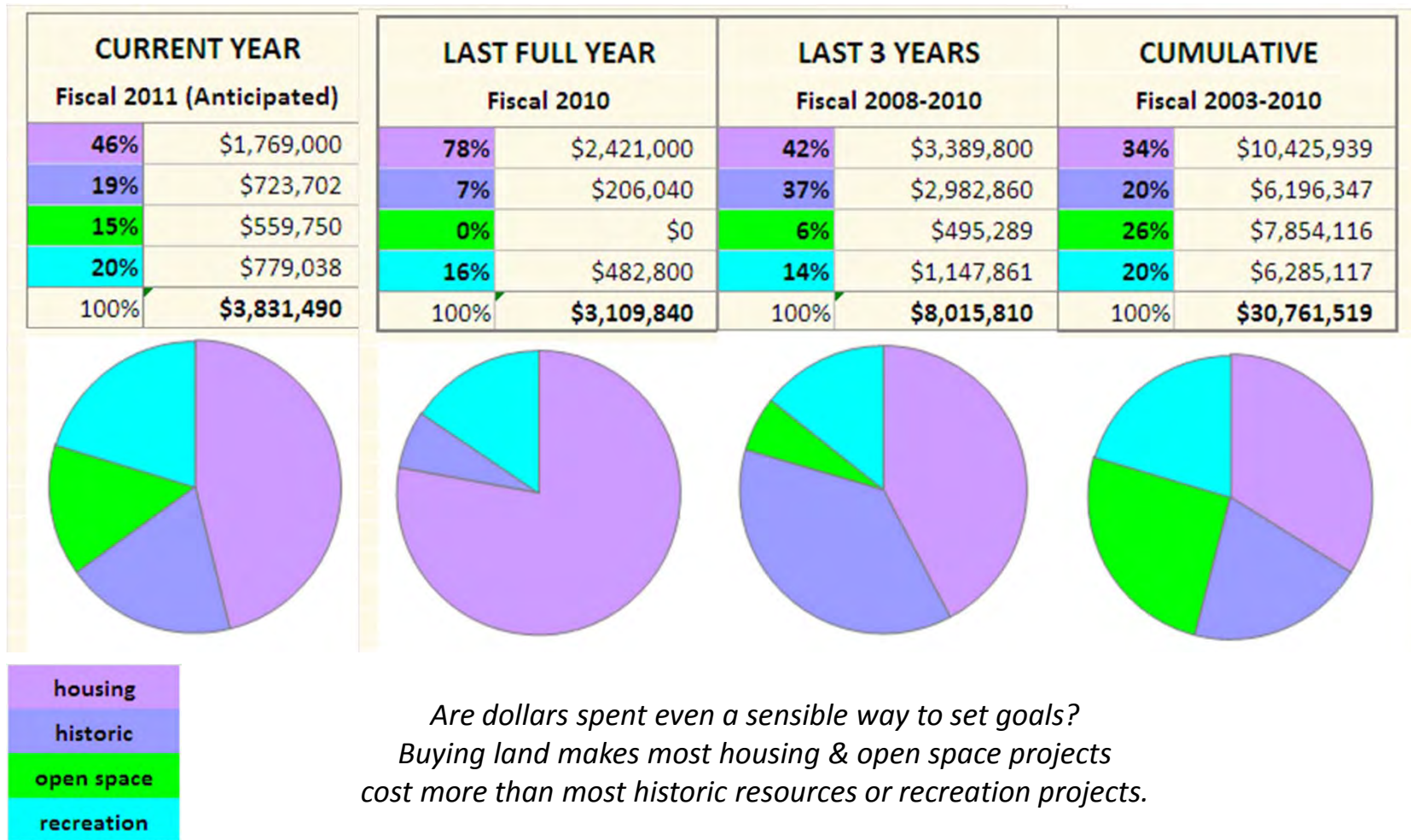


Setting Goals & Measuring Performance

18 May 2011
A. Ingerson for CPC

Newton Community Preservation Program **Setting Goals** NEW APPROPRIATIONS by RESOURCE

What's the right balance? Does it change over time?



