



POSTED
City Clerk

Finance Committee Agenda

City of Newton In City Council

RECEIVED

By ssullivan at 2:12 pm, Mar 02, 2017

Monday, March 6, 2017

7:00 PM
Room 211

Items Scheduled for Discussion:

Referred to Programs & Services, Land Use and Finance Committees

- #35-17** **Appropriation of CPA funds for design of the Crescent Street Project**
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of two hundred sixty thousand dollars (\$260,000) from the Community Preservation Fund to the Public Buildings Department for feasibility and design work on affordable housing and playground expansion and improvements at 70 Crescent Street, as envisioned by Council Order #384-11(4) and as described in the December 2016 proposal to the Community Preservation Committee and the Community Preservation Committee's detailed funding recommendation. [01/23/17 @ 5:19 PM]
Programs & Services Approved 2-0-2 (Hess-Mahan and Leary abstaining) on 02/22/17
Land Use Approved 7-0 (Cote not voting) on 02/28/17

Referred to Land Use and Finance Committees

- #10-17** **Appropriate \$2 million for development of housing units at 70 Crescent Street**
HIS HONOR THE MAYOR requesting authorization to appropriate two million dollars (\$2,000,000) from the November 16, 2016 Overlay Surplus Declaration for the purpose of funding the City's share of the development of market rate and affordable housing units at 70 Crescent Street. {12/28/16 @ 4:48 PM}
Item split into Part A and Part B:
Part A – Balance of City's Funds for Project Construction \$1,701,500 – HELD
Part B - Project Design Funds \$298,500
Land Use Approved Part B 7-0 @ \$298,500 (Cote not voting) on 02/28/17

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Items Not Scheduled for Discussion at this Meeting:

Referred to Public Facilities and Finance Committees

- #42-17** **Request to authorize contract(s) to aggregate the electricity load**
COUNCILORS CROSSLEY, ALBRIGHT, BROUSAL-GLASER, LEARY AND NORTON requesting the City Council authorize the Administration to direct the appropriate City departments to research, develop, and participate in a contract or contracts to aggregate the electricity load of residents and businesses in the City of Newton, and for the other related services, independently, or in joint action with other municipalities, and authorize the Mayor to execute all documents to accomplish the same. [02/13/17 @ 4:53 PM]

Referred to Public Facilities and Finance Committees

- #6-17** **Request to establish filing fee for wireless attachments in the public way**
COUNCILORS CROSSLEY, ALBRIGHT, LAPPIN AND GENTILE requesting the establishment of a filing fee from petitioners seeking to attach wireless communications devices to existing or proposed structures in the public way. [12/23/2016 @ 8:37 AM]
Public Facilities Approved 6-0 and referred the item to Finance (Gentile, Albright not voting)

Referred to Zoning & Planning and Finance Committees

- #444-16** **Amendment add fines for certain violations of the Accessory Apartment Ord.**
COUNCILOR BAKER AND COMMISSIONER OF INSPECTIONAL SERVICES proposing an amendment to Chapter 20 of the City of Newton Revised Ordinances to allow non-criminal ticketing of certain violations of the Accessory Apartment Ordinance. [12/16/16 @ 1:40 PM]

- #397-16** **Discussion w School Administration re \$1.2 million budget deficit**
COUNCILOR GENTILE requesting a discussion with the School Department and members of the School Committee regarding the \$1.2 million deficit in the School Department budget as outlined in the 2017 Fiscal and Operational Update Memo dated October 24, 2016. [11/16/16 @ 10:48 AM]

Referred to Programs & Services, Public Facilities and Finance Committees

- #387-16** **Appropriate \$250,000 for renovation of 1st Floor of the Ed Center**
HIS HONOR THE MAYOR requesting authorization to appropriate and expend two hundred fifty thousand dollars (\$250,000) from the Override Capital Stabilization Fund for the purpose of renovating the space on the 1st floor of the Ed Center which has been vacated by the relocation of the Pre-K Program to the Aquinas site to house the Central High School Program, additional professional development meeting space, and general office space. [10/31/16 @ 2:05 PM]
Programs & Services Approved 4-0 on 11/09/16
Public Facilities Held on 11/09/16

