



# COMMUNITY PRESERVATION COMMISSION AGENDA

REVISED March 9, 2021 at 7:00 P.M.

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at [www.zoom.us](http://www.zoom.us). At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **88010126719**

To view and participate in this virtual meeting on your computer, at the above date and time, go to [www.zoom.us](http://www.zoom.us), click “Join a Meeting” and enter the following Meeting ID: **88010126719**

You can also access the meeting online at:  
<https://us02web.zoom.us/j/88010126719>

One tap mobile: **+16465588656,,88010126719#**

Ruthanne Fuller,  
Mayor

Barney S. Heath,  
Director

Planning & Development  
Department  
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[www.newtonma.gov](http://www.newtonma.gov)

## 2021 COMMUNITY PRESERVATION COMMITTEE

Mark Armstrong, Chair  
Dan Brody, Vice Chair  
Eliza Datta  
Byron Dunker  
Susan Lunin  
Robert Maloney  
Jennifer Molinsky  
Martin Smargiassi  
Judy Weber

Program Website  
[www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

### Program Staff

Lara Kritzer,  
Community Preservation  
Program Manager  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)  
617-796-1144

## PROPOSALS AND PROJECTS

**7:00 P.M. – PUBLIC HEARING on [West Newton Armory Affordable Housing Development](#) (\$21,270 requested from Community Housing Funds)**

**7:30 P.M. – Pre-Proposal Discussion on the [Gath Pool Study Project](#)**

**7:50 P.M. – Discussion with Commissioner Nicole Banks on potential future Parks and Recreation Projects**

## OTHER BUSINESS

- 1) Approval of changes to funding terms for the Golda Meir House and Haywood House affordable housing development projects
- 2) Continue Discussion on Guideline Changes
- 3) Review of Finances
- 4) Approval of February 9 Minutes

Please note that all time noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre-meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: [jfairley@newtonma.gov](mailto: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.

# Newton Community Preservation Program

## Projects and Proposals



### **Proposals and Project Reviews**

#### **West Newton Armory Affordable Housing Development Public Hearing**

The full proposal for the West Newton Armory project was sent out separately a few weeks ago and is also included here along with the Reader's Guide for the project. This is a very early, fairly straight forward request for funding to complete a site assessment required for the purchase of the property.

#### **Pre-Proposal Discussion on the Gath Pool Study Project**

Parks, Recreation, and Culture Commissioner Nicole Banks will be present to discuss the pre-proposal for funding to complete a feasibility study to consider the options for repairing and renovating the Gath Pool complex. The existing complex was built in the 1960s and has had significant issues for years now –, the pool currently leaks 18,000 gallons a day, and the City has been unable to date to discover a solution to the problem. The study would look at the existing condition of the property, the community needs for the facility, and the needs of/options for its renovations. At the same time, Parks and Rec will also be considering other options for updating the site, including the possibility of replacing it.

This project has already received numerous letters of support – I sent out a file with the first nine letters with the pre-proposal, and seven more that have been submitted since Feb. 22 are included with this packet.

Gath Pool has previously received CPA funding. In 2004, Parks and Rec received \$122,475 in CPA recreation funding to make accessibility improvements to the site. This work included installing sunshades, fourteen benches, two ADA compliant drinking fountains, new grab bars for the showers, and new non-slip flooring in the locker rooms and public areas.

### **Discussion with Commissioner Nicole Banks on potential future Parks and Recreation Projects**

At the last meeting, members discussed reaching out to City Departments and other entities to learn more about what projects might be coming before the CPC in the future. Coincidentally, Commissioner Banks reached out this month with an offer to meet with Commission members to discuss this very subject. There has been a lot of recent discussions about the need for more recreation projects, and I expect Commissioner Banks will be able to provide more information about the direction of their program. I also expect that she will touch on two projects - Livingston Cove and the Playing Fields – which I believe are coming in for pre-proposal discussions in April.

### **OTHER BUSINESS**

#### **Changes to the CPC Funding Recommendations for the Haywood House and Golda Meir Properties**

This is a potential project at the moment, but I wanted to mention it just in case. Our two large housing projects - Golda Meir House's Expansion and the new Haywood House – are going through the lengthy and complicated process of working through all of their funding requirements to close on the funding for construction within the next few months. As part of this process, both applicants are asking that the CPA funding be considered to be a soft loan rather than a grant for tax and funding purposes. This has been done before for some of the CAN-DO properties in the past, but in those cases the CPC recommended the funding as loans instead of our typical grants. What I am not sure of is whether the CPC had to vote on this or not – Andrew Lee in the Law Department is reviewing this now and I expect a determination before the meeting. Just in case, though, I have added this discussion to the agenda for Tuesday night.