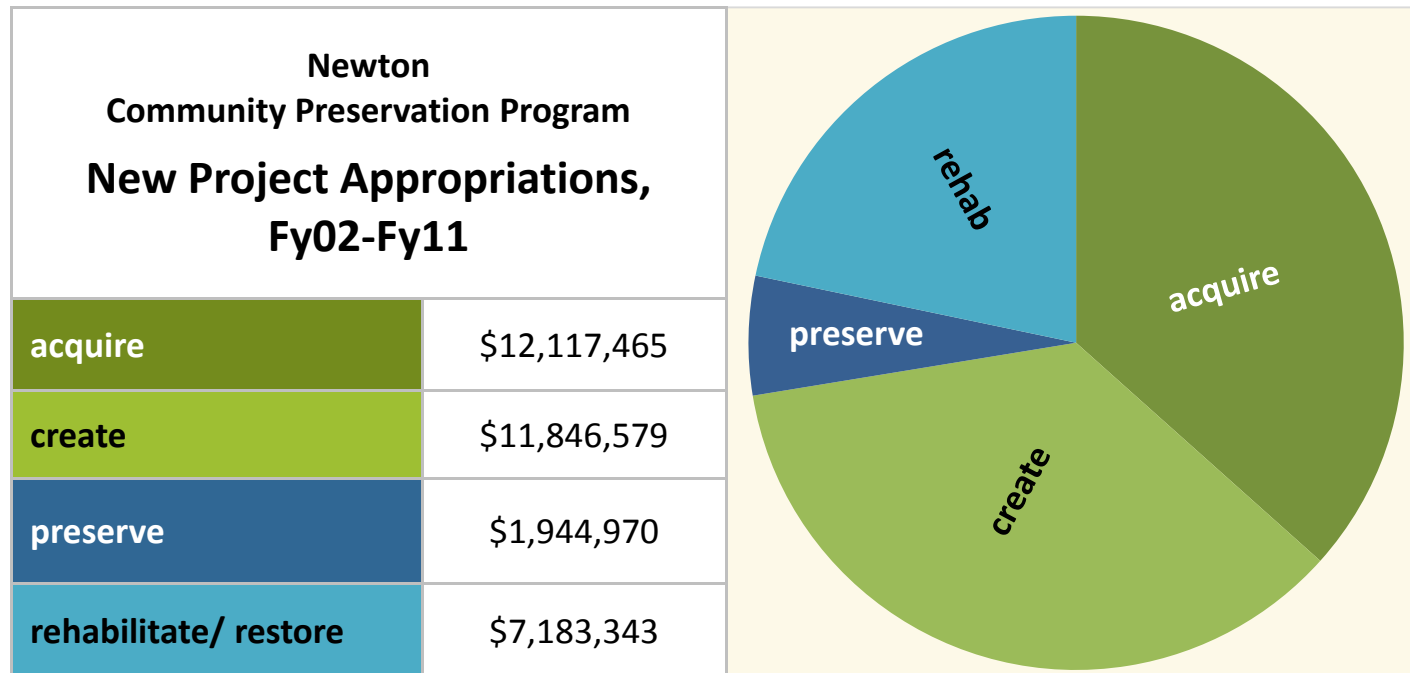
Newton Community Preservation Program **Setting Goals**

What's the right balance between

acquiring/creating
new resources

&

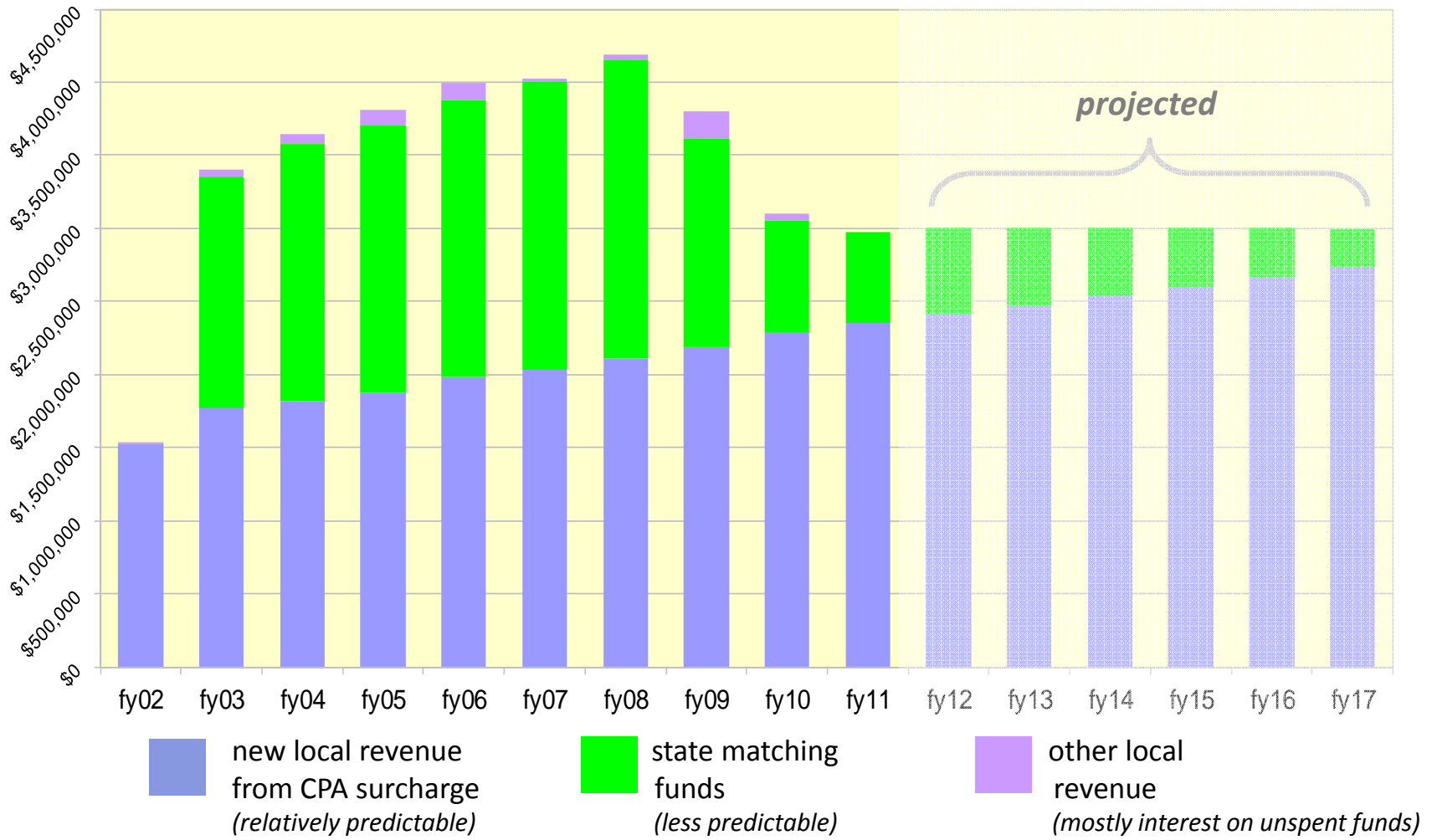
preserving/rehabilitating
those we already have?