Referred to Public Facilities and Finance Committees

- #385-16** **Discussion about the Community Solar Share Program**
PUBLIC FACILITIES COMMITTEE requesting discussion with the Administration and Public Buildings Department about the Community Solar Share Program, which intends to provide credits resulting from solar power generated at 70 Elliot Street to qualifying low income residents. [10/26/16 @ 4:20 PM]
Public Facilities Held on 11/09/16

Referred to Public Facilities and Finance Committees

- #384-16** **Appropriate \$71,000 to build an observation deck on the greenway**
HIS HONOR THE MAYOR requesting authorization to appropriate and expend seventy-one thousand dollars (\$71,000) from Free Cash for the purpose of construction an observation on the greenway walking corridor. [10/31/16 @ 2:05 PM]
Public Facilities Held on 11/09/16

Referred to Finance and Appropriate Committees

- #359-16** **Submittal of the FY 2018 to FY 2021 Capital Improvement Plan**
HIS HONOR THE MAYOR submitting the Fiscal Years 2018 to 2022 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter. [10/11/16 @ 11:28 AM]

Referred to Public Facilities and Finance Committees

- #357-16** **Reallocate \$250,467.24 for decommissioning two elevated storage tanks**
HIS HONOR THE MAYOR requesting authorization to reallocate the sum of two hundred fifty thousand four hundred sixty-seven dollars and twenty-four cents (\$250,467.24) from the Waban Hill Reservoir Improvements Account to be used for the decommissioning of the Stanton Avenue and Winchester Street elevated storage tanks. [10/11/16 @ 11:29 AM]
Public Facilities Approved 6-0 on 10/19/16

- #353-16** **Review/Acceptance of the FY 2018 – FY 2022 5-year Financial Forecast**
HIS HONOR THE MAYOR submitting the Fiscal Years 2018 to 2022 5-Year Financial Forecast for City Council review/acceptance. [10/11/16 @ 11:28 AM]

Referred to Land Use, Programs & Services and Finance Committees

- #256-16** **Request to extend notification area of notice for special permit petitions**
COUNCILORS COTE, NORTON, HARNEY, BLAZER, BROUSAL-GLASER, AND LEARY requesting an amendment to the City Council Rules, Article X; Section 6 – Additional Notification Requirements, to include that the area of notice for special permit petitions be expanded beyond the abutters to abutters within 300' required by Massachusetts General Law Chapter 40A to also include

property owners within 600' of the subject property. This notification will apply to all classes of building except for residential 1 and 2-family units that will remain 1 or 2-family units after receiving a special permit. Only abutters to abutters within 300' will be entitled to the rights conferred by Massachusetts General Law Chapter 40A. [07/01/16 @2:09 PM]

- #209-16** **Discussion of expenditures related to the Complete Streets Grant**
COUNCILOR FULLER requesting discussion regarding expenditures related to the Complete Streets grant with representatives of the Department of Public Works. [05/26/16 @ 1:11 PM]

Referred to Programs & Services, Public Facilities and Finance Committees

- #175-16** **Authorization to enter into a settlement agreement with National Grid.**
HIS HONOR THE MAYOR requesting authorization for the City to enter into a settlement agreement with Boston Gas Company d/b/a National Grid. [04/25/16 @ 6:52 PM]

- #112-16** **Appropriation of mitigation funds for pedestrian and traffic improvements**
HIS HONOR THE MAYOR requesting authorization to appropriate and expend the following Mitigation Funds:

A. Village Café at 719 Washington Street	\$2,500
B. 258 Nevada Street at Linwood Street	\$1,500
C. Cherry Street at Washington Street	\$2,000
D. O'Hara's Restaurant, Newton Highlands	\$2,500
E. Rox Diner Parking & Pedestrian Improvements	\$2,500
G. Canton Circle LLC, 714-724 Beacon Street	\$10,000

- #40-16** **Request to accept MGL 149 Sec 148C related to earned sick time for employees**
COUNCILOR SANGIOLO requesting that City of Newton formally accept and/or take all necessary steps to accept Massachusetts General Law Chapter 149, Section 148C, in order to qualify full-time, part-time, seasonal, and temporary employees coverage under the earned sick time regulation, 940 CMR 33, as approved by the voters of Massachusetts in the 2014 Election as Ballot Question 4 – Earned Sick Time for Employees. [01/19/16 @ 2:35 PM]

Referred to Public Facilities and Finance Committees

- #223-15** **Discussion on the process of licensing the use of city buildings**
ALD. LAREDO requesting a discussion of the process of licensing the current and future use of city building, including: (a) how licensees may request the use of city buildings; (b) the process for determining which licensees will get the use of city buildings; (c) how the fees for the use of city buildings are set; and (d) how

the current process compares to the process for permitting the use of school buildings. [08/13/15 @ 11:20 AM]

- #190-15** **Discussion of policy to record all meetings and post meeting materials online**
ALD. SANGIOLO requesting a discussion with the Executive Department relative to creating a policy to require audio recordings of all meetings of boards and commissions and requiring them to be posted to the City's website, as well as posting of all documentation that is reviewed by boards and commissions and/or by their designated City staff member.