Newton Community Preservation Program  
**CPC Staff *READER'S GUIDE* to New Proposal**  
**West Newton Armory Affordable Housing Development Project**

<b>CPA REQUEST:</b>	\$21,270 – Approximately 51.5% of total project costs
<b>TOTAL COSTS:</b>	\$41,270

This proposal requests CPA funding for the Phase II environmental assessment required for the purchase of the existing building from the state for use as an entirely affordable housing development.

**RECOMMENDED CONDITIONS for CPC FUNDING**

1. Funding is intended to be used to complete the Phase II environmental assessment but may also be used if needed to complete other necessary reviews or studies, including the noise assessment and Memorandum of Agreement with the Massachusetts Historical Commission, which are required for the City’s purchase of the property for a future affordable housing development.
2. The CPC shall receive a copy of the Phase II environmental assessment for its files and posting on the project website.
3. All recommended CPA funds should be appropriated by the City Council within 6 months and expended within one year of the date of any CPC recommendation. If either deadline cannot be met, the applicant should request a written extension from the CPC, which the CPC may grant at its discretion.
4. Any CPA funds appropriated but not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

**DETAILED NOTES & QUESTIONS**

This project is eligible for CPA funding for the acquisition and creation of community housing. The requested funding will cover half of the pre-development costs associated with the acquisition of the existing West Newton Armory site and its future conversion into an entirely affordable housing development.

**COMMUNITY NEEDS**

This proposal is a first step in a much larger affordable housing development project which has the potential to significantly contribute to Newton’s affordable housing inventory. The number of units which can/will be created at the Armory site is currently unknown, but the state’s sale of the property for \$1 to the City comes with the requirement that the future development be 100% affordable. The City’s need for additional affordable housing at all levels is well documented, and the property is located between two village centers with access to bus and train service. The City has spent the last year considering the feasibility of acquiring the property and is working with an affordable housing consultant to develop the RFP to move forward in the next few months with the development of the site.

**DEVELOPMENT USES & SOURCES**

CPA funding is requested to complete the Phase II environmental assessment of the property, which is a requirement for the purchase of the property by HUD. The City has already completed a Feasibility Study of the site (included with the proposal materials and also at

<https://www.newtonma.gov/home/showpublisheddocument?id=50284>) which includes an initial review of the property's environmental conditions. The City is also completing a noise assessment, to confirm that the noise from the nearby Mass Pike is not a detriment to the project, and will be working with a separate historical consultant to establish a Memorandum of Agreement with the Massachusetts Historical Commission to govern their review over future changes to the historic elements of the structure. Last year, the City received grant funding from the Dept. of Housing and Community Development (DHCD) to complete the feasibility report. The City is proposing to use the remaining grant funding (\$20,000) as a match to the CPA funding. The DHCD funds will be used to complete the noise assessment and MOA, while the CPA funding would be used to complete the Phase II environmental assessment.

### **PROJECT FINANCES**

This request is one of the first steps in the process of developing the West Newton Armory site for affordable housing. At this time, the overall scope and finances of the project have yet to be determined. Pre-development work to date has been funded by the previously noted DHCD grant funds. The City is preparing an RFP at this time to find a developer for the site. It is anticipated that the CPC will receive an additional funding request in the future for construction and development work on the property.

### **SITE CONTROL**

The property is owned by the Commonwealth of Massachusetts which has offered the site to the City for \$1 so long as it is developed for affordable housing. The City has been working on this purchase since late 2019 and anticipates closing on the property by Summer 2021.

### **ZONING AND PERMITTING**

In December 2019, the City established a Joint Advisory Planning Group to consider the City's potential acquisition of the West Newton Armory site. This process included hiring the housing consultant which completed the financial and development feasibility assessment of the property. In November 2020, the Group voted to recommend that the City acquire the property, and in January 2021, the City Council's Real Property ReUse Committee recommended its acquisition. The full City Council approved the project on February 1, clearing the way for the City to move forward with the purchase from the State.

While all of the permitting and review requirements for the initial acquisition are in place and/or underway, it is understood that this is just the start of the site's review process. The future design and construction of the actual affordable housing will require additional reviews and approvals within the next few years, but the exact extent of those reviews will not be known until the project has been further developed.