*Are dollars spent even a sensible way to set goals?
Acquisition & creation usually cost more than preservation & rehabilitation.*

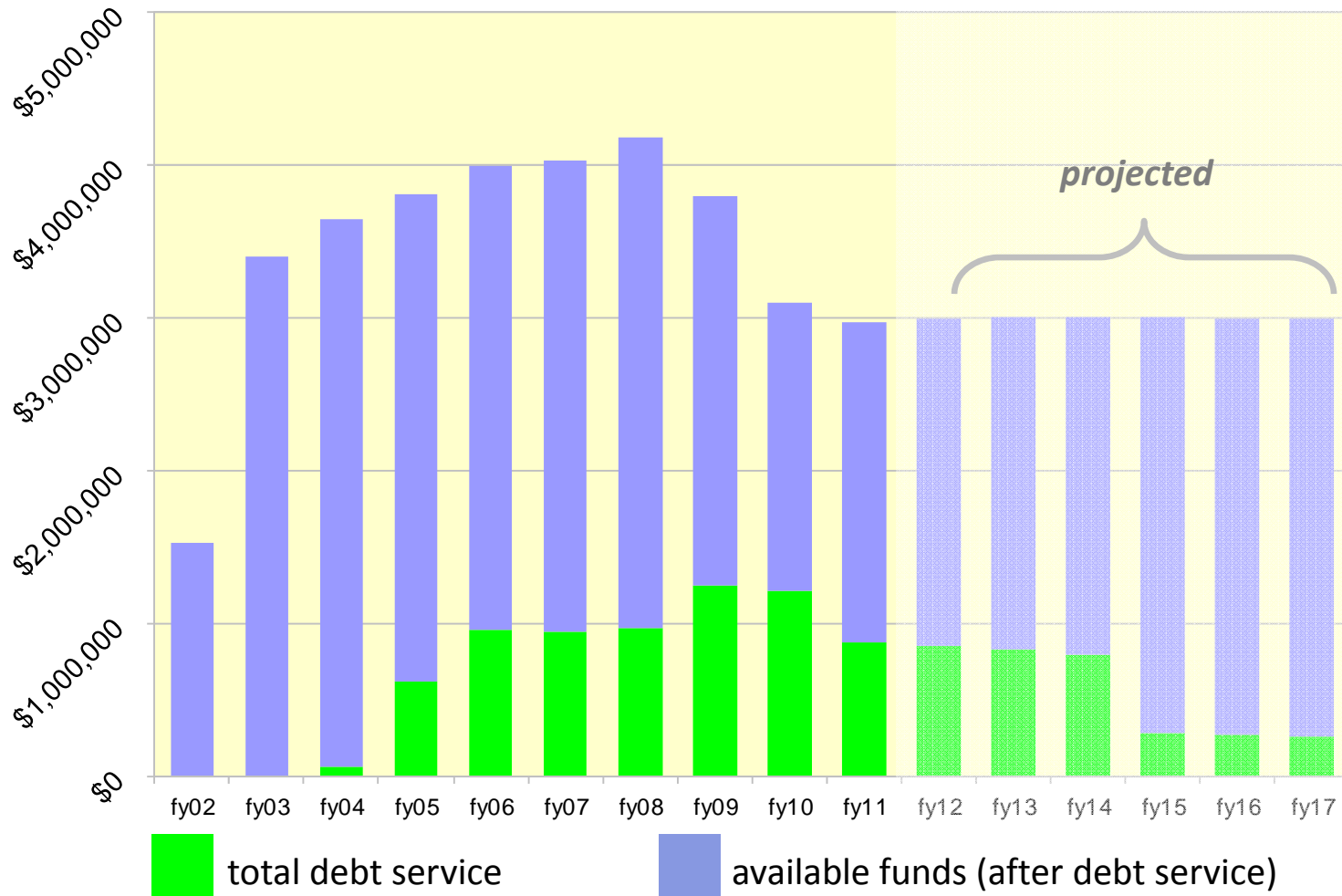
Newton Community Preservation Program **Setting Goals**