Referred to Zoning & Planning, Land Use and Finance Committees

- #104-15** **Qualification of affordable units developed at Comm Ave, Pearl St, and Eddy St**
ALD. JOHNSON, LAREDO, AND GENTILE requesting a report from the Planning Department re how many of the affordable units developed at Commonwealth Avenue, Pearl Street, and Eddy Street qualify for inclusion on the State's Subsidized Housing Inventory List; if a property is not on the list, what can be done to make it eligible. [04/09/15 @ 12:00 PM]

Referred to Land Use and Finance Committees

- #49-14** **Implementation of technology to monitor compliance with special permits**
LAND USE COMMITTEE requesting discussion with the Chief Financial Officer and the Chief Information Officer regarding the critical need to implement technology which enables the development, management and use of shared, searchable, mobile-accessed (both read and write) database which contains parcel-based information that can be accessed by all city departments (including Planning, Inspectional Services (ISD), Assessing, Engineering, Fire, Police, Health), the Board of Aldermen and the community. This technology must support the work of ISD and other departments in both the office and the field to more effectively and efficiently monitor and enforce compliance with approved special permits and other related Board Orders. [02/10/14 @ 6:47 PM]

Respectfully submitted;

Leonard J. Gentile, Chair



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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www.newtonma.gov
Barney S. Heath
Director

Community Preservation Committee Funding Recommendation for CRESCENT STREET Feasibility & Design

date: 30 January 2017
from: Community Preservation Committee
to: The Honorable City Council

PROJECT GOALS & ELIGIBILITY

For the City property at 70 Crescent Street, Auburndale, this phase will combine professional consultants and community engagement to create final or near-final design documents for the uses required by City Council order 384-11(4) on 16 November 2015: creating at least 4 units of affordable housing and adding at least 20,000 square feet to the Reverend Ford Playground (currently accessed from Curve Street). The housing will be CPA-eligible if it is permanently affordable to households earning less than 100 percent of the area median income. The playground work is CPA-eligible as the creation and rehabilitation of land for outdoor recreation.

The City's submissions to date also anticipate constructing some CPA-ineligible, market-rate housing on the site. The proportion of project costs attributable to this housing cannot yet be determined, but the project's final, post-development report to the CPC will need to document that CPA funds were used only for CPA-eligible costs at all stages, from site assessment through design and construction.

RECOMMENDED FUNDING

On 19 January 2017, by a vote of 7-1-0 (members Beryl Gilfix opposed, Michael Clarke absent), the Community Preservation Committee recommended appropriating \$260,000 from the Newton Community Preservation Fund to the Public Buildings Department for all CPA-eligible uses included implicitly in this summary:

70 Crescent Street - Feasibility & Design		
Uses	playground (CPA recreation)	housing
site assessment, feasibility, master plan, final design, construction administration	\$204,930	
architecture, engineering, survey, consultants, materials testing, reimbursable services, etc. (50% CPA eligible)		\$223,250
total	\$428,180	
Sources		
CPA - funds remaining from \$100,000 appropriation for site assessment	\$50,000	\$8,247
CPA - recommended new appropriation (\$260,000)	\$156,622	\$103,378
non-CPA City funds	\$0	\$111,625
total (greater than "uses" because the CPC preferred to recommend a round amount)	\$429,872	
Note: CPA-funded housing must be affordable to households under 100% of area median income.		

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov phone 617.796.1144

Recommendation
continues on
page 2. →

SPECIAL ISSUES CONSIDERED BY THE CPC: Costs & Benefits of the Project's Housing Component

As in their previous February, March, July and November 2016 discussions of Crescent Street, on 19 January 2017 all CPC members strongly supported this project's playground/park component. The CPC also thanked the City staff, elected officials and community supporters in the Crescent Street Working Group for reducing both the project's overall anticipated costs and the total anticipated CPA funding per affordable housing unit, from \$500,000 to \$350,000.