Ruthanne Fuller  
Mayor

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Barney S. Heath  
Director

February 12, 2021

Lara Kritzer  
Community Preservation Program Manager  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: West Newton Armory Affordable Housing Development

Dear Community Preservation Committee members:

Thank you for the opportunity to present this funding proposal for environmental costs necessary for the City's acquisition of the West Newton Armory for redevelopment into 100% affordable housing. On February 1, 2021, the City Council voted to recommend that the Mayor purchase the Armory from the Commonwealth for \$1 for affordable housing. This vote was the culmination of a fourteen month process that involved the creation of a Joint Advisory Planning Group and involvement of an affordable housing consultant. At the conclusion of 2020, the JAPG and housing consultant both released separate reports and determined that affordable housing at the Armory was not only the City's best use of the property, but also feasible.

In order to acquire the property from the Commonwealth, the City must conduct a Phase II environmental assessment, a environmental noise assessment, and execute a Memorandum of Agreement with the Massachusetts Historical Commission. While a portion of these costs are being funded with remaining grant funds awarded to the City from the Massachusetts Department of Housing and Community Development, the Planning Department is requesting that the Community Preservation Committee fund the balance. This would fund the cost of the Phase II assessment, which is an important step in the acquisition process.

The Planning Department will continue to work closing with the City's housing consultant to ensure that these steps are completed in a satisfactory and timely manner. I look forward to presenting the proposal to the Committee at its March 11, 2021 meeting. Please feel free to contact me in the meantime if you have any questions or would like any further information.

Sincerely,

*Barney Heath*

Barney Heath, Director  
Planning and Development Department



Ruthanne Fuller  
Mayor

**Newton, Massachusetts Community Preservation Program, CDBG,  
and HOME Investment Partnerships Program  
FUNDING REQUEST**

(For staff use)  
date rec'd:

2/12/21

PRE-PROPOSAL

PROPOSAL

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact us:

Community Preservation Program Manager,  
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>West Newton Armory Affordable Housing Development Project</b>			
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. 1135 Washington Street, West Newton 02465			
<b>Project CONTACT(S)</b>	Name & title or organization	Email	Phone	Mailing address
<b>Project Manager</b>	Amanda Berman, Director of Housing and Community Development, Planning and Development Department	<a href="mailto:aberman@newtonma.gov">aberman@newtonma.gov</a>	617-796-1147	Newton City Hall 1000 Commonwealth Ave. Newton, MA 02459
<b>Other Contacts</b>	Barney Heath, Director, Planning & Development Department	<a href="mailto:bheath@newtonma.gov">bheath@newtonma.gov</a>	617-796-1120	Newton City Hall 1000 Commonwealth Ave. Newton, MA 02459
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$21,270.00	<b>B. Other funds:</b> \$20,000.00	<b>C. Total project cost:</b> \$41,270.00	
<b>Project SUMMARY</b>	Explain how the project will use the requested CPA, CDBG, and City of Newton HOME funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.			
<p>In 2019, the State approached the City with the opportunity to purchase the West Newton Armory for use as either 100% affordable housing or a municipal use. The purchase conditions, which are outlined in Special Legislation signed by the Governor, allow the City to purchase the Armory for one dollar if used for 100% affordable housing or a percentage of the Armory's full market value if used for a municipal use. To assist the City in deciding which purchase option to pursue, a Joint Advisory Planning Group (JAPG), comprised of a group of nine citizens appointed by the Mayor and the City Council President, was formed in December 2019. After a year of investigation and study, the JAPG voted unanimously in November 2020 to recommend the City move forward with the agreed upon purchase price of one dollar to use the Armory for 100% affordable housing. The JAPG was assisted in its examination of the financial feasibility and conversion of the Armory into affordable housing by the City's housing consultant, Affirmative Investments (AI). The City was able to hire AI after receiving a \$200,000 grant award from the State for the purposes of conducting a feasibility analysis. AI found that development of the Armory into affordable housing was financially feasible. At its January 2021 meeting, the Council's Real Property Reuse Committee voted to recommend to that the Mayor purchase the Armory for \$1 for affordable housing. The full Council voted in favor of this recommendation on February 1, 2021.</p> <p>In order for the City to achieve the next steps of acquiring the property and issuing a RFP for qualified affordable housing developers to develop the project, the City must complete a Phase II environmental assessment, a noise assessment, and execute a Memorandum of Agreement (MOA) with the Massachusetts Historical Commission (MHC). The Planning Department is specifically requesting that the CPC fund the cost of the Phase II, as well as a portion of the increased overhead fee from AI, who is managing the process. Affirmative Investment had a Phase 1 environmental assessment completed at the Armory, which showed the need for further study through a Phase 2. The Planning Department as been directed by HUD that this Phase II needs to be completed before the City officially takes ownership of the site. As the City anticipates using federal</p>				



HUD funds to support the project once a qualified affordable housing developer has been identified through the RFP process, this HUD directive must be followed.