SOURCES of FUNDS

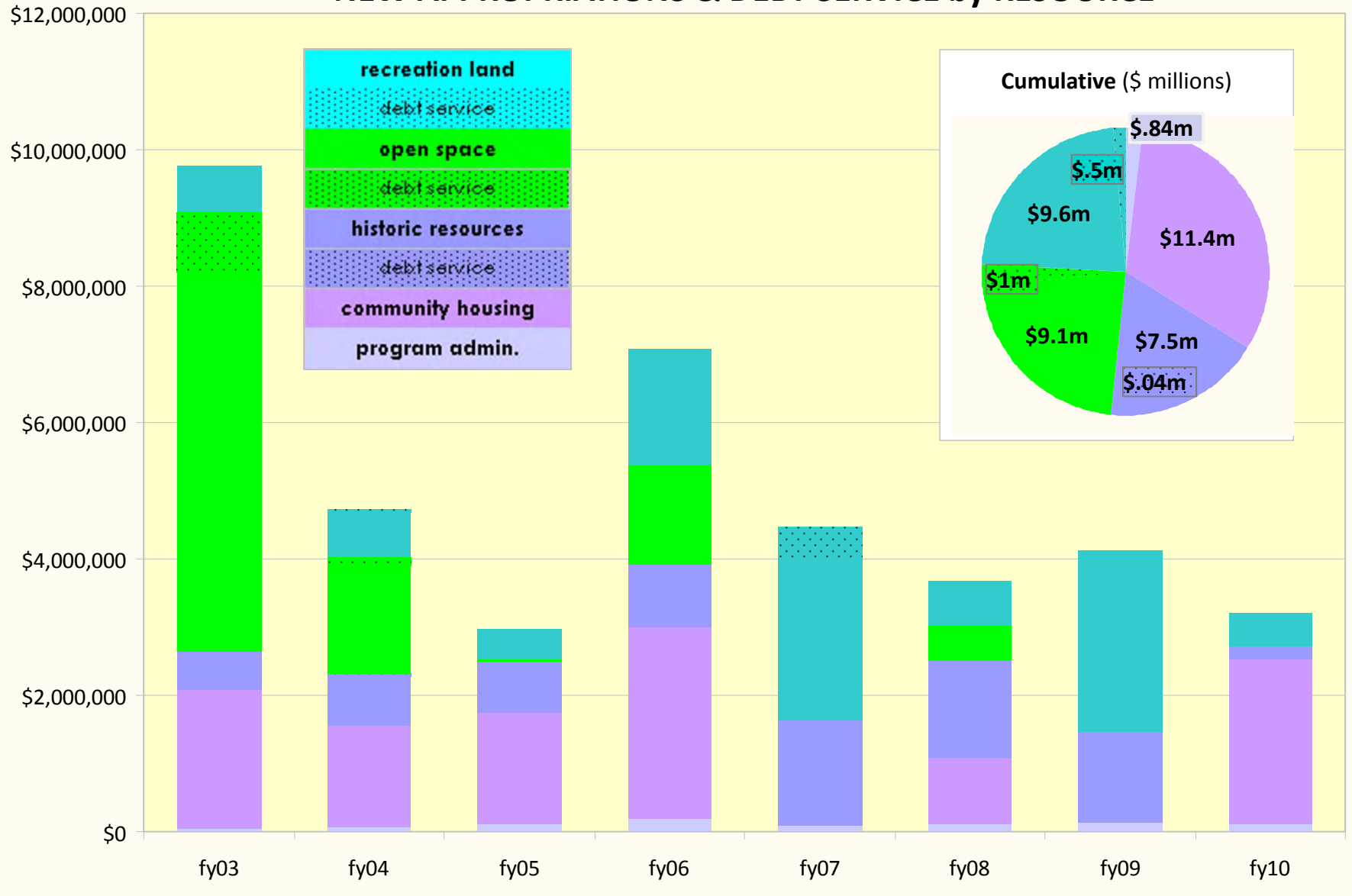


Newton Community Preservation Program **Setting Goals**

TOTAL DEBT SERVICE BURDEN



Newton Community Preservation Program **Measuring Performance** NEW APPROPRIATIONS & DEBT SERVICE by RESOURCE

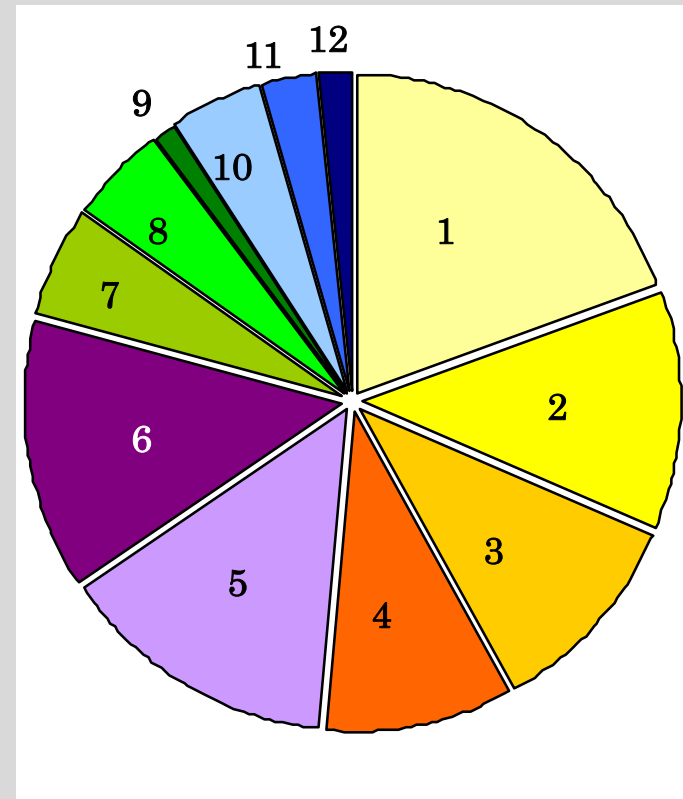


Attributes total debt service to year of debt authorization. For actual debt service schedules see "Reports" at www.newtonma.gov/cpa.

Newton Community Preservation Program **Setting Goals** Fiscal 2010 Budget

Integrate with broader capital planning?