However, all CPC members continued to express concerns about the project's housing component, which currently anticipates at least \$425,000 of Newton public funding, from all sources, for each market-rate and each affordable unit, in addition to the contribution of public land. Gilfix opposed CPA design funding because she felt that these public subsidies were not appropriate for market-rate housing. Several other CPC members who voted to support the requested CPA design funding also expressed qualms about this issue.

All CPC members welcomed the project sponsors' explicit commitment to using the feasibility and design phrase to explore further reducing costs or subsidies and expanding affordability for the project's housing component. Options raised at the public hearing included seeking additional funding sources and/or designing for a more diverse mix of incomes, possibly including households at the CPA-eligible maximum of under 100 percent of area median income (AMI) or CPA-ineligible "workforce" households at up to 120 percent of AMI. Several CPC members stated that they would not be comfortable supporting CPA construction funding for the housing component if the final design still includes 4 fully market-rate housing units out of 8 total units.

ADDITIONAL RECOMMENDATIONS (*funding conditions*)

1. The CPC assumes all recommended funds will be appropriated within 3 months, and that feasibility and design work will be completed within 12 months, after the date of this recommendation. If either deadline cannot be met, the Public Buildings Dept. should submit to the CPC a written request to extend that deadline.
2. For state reporting purposes, CPA funds appropriated through this recommendation should be allocated between community housing and recreation as shown in the summary budget on the preceding page.
3. For the project's housing component, feasibility and design work should exceed to the maximum extent possible the affordability goals in Board order #384-11(4), which requires making at least 50% of the project's housing units "affordable [at] a range of affordability," without specifying income levels.
4. Prior to submitting a construction funding request for this project, the Public Buildings Dept. should present to the CPC an in-person and written final report on the design phase, including budget-to-actual cost comparisons and professional construction cost estimates based on completed designs.
5. In its final report on the completed redevelopment of this site, the Public Buildings Dept. should document that no CPA funds were used for pre-development, design or construction costs attributable to market-rate housing.
6. Any CPA funds appropriated but not used for the purposes stated herein will be returned to the Newton Community Preservation Fund.

KEY OUTCOMES

The Community Preservation Committee will evaluate this project based on how well it meets goals 3, 4 and 5 above.

ATTACHMENTS

(delivered to the clerk of the City Council Finance Committee, for forwarding to other Council committees)

- ◆ Proposal and supporting documents submitted to the CPC in December 2016
- ◆ Presentation to CPC public hearing on 19 January 2017

These materials and additional documents, including all community letters received about this proposal, are available online from:

www.newtonma.gov/gov/planning/cpa/projects/crescent.asp

Newton, Massachusetts CPA program project webpage
bold, green text links to full-text documents

Crescent Street Affordable Housing & Community Park

70 Crescent Street, Auburndale, MA 02465

goals:

Build 8 units of rental housing, with at least 4 units permanently affordable (income level to be determined), and expand an existing small community park on land taken for the Mass Turnpike in the early 1960s but later returned to the City of Newton and used by its Parks & Recreation Dept.



funding:

\$100,000	CPA funds appropriated for site assessments; CPA funds spent \$41,752 For reports from these assessments below, click here .
\$1,400,000	total CPA funds to be requested for affordable housing (incl. feasibility & design funds)
\$1,300,000	total CPA funds to be requested for community park (incl. feasibility & design funds)
\$2,202,499	total non-CPA City funds for market-rate housing
\$4,902,499	TOTAL PROJECT COST (estimated)

contacts:

- Josh Morse, Commissioner & Rafik Ayoub, Project Manager
City of Newton Public Buildings Dept.
email: jmorse@newtonma.gov
52 Elliot Street, Newton Upper Falls, MA 02464
phone: 617.796.1600

Barney Heath, Director & Nathan Robinson, Housing Development Planner
Planning and Development Dept.
City Hall, 1000 Commonwealth Avenue, Newton Centre, MA 02459
email: nrobinson@newtonma.gov
phone: 617.796.1120



- Robert DeRubeis, Commissioner
email: bderubeis@newtonma.gov
& Carol Schein, Open Space Coordinator
email: cschein@newtonma.gov
City of Newton Parks & Recreation Dept.
246 Dudley Road, Kennard Park, Newton, MA 02459
phone: 718.796.1500