Not only is the Phase II an important facet of the acquisition process, but the activities comprising the total project cost, the noise assessment and execution of a MOA with MHC, are also vital. The completion of a noise assessment is another HUD requirement for the City to complete prior to acquisition. The assessment will measure whether the proximity of the Armory to the Mass Turnpike and MBTA rail line exceeds permissible levels of sound pollution. The execution of the MOA is also an important component of not only the acquisition, but preservation of this historic building. The City must execute the MOA prior to acquiring the site. The MOA, as executed by the City and MHC, outlines the review process of development proposals submitted to the RFP. With this process in place, historic preservation of the Armory must be considered and incorporated into any development proposal. The cost of the executing the MOA results from the involvement of a historic consultant who is managed by AI.

<b>Project TITLE</b>	<b>West Newton Armory Affordable Housing Development Project</b>	
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<b>USE of CPA and HOME Funds</b>	<b>COMMUNITY HOUSING</b>	<b>Creation, Support</b>
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<b>COMMUNITY NEEDS</b>	From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a> , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.
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The redevelopment of the West Newton Armory supports affordable housing as recognized in the following plans:

**Comprehensive Plan:**

The Housing Section emphasizes the importance of protecting the City’s diversity and lists it as the first of the section’s “Housing Goals” (p. 5-12). The section stresses the need to “undertake a program of positive actions that will assure fair and equal housing opportunities for a population that is at least as diverse as at present.” The goal also recognizes the need for this diverse population to be able to “maintain suitable housing at affordable costs.” The creation of either affordable senior, family, or special needs housing at the Armory helps the City in its obligation to both increase the affordability of its housing stock and the socioeconomic diversity of its citizenry.

Affordable housing near amenities and within mixed-use developments - The West Newton Armory, located at 1135 Washington Street, is just east of West Newton Square, a historic square containing mostly older brick buildings, including the West Newton Cinema, coffee shops, restaurants, a wine bar, small independent retail shops, dry-cleaning and hair salons, a CVS pharmacy, banks, the Newton Police headquarters, the Newton District Court, service providers, a small park and some offices. The armory is located .4 miles, a five to ten-minute walk, from the heart of the square. The Armory is directly surrounded by a two-story Trader Joe’s grocery store, a two- of a two-story nursing home and parking lot located to its rear, and the soon to be completed Dunstan East project. Dunstan East was approved as a Section 40B affordable housing development and will contain 234 residential units with 59 affordable units, 8,318 square feet of retail space, and a small community green space that will be open to the public. There are two modes of nearby public transportation. Closest to the armory are MBTA buses that run frequently during commuting hours Monday through Friday and hourly during non-commuting hours and on Saturday. In addition, the West Newton MBTA commuter rail stop is within a ten-minute walk, while the Newtonville MBTA commuter rail stop is about a fifteen-minute walk.

**Washington Street Vision Plan:**

In December 2019, the Newton City Council approved the “Washington Street Vision Plan,” which describes various goals for Washington Street between West Newton Square and Crafts Street in Newtonville. These goals include enhanced vitality of the village centers, rebuilding Washington Street to convert it to a more attractive and pedestrian and biker-friendly boulevard, including possibly narrowing it to a two lane-road with a third lane for turns, the addition of a bike lane, and landscaping in the middle of the street, and maintaining



the diversity of housing stock along Washington Street. The development of the Armory fits into the Vision Plan by benefiting from the proposed enhancements, while serving as an enhancement itself.

**COMMUNITY CONTACTS**

List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. For housing projects, at least 2 contacts should reside in or near the project’s neighborhood.