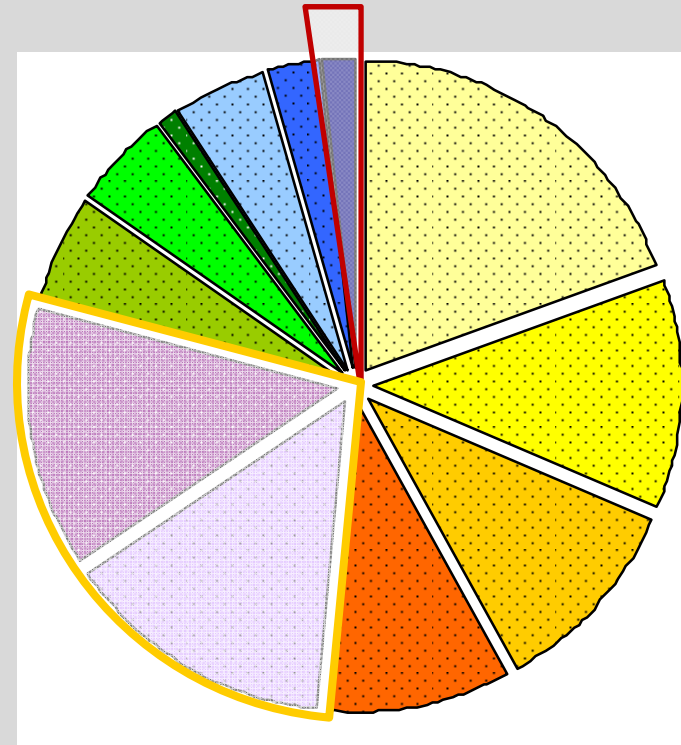
Cumulative Project Appropriations, 2003-Fiscal 2008	TOTAL FUNDING	KEY
MAJOR PROJECTS		
Kessler Woods (open space)	\$5,218,375	1
Crystal Lake (20 Rogers St. & 230 Lake Ave.)	\$3,219,500	2
Durant-Kenrick Homestead	\$2,795,800	3
Newton Angino Community Farm	\$2,505,000	4
OTHER PROJECTS		
COMMUNITY HOUSING		
Rental	\$3,846,511	5
Ownership	\$3,651,708	6
PUBLIC (City-Owned) OPEN SPACE & RECREATION LAND		
Open Space Acquisition (<i>in addition to above</i>)	\$1,437,899	7
Existing Public Parks	\$1,330,969	8
Existing Schoolyards	\$320,621	9
PUBLIC (City-Owned) HISTORIC RESOURCES		
Buildings	\$1,294,214	10
Landscapes	\$696,352	11
OTHER HISTORIC RESOURCES	\$470,654	12



Newton Community Preservation Program **Setting Goals** Fiscal 2010 Budget

Most past projects were probably plan-able ...

Newton, Massachusetts Community Preservation Program		
PLAN-ABLE PROJECTS	TOTAL FUNDING	KEY
MAJOR PROJECTS		
On <i>Open Space Plan</i>	\$5,218,375	
4 or more yrs of owner-City conflict or owner-expressed interest in selling to the City	\$3,219,500	
One of Newton's two history museums	\$2,795,800	
On <i>Open Space Plan</i>	\$2,505,000	
OTHER PROJECTS		
COMMUNITY HOUSING		
Continuing need	\$3,846,511	
Continuing need	\$3,651,708	
PUBLIC (City-Owned) OPEN SPACE & RECREATION LAND		
On <i>Open Space Plan</i> or neighborhood plans	\$1,437,899	
Existing Public Parks	\$1,330,969	
Existing Schoolyards	\$320,621	
PUBLIC (City-Owned) HISTORIC RESOURCES		
Buildings	\$1,294,214	
Landscapes	\$696,352	
OTHER HISTORIC RESOURCES	\$470,654	