Continues on next page. →

Funding Process

2016

29 January 2016 - **pre-proposal**, with preliminary development budgets for housing & park components

18 February 2016 - **site assessment proposal** and **quotes from Public Buildings on-call consultants** (rec'd 10 March 2016); does not include budgets for housing or park development

17 March 2016 - **site assessment CPC funding recommendation**

4 April 2016 - **site assessment City Council order** (appropriation)

February - November 2016 - **minutes of CPC discussions to date** about this project

12 December 2016 - **full proposal for feasibility & design funds** (\$316,555 in CPA funds; reduced to \$258,308 by requesting to apply unspent balance from site assessment):

- **proposal** including: project summary, project budgets, City plans & permitting decisions, City staff project manager, budgets for sponsoring City depts. *(This long file may load slowly.)*
- **site photos & maps**
- **qualifications for contracted Owner's Project Manager** (deadline for applications was 8 December 2016)
- **revised funding request** (to \$258,308)

19 January 2017 – **design public hearing presentation**

30 January 2017 – **design CPC recommendation** (to appropriate \$260,000)

Project Background & News

2011-2014

23 November 2011 - **Planning Dept. initial memo** to Real Property Reuse Committee

19 September 2012 - **Joint Advisory Planning Group Final Report** (citizen advisory committee appointed to advise the Reuse Committee)

2006-January 2014 - **neighborhood historic maps**

2006-January 2014 - **neighborhood historic photos**

2015

13 July 2015 - **Planning Dept. final memo** to Board of Aldermen Real Property Reuse Committee

16 November 2015 - **Board of Aldermen final order for allowed/required reuse of this site**

2016

site assessment project:

- **Phase 1 Environmental Report**, completed April 2014, rec'd by CPC July 2016 *(long file, may load slowly)*
- **Site & Existing Conditions Plans**, completed April-May 2016, rec'd by CPC July 2016
- **Foundation Engineering Report**, completed June 2016, rec'd by CPC July 2016 *(long file, may load slowly)*
- **Phase 2 Environmental Report (release abatement plan)**, completed & rec'd by CPC 17 October 2016
- **final site assessment cost summary**, rec'd by CPC 9 December 2016

6 September 2016 - **non-CPA City funds requested for site cleanup**

Crescent Street Community Park and Housing Design Funding Proposal

Community Preservation Committee

City of Newton Interdepartmental Partnership
Parks and Recreation Department
Planning and Development Department
Public Buildings Department