Name & title or organization	Email	Phone	Mailing address
Fran Godine, Engine 6	<a href="mailto:godine@comcast.net">godine@comcast.net</a>		
Ted Hess-Mahan, Chair of Armory JAPG	<a href="mailto:tedhessmahan@gmail.com">tedhessmahan@gmail.com</a>	508-847-4855	871 Watertown St, Newton, MA 02465
Sue Parsons, Co-Chair of Armory JAPG	<a href="mailto:s_a_parsons@comcast.net">s_a_parsons@comcast.net</a>	617-877-2930	172 Washington St, Newton, MA 02458

Project TITLE		West Newton Armory Affordable Housing Development Project	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds			(rounded amounts)
Completion of Phase II environmental assessment			\$20,770
Completion of noise assessment			\$ 6,500
Historic consultation for execution of MOA			\$ 4,000
Affirmative Investments management			\$10,000
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)			<b>\$41,270</b>
Sources of Funds		Status (requested, expected, confirmed)	(rounded amounts)
Newton CPA Funds		Requested	\$21,270
State (DHCD) Grant Funds		Received	\$20,000
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)			<b>\$41,270</b>
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)			
Uses of Funds			(rounded amounts)
Not applicable			
<b>F. TOTAL ANNUAL COST</b> (should equal G. below)			<b>\$</b>
Sources of Funds			(rounded amounts)
Not Applicable			\$
			\$
			\$
			\$
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)			<b>\$</b>

Project TIMELINE	Phase or Task	Season & Year
Submission of funding requests		February – April 2021
Completion of Noise Assessment		February – March 2021
Phase II		April - June 2021
Initiation and Completion of MOA Process with Massachusetts Historical Commission		February – July 2021

Project TITLE		West Newton Armory Affordable Housing Development Project	
<input type="checkbox"/> Check off submitted attachments here. See also supplemental checklist for housing proposals.			
REQUIRED	AI Final Report	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form.  Full proposals: separate, detailed budget attachments REQUIRED.	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
	See Phase II Proposal	<b>Development pro forma/capital budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
		<b>Operating/maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
		<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		<b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for full proposal.	<b>SPONSOR QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
	NA	<b>For sponsoring department or organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	X	<b>Cover Letter</b> From head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management Planning Dept or Mayor to take responsibility. Summary of proposal	
	X	<b>For project manager:</b> relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving real estate acquisition, construction or other building/ landscape improvements.	<b>SITE CONTROL, VALUE &amp; DEED RESTRICTIONS</b>		
	NA	<b>Owner’s agreement to a permanent deed restriction for affordability</b>	
	<b>ZONING &amp; PERMITTING</b>		
	NA	Short email confirming review by the <b>Development Review Team (DRT)</b>	
	See Summary attachment	<b>Brief property history:</b> at least the last 30 years of ownership & use (ask CPC staff for assistance with sources) Summary of process with DCAMM and next steps	
	NA	<b>Environmental mitigation plans:</b> incl. lead paint, asbestos, underground tanks	
	NA	<b>Zoning relief and permits required:</b> incl. parking waivers, demolition or building permits, comprehensive permit or special permit	
	NA	<b>Other approvals required:</b> Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	<b>DESIGN &amp; CONSTRUCTION</b>		
	AI Final Report	<b>Professional design &amp; cost estimates:</b> include site plan, floor plans & elevations	
	<b>Materials &amp; finishes;</b> highlight “green” or sustainable features & materials		
OPTIONAL for all proposals.		<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses

## **West Newton Armory Project Summary**

In 2019, the State approached the City with the opportunity to purchase the West Newton Armory for use as either 100% affordable housing or a municipal use. The purchase conditions, which are outlined in Special Legislation signed by the Governor, allow the City to purchase the Armory for one dollar if used for 100% affordable housing or a percentage of the Armory's full market value if used for a municipal use. To assist the City in deciding which purchase option to pursue, a Joint Advisory Planning Group (JAPG), comprised of a group of nine citizens appointed by the Mayor and the City Council President, was formed in December 2019. After a year of investigation and study, the JAPG voted unanimously in November 2020 to recommend the City move forward with the agreed upon purchase price of one dollar to use the Armory for 100% affordable housing.

The JAPG was assisted in its examination of the financial feasibility and conversion of the Armory into affordable housing by the City's housing consultant, Affirmative Investments (AI). The City was able to hire AI after receiving a \$200,000 grant award from the State for the purposes of conducting a feasibility analysis. AI found that development of the Armory into affordable housing was financially feasible. At its January 2021 meeting, the Council's Real Property Reuse Committee voted to recommend to that the Mayor purchase the Armory for \$1 for affordable housing. The full Council voted in favor of this recommendation on February 1, 2021.