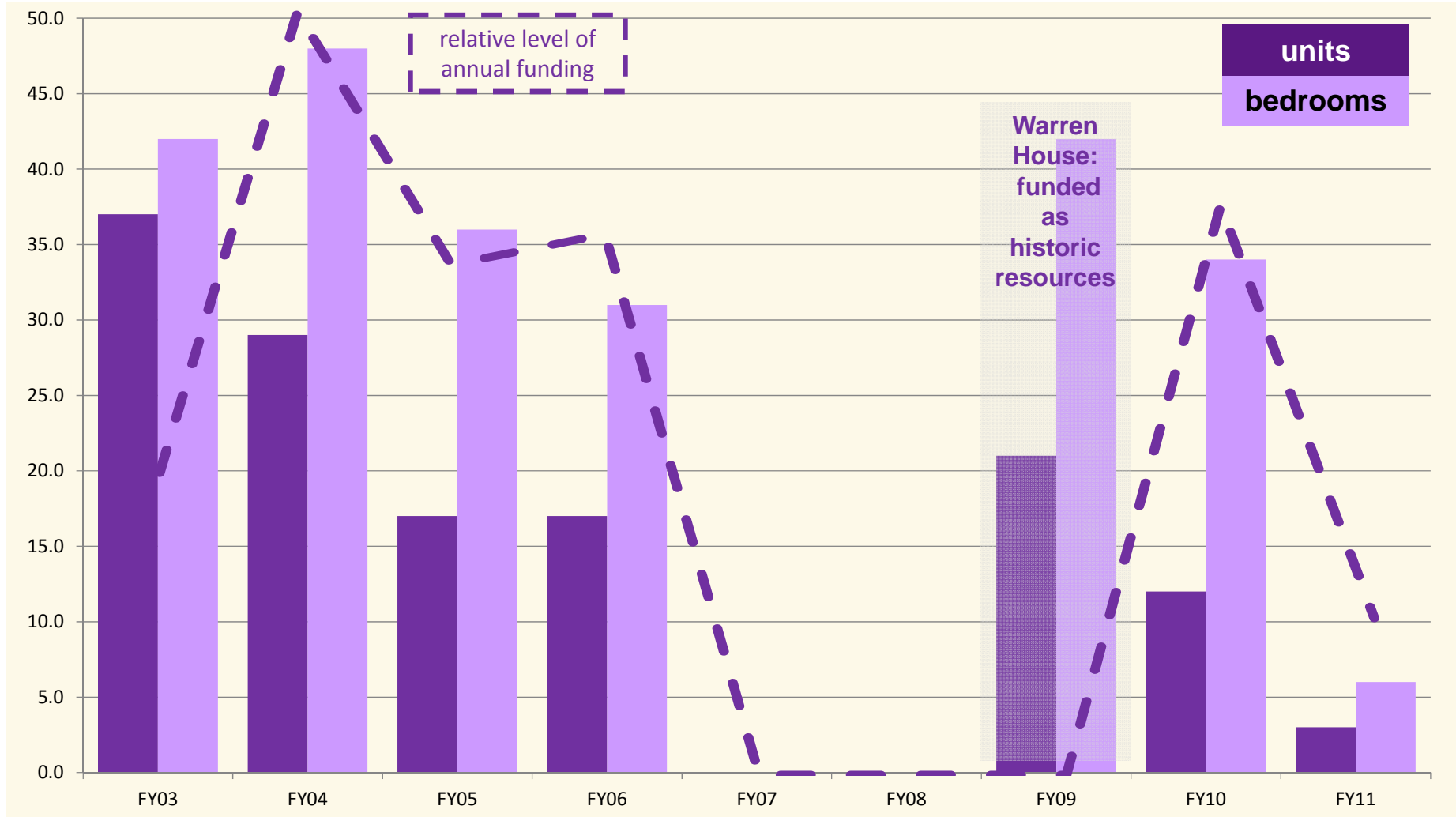
harder to plan

Newton Community Preservation Program *Measuring Performance*
CUMULATIVE ACHIEVEMENTS, Fy03-Fy10

How can we measure results achieved,
rather than just funds spent?

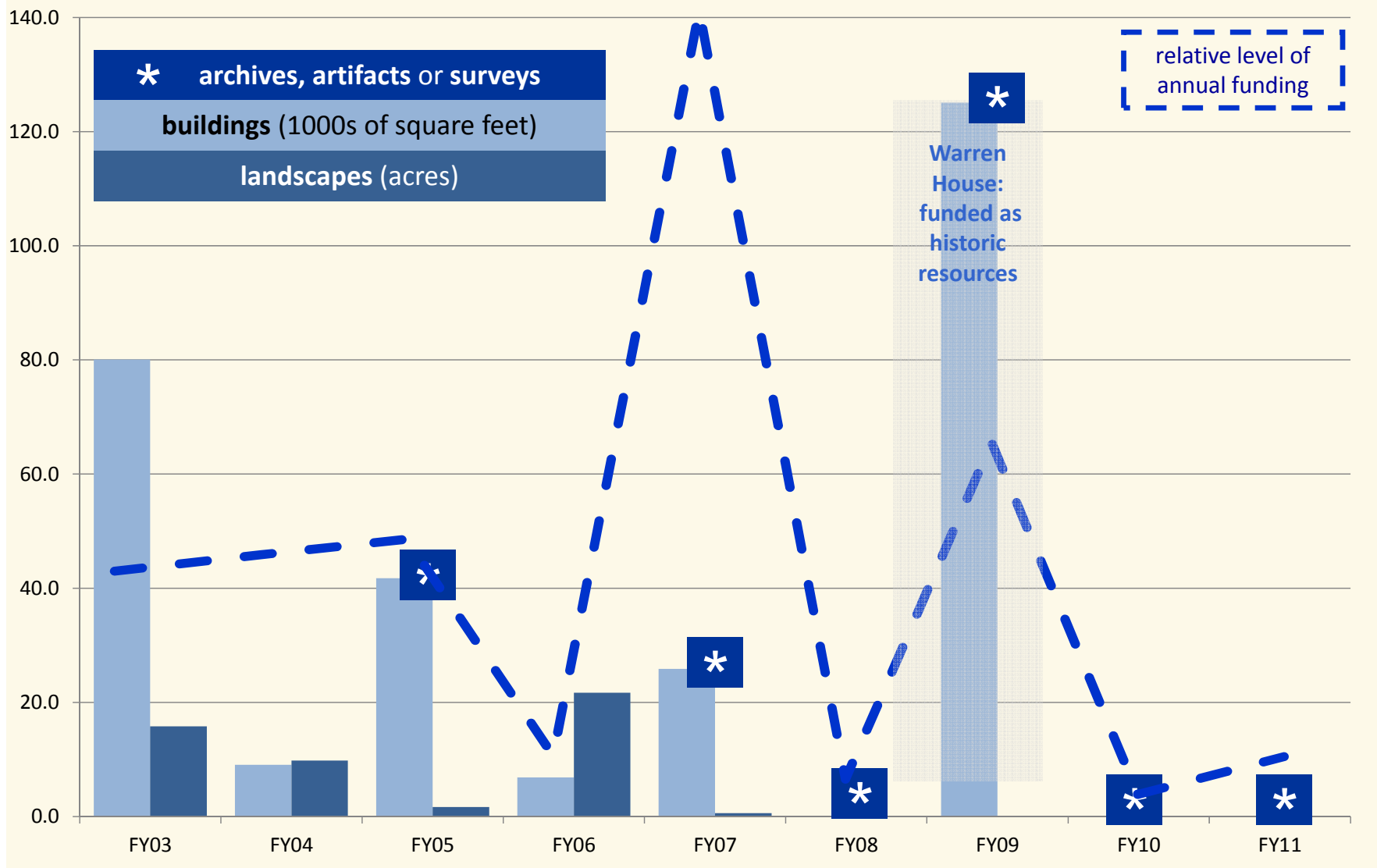
<i>resource</i>	<i>projects</i>	<i>description</i>
community housing	16	111 units acquired or created, with a total of 190 bedrooms <i>including 3 group homes, where 1 bedroom = 1 unit</i>
historic resources	29	20 historic buildings or landscapes preserved or restored <i>site-specific projects for buildings with a total floor area of 298,468 square feet, and landscapes with a total area of almost 27 acres</i>
		2 first-ever citywide inventories: <i>of historic landscapes & archaeological resources</i>
		3 archives & art projects: <i>have preserved irreplaceable documents or works of art and have digitized historic vital records, maps & atlases, and directories</i>
open space	11	over 71 acres acquires or preserved, at 8 sites
recreation land	20	almost 62 acres acquired or preserved, at 19 sites
TOTAL	61 sites	<i>more than 1 project or phase has often been funded at each site</i>