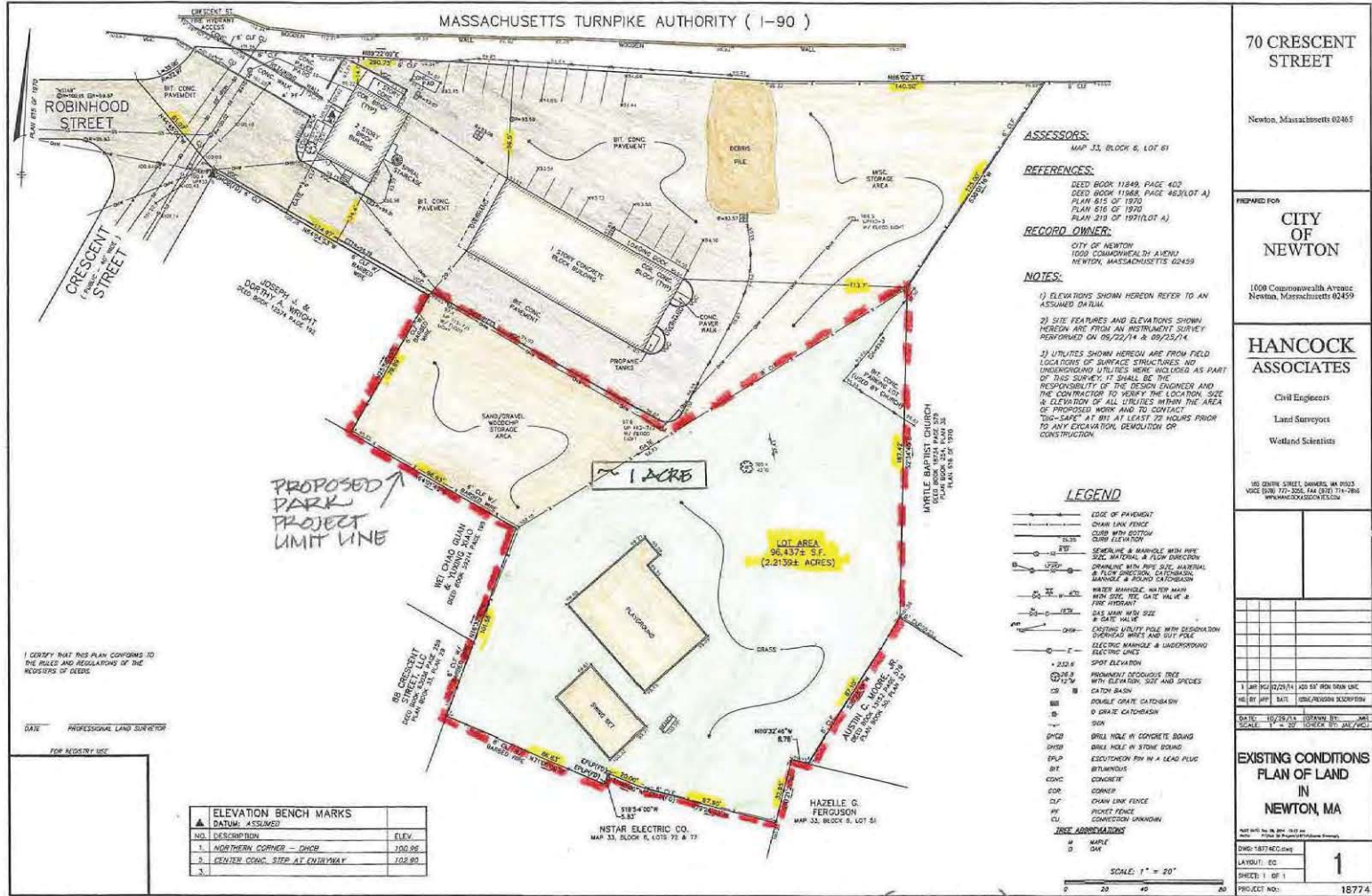
January 19, 2017

Overview



Overview

#35-17



CRESCENT STREET COMMUNITY PARK - PROPOSED PROJECT AREA (~1 ACRE)
JANUARY 27, 2014

Progress to Date

- November 2015 - Board Order designating site for park expansion and eight units of mixed-income rental housing
- March-April 2016 – CPC-recommended \$100,000 appropriated for site assessment (Release Abatement Plan)
- August 2016 – City Council authorizes \$100,000 for environmental remediation
- October 2016 – Newton Historical Commission votes that the buildings are not “Preferably Preserved,” allowing for demolition
- November 2016 – January 2017 – Owner’s Project Manager solicited and retained

CPA Design Request

Schematic and final design of Community Park Expansion and Affordable Housing

Master Plan and Feasibility Study	\$49,680
Park Design Budget	\$155,250
Housing Design Budget	\$223,250
Total Design Budget	\$428,180

CPA Design Request	\$316,555
City of Newton Funds (For Non-CPA eligible housing)	\$111,625
Total Design Budget	\$428,180

New CPA Request	\$258,308
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*58,247 remaining from the spring 2016 environmental assessment to be applied to current request of \$316,555.

Schematic and Final Design Phase

Feasibility and Schematic Design Phase

- February 2017 – September 2017
 - Finalize housing program, including unit size, affordability targeting, and conceptual design
 - Finalize master plan for park expansion

Final Design Phase

- October 2017 – May 2018

Process will be managed by Owner's Project Manager with community input from residents and financial oversight and management from the Public Buildings Department

- City Point Partners and Ciccolo Group
- Residents
- Crescent Street Working Group
- City of Newton staff

Estimated Project Budget

Park Budget	~ \$1,300,000
Housing Budget	~ \$3,600,000
Total Budget	~ \$4,900,000

Community Preservation Act Funds <ul style="list-style-type: none"> • Community Park • Affordable Housing 	\$2,700,000 <ul style="list-style-type: none"> • \$1,300,000 • \$1,400,000
City of Newton Funds	\$2,000,000
City of Newton In-Kind Staff Contribution	~ \$200,000
Total	~ \$4,900,000