The City will now begin the process of closing on the property with the State. In addition, the City will continue working with AI to draft a RFP to solicit proposals from qualified affordable housing developers to develop the Armory into 100% affordable housing. The Planning Department expects the closing to occur and the RFP to be released by early summer 2021.

City of Newton



Ruthanne Fuller  
Mayor

# Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)  
date rec'd:

Last updated October 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>GATH MEMORIAL POOL RENOVATION PROJECT</b>															
<b>Project LOCATION</b>	256 Albemarle Road, Newtonville MA 02460															
<b>Project CONTACTS</b>	<table border="1"> <thead> <tr> <th>Name &amp; title or organization</th> <th>Email</th> <th>Phone</th> <th>Mailing address</th> </tr> </thead> <tbody> <tr> <td><b>Project Manager</b> Luis Perez Demorizi, Open Space Coordinator Parks, Recreation &amp; Culture/ Rafik Ayoub, Project Manager, Public Buildings Department</td> <td><a href="mailto:lpdemorizi@newtonma.gov">lpdemorizi@newtonma.gov</a> <a href="mailto:rayoub@newtonma.gov">rayoub@newtonma.gov</a></td> <td>617-769-1507 617-796-1621</td> <td>246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461</td> </tr> <tr> <td><b>Other Contacts</b> Nicole Banks, Commissioner Parks, Recreation &amp; Culture/ Josh Morse, Commissioner Public Buildings</td> <td><a href="mailto:nbanks@newtonma.gov">nbanks@newtonma.gov</a> <a href="mailto:jmorse@newtonma.gov">jmorse@newtonma.gov</a></td> <td>617-796-1502 617-796-1608</td> <td>246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461</td> </tr> </tbody> </table>				Name & title or organization	Email	Phone	Mailing address	<b>Project Manager</b> Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture/ Rafik Ayoub, Project Manager, Public Buildings Department	<a href="mailto:lpdemorizi@newtonma.gov">lpdemorizi@newtonma.gov</a> <a href="mailto:rayoub@newtonma.gov">rayoub@newtonma.gov</a>	617-769-1507 617-796-1621	246 Dudley Road, Newton MA, 02459/52 Elliot Street, Newton, 02461	<b>Other Contacts</b> Nicole Banks, Commissioner Parks, Recreation & Culture/ Josh Morse, Commissioner Public Buildings	<a href="mailto:nbanks@newtonma.gov">nbanks@newtonma.gov</a> <a href="mailto:jmorse@newtonma.gov">jmorse@newtonma.gov</a>	617-796-1502 617-796-1608	246 Dudley Road, Newton MA, 02459/ 52 Elliot Street, Newton, 02461
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<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$ 60,000.00 – Feasibility Study	<b>B. Other funds to be used:</b> \$ 21,300.00 – approximate cost for staff time	<b>C. Total project cost (A+B):</b> \$ 81,300.00													
<b>Project SUMMARY</b>	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.															

The Harry Gath Memorial Pool is situated within the Russell J. Halloran Sports and Recreation Complex, a.k.a. Albemarle Park. The property is owned and operated by the City of Newton under the jurisdiction of the Parks, Recreation & Culture Department.

Gath Pool is the sole public outdoor swimming pool for Newton's +85,000 residents and non-resident guests. It welcomes 30,000 users per season. Newton Parks, Recreation & Culture (PRC) has managed Gath Memorial Pool since it was constructed over 60 years ago. The pool is used daily, hosting swim lessons, summer camps, recreational and lap swimming, Special Athletes programs, senior programs and the City's coed Bluefish Swim Team made up of 200 members ages 5-18. Gath Pool also hosts the annual Summer Suburban Swim League regional championships with teams from 12 nearby communities and over 5,000 visitors.

Neither the pools nor the bathhouse meet current ADA or MAAB accessibility guidelines; the 60-year old pools, deck, systems and equipment are past end-of-life; the pool leaks 18,000 gals/day; the decks are tripping hazards, marred by cracks, drains and other infrastructure; there is a need for more lap lanes.

PRC and co-sponsor Public Buildings, with the support of the Friends of Albemarle, are seeking to pursue a contract for an existing conditions study that will include a robust examination of the facility's current conditions and development of annotated improvements along with costs for a phased renovation of both the main and wading pools. In the process of evaluating the existing Gath pool, program needs, and options, the City will evaluate alternative approaches to achieve an updated facility. Options will include needs identified by the Parks, Recreation & Culture Department as well as other City entities and stakeholders.