Newton Community Preservation Program **Measuring Performance** ANNUAL ACHIEVEMENTS, Fy03-Fy10: **HOUSING**



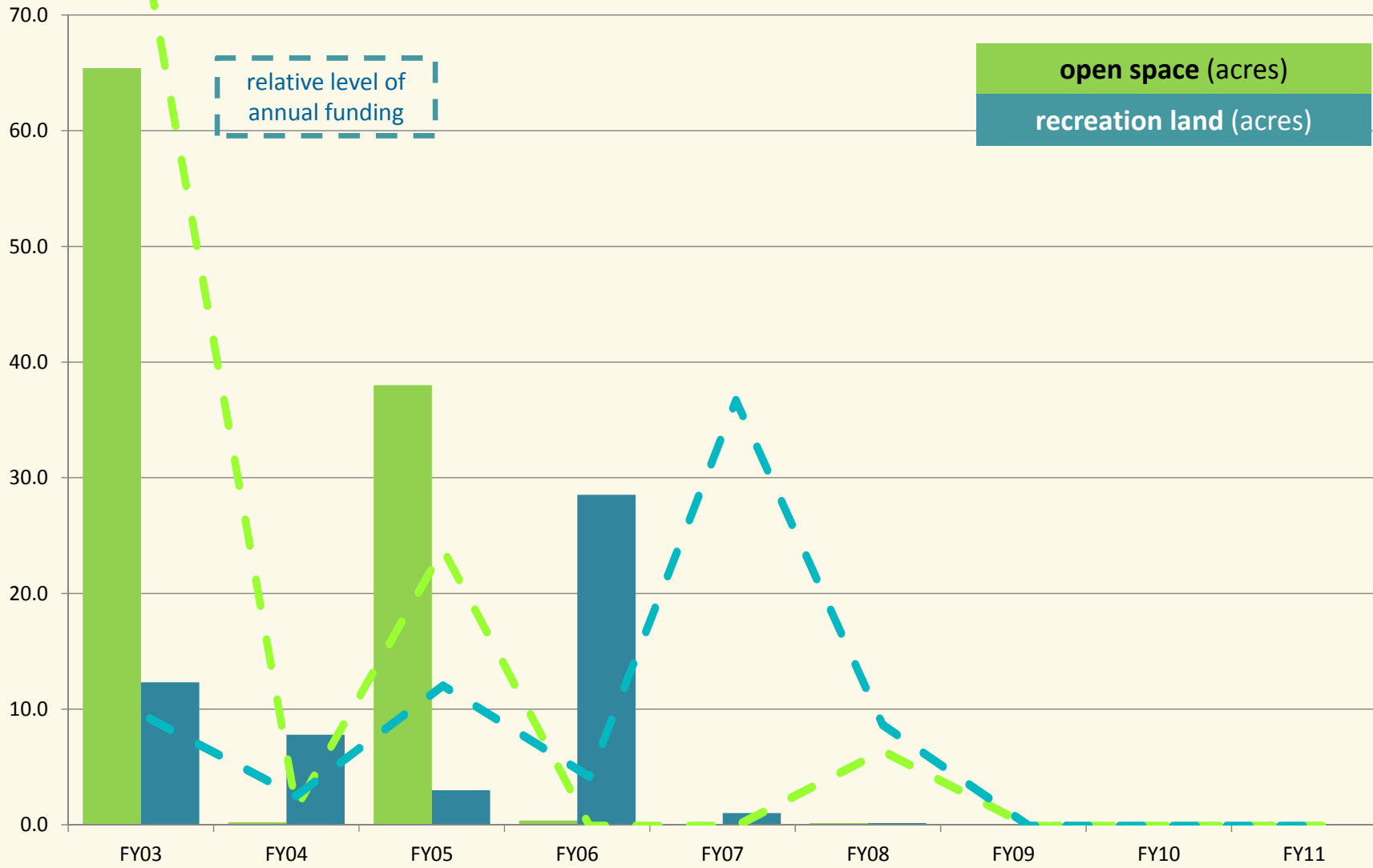
Sites funded in multiple years counted only in the first year of funding.

Newton Community Preservation Program Measuring Performance ANNUAL ACHIEVEMENTS, Fy03-Fy10: HISTORIC RESOURCES