Phase I of the project is an Existing Facility study. The tasks included in this phase are:

- conducting site visits and developing familiarity with the facility, programs, neighborhood, City needs;
- conducting an existing conditions survey;
- attending meetings with the Project Manager, the Parks & Recreation Department and Commission, Community Preservation Committee, Conservation Commission and other appropriate City staff and committees;
- reviewing information provided by the City;
- performing geotechnical borings of pool shell and concrete deck;
- performing and providing findings from CCTV inspection of piping, main drain, and gutter system;
- provide options for solutions(s) and related cost(s);
- creating an Existing Conditions site plan;
- identifying Americans for Disabilities Act (ADA) & Massachusetts Architectural Access Board (CMR 521.00) compliance needs;
- identifying Massachusetts Department of Public Health (MDPH) compliance needs;
- identifying and providing options to replace existing equipment and furnishings;
- providing conceptual costs and plans;
- providing projected costs for replacement of all equipment and furnishings;
- providing projected cost differential of modifying pool configuration allowing the addition of two (2) additional lap lanes; and
- providing projected operating costs for the new systems.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>GATH MEMORIAL POOL RENOVATION PROJECT</b>		
<b>USE of CPA FUNDS</b>	<b>RECREATION</b>		
	<b>Preservation</b>	X	
	<b>Rehabilitate/ Restore</b>	X	
<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p><u>Open Space and Recreation Plan Update 2020-2027</u></p> <ul style="list-style-type: none"> <li>Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.</li> <li>Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City's Park land.</li> <li>Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest.</li> <li>Section 9, Pages 145-146 Goal 2 Objective 2A #25: Gath Pool: Develop feasibility study and implement an improvement plan that addresses: Replacing the pool, kiddie pool, and bath house</li> </ul> <p><u>Capital Improvement Plan FY2022-2026</u></p> <ul style="list-style-type: none"> <li>Page 11, <i>Protecting Woods and Open Spaces &amp; Caring for our Parks and Recreational Spaces</i> – "...The need to renovate or replace the Gath Pool has been raised in priority in this CIP. A study will be conducted this year to analyze the maintenance needs and provide possible options for more substantial renovations..."</li> <li>CIP by Priority FY 2022-2026, Priority 44:            "Gath Memorial Pool has served Newton residents for over 50 years. Though the building was recently renovated in 2013, the swimming pool and all attendant components (i.e. pump, filter, piping, decking, electrical, and chemical feeder) require complete renovation and replacement work to ensure continued enjoyment by the community."            "A renovation plan is needed to determine the cost to upgrade systems and restore the pool shell to stop water loss through leaks."</li> </ul>		
<b>COMMUNITY CONTACTS</b>	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>		
	Name & title or organization	Email	Phone
	Arthur Magni, Chairman Parks & Recreation Commission	<a href="mailto:magni@rcn.com">magni@rcn.com</a>	
	Cedar Pruitt, President Friends of Albemarle	<a href="mailto:friendsofalbemarle@gmail.com">friendsofalbemarle@gmail.com</a> <a href="mailto:cpruitt@gmail.com">cpruitt@gmail.com</a>	
	The Newton Bluefish Swim Team, Managed by Mary & Scott Pohlman	<a href="mailto:newtonbluefish@aol.com">newtonbluefish@aol.com</a>	



You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.  
**Full proposals must include separate, detailed budgets in addition to this page.**

Project TITLE		<b>GATH MEMORIAL POOL RENOVATION PROJECT</b>	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>			
<b>Uses of Funds</b>			
Phase I: Existing Facility Study – Not-to-exceed amount.		\$60,000.00	
Approximate staff time for the duration of the feasibility study @ 10/hrs per week for 6 months		\$21,300.00	
		\${amount}	
		\${amount}	
		\${amount}	
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)			<b>\$81,300.00</b>
<b>Sources of Funds</b>		<b>Status</b> (requested, expected, confirmed)	
CPA funding		Requested	\$60,000.00
Approximate staff time for the duration of project		expected	\$21,300.00
			\${amount}
			\${amount}
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)			<b>\$81,300.00</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET (cannot use CPA funds)</b>			
<b>Uses of Funds</b>			
Approximate Staff Payroll		\$141,316.00	
Pool testing supplies		\$500.00	
Pool treatment materials (chlorine, Carbon Dioxide, Calcium Chloride and Sodium bicarbonate)		\$17,520.00	
Pool water – Includes filling, backwashes & leak		\$70,000.00	
Staff Uniforms		\$500.00	
<b>F. TOTAL ANNUAL COST</b> (should equal G. below)			<b>\$229,836.00</b>
<b>Sources of Funds</b>			
Revolving Fund Account (Part-time and seasonal staff only)		\$70,316.00	
Operating budget (Aquatics manager salary and supplies )		\$159,520.00	
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)			<b>\$229,836.00</b>
<b>Project TIMELINE</b>		<b>Phase or Task</b>	<b>Season &amp; Year</b>
Site visits & meetings		June-September 2021	
Investigate and identify source of pool leak/Provide permanent solution		September-December 2021	
Prepare and submit draft and final Existing Facility Study Report		November – December 2021	
Total Phase 1 duration		Approximately 6-8 Months	