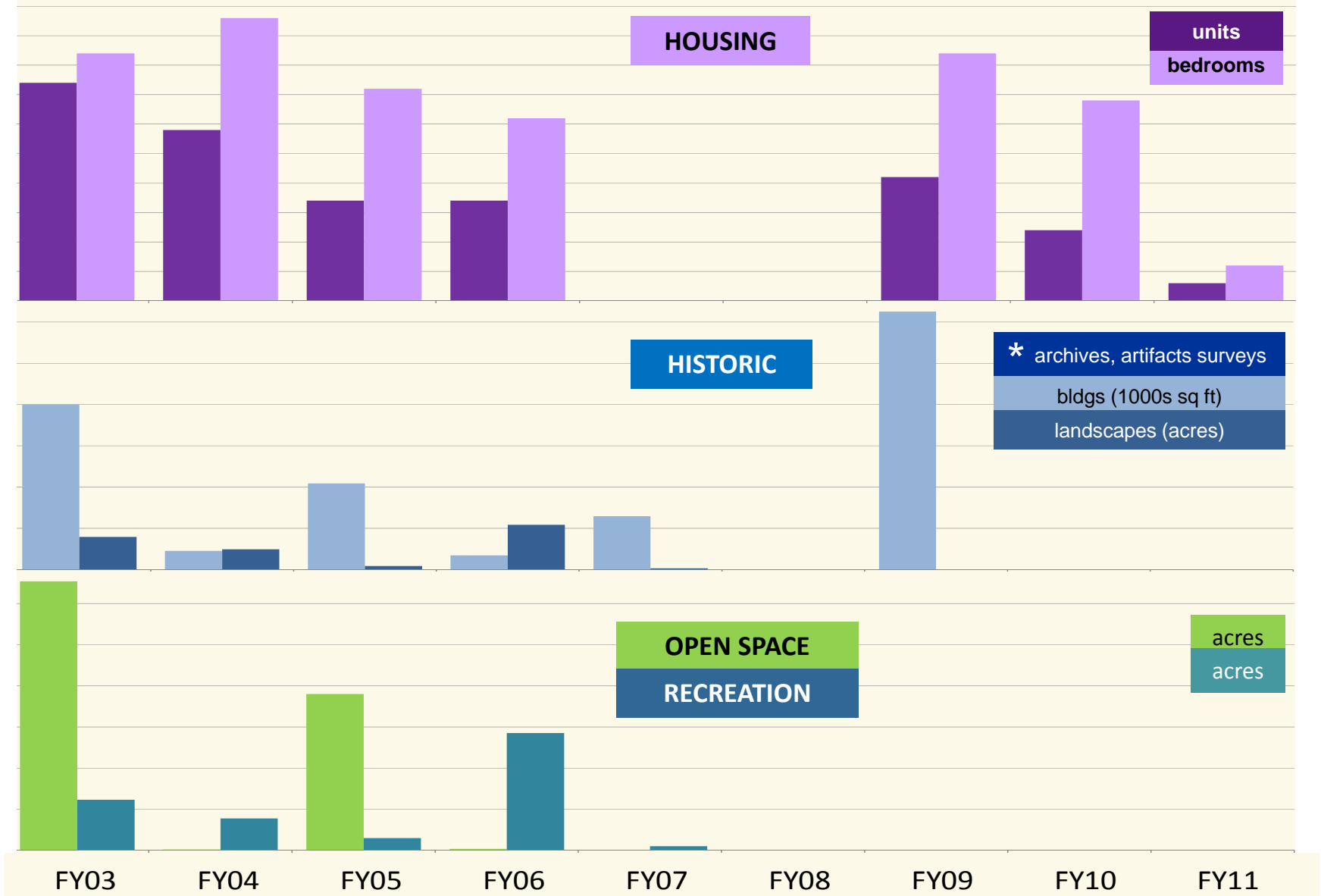
Sites funded in multiple years counted only in the first year of funding.

Newton Community Preservation Program **Measuring Performance** **ANNUAL ACHIEVEMENTS, Fy03-Fy10: OPEN SPACE & RECREATION**



Sites funded in multiple years counted only in the first year of funding.

Newton Community Preservation Program **Measuring Performance** ANNUAL ACHIEVEMENTS, Fy03-Fy10



Date: 6 May 2011
To: Newton Community Preservation Committee (CPC)
From: Alex Marks-Katz
About: **CPA Conference, 2 April 2011, Bridgewater**

My name is Alex Marks-Katz and I am an intern for the CPC's staff employee, Alice Ingerson. About a month ago, Alice and I attended a Community Preservation Act (CPA) Conference at Bridgewater University. I am here to report my findings on the two workshops I attended.

Training Workshop for New Members of Local CPCs

I learned the following:

- The CP Coalition provides many resources, which can be found at www.CommunityPreservation.org.
- CPCs should try to update their *CP Plan* about every 5 years.
- The CPC should be sure any CPA funded-project is created by a stable, dependable organization.
- Because the CPC has access to money, the Committee should use it responsibly.
- The CPC should reserve some of its funds, but in moderation, or the funds may be targeted by other groups in need of them.
- The CPC should be transparent. It should show off the projects it has funded and how much leverage the CP funding raised.

As you can see, this workshop did not provide much new information. However, it serves as a good reminder about the responsibilities of the CPC and the resources they have at their access. Also, Angino Farm was featured at the end of the workshop's PowerPoint.

Keeping the Community in Community Preservation: A Primer on Community Outreach

There were a few presenters. Some of the suggestions they made were:

- To emphasize COMMUNITY. The CPA belongs to all of Newton and citizens should be encouraged to embrace and take pride in it.
- To issue press releases and put up signs for CPA-funded projects.
- To distribute brochures or create an television infomercial to spread word about the CPA.
- To make regular CPC meetings more exciting to the community (e.g. offer food, play music).
- To create a special "Can't Miss" event, explaining how the CPA has helped our community.

Again, I believe that there was not very much new information at this workshop. It gave some good suggestions and strategies, but in the car ride up to the conference, Alice told me of how Newton has attempted to utilize a number of the strategies that were mentioned here.

Conclusions

Although the CPA Conference lacked new information, it was an interesting environment with bright people. As a student, I love being around such motivated people who really care about what they are doing and are willing to talk to someone of my age. I like how there was a focus on how the CPA can be publicized and do more for the community.

But the main lesson I learned was that the CPA is not something to be taken for granted. There are a number of people who oppose it and it is our job to explain to our community how much good it has done.

This summer, Alice and I will be brainstorming ways to spread the word about the CPA and all it has done for our city. I look forward to this opportunity and I hope my ideas will be of help to the CPC. I appreciate all the CPA has done for our community so far, and I know it will only do more good.

Thank you for taking the time to listen to my report and I hope you have enjoyed it.