Project TITLE		<b>GATH MEMORIAL POOL RENOVATION PROJECT</b>	
↓ Check off submitted attachments here.			
REQUIRED.		<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
		<b>MAP</b>	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form.  <b>Full proposals: separate, detailed budget attachments REQUIRED.</b>	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
		<b>Development budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) <b>Operating/maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
		<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions <b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring department or organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) <b>For project manager: relevant training &amp; track record</b> of managing similar projects	
		<b>CAPITAL IMPROVEMENT PLAN</b> current listing/ranking & risk factors for this project <b>COVER LETTER</b> from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management	
REQUIRED for all full proposals involving City govt., incl. land acquisition.	<b>ZONING &amp; PERMITTING</b>		
		<b>Permits required:</b> including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable) <b>Other approvals required:</b> Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	<b>DESIGN &amp; CONSTRUCTION</b>		
		<b>Professional design &amp; cost estimates:</b> include site plans, landscape plans, etc. <b>Materials &amp; finishes;</b> highlight “green” or sustainable features & materials	
		<b>LETTERS of SUPPORT</b> from Newton residents, organizations, or businesses	
OPTIONAL for all proposals.			

Newton Parks, Recreation & Culture Department  
246 Dudley Road, Newton, MA 02459  
Office: (617) 796-1500  
parks@newtonma.gov



NICOLE BANKS  
COMMISSIONER

February 23, 2021

Lara Kritzer  
Community Preservation Program Manager  
Newton Planning & Development Department  
1000 Commonwealth Avenue  
Newton, MA 02459

Dear Ms. Kritzer:

This letter is to confirm the motion made by the Parks & Recreation Commission on February 22, 2021, regarding the Gath Pool Memorial Renovation Project pre-proposal.

On February 22, 2021 I presented the proposal to the Commission. The following motion was made:

*Ms. Connolly made the motion to support the Gath Pool Memorial Renovation Project pre-proposal.  
Mr. Figler seconded the motion. Motion passed 8-0.*

If you have any questions, please call the Parks, Recreation & Culture Department at 617-796-1500.

Sincerely,

Nicole Banks  
Parks, Recreation & Culture Commissioner

Cc: Arthur Magni, Parks & Recreation Commission Chairperson

**From:** [Pamela Wright](#)  
**To:** [Lara Kritzer](#)  
**Cc:** [Nicole Banks](#); [Pamela Wright](#)  
**Subject:** Letter of support for Gath Pool CPA funding  
**Date:** Saturday, February 20, 2021 3:14:32 AM

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Dear Members of the Community Preservation Committee,

Thank you for considering funding an evaluation of the Gath Pool facility. This is the first step toward repairing and restoring our important community asset. Now is the time. The pool is in desperate need of repairs and renovation.

Pools have been a big part of my life. I was a lifeguard and swim instructor at an outdoor pool for 3 years plus 5 years at the YMCA in Milwaukee and a few more years in the Boston area. I taught over 20 swim classes a week during college from infants to swim team to the handicap to the elderly terrified of the water. In MA I taught local lifeguarding classes and coached the Wayland swim team. I have taught or coached swimming to over 5000 people. I know the importance of a pool for the body, mind, and soul.

When my children were younger, we started with the Gath kiddie pool and then moved to the larger pool as they grew older. We have fond memories. I want all our residents to be able to enjoy the pool. Please support using CPA funds for the Gath Pool evaluation.

Sincerely,

Pam Wright

Ward 3, Councilor at Large

**From:** [Emily Cagwin](#)  
**To:** [Lara Kritzer](#)  
**Cc:** [Cedar Pruitt](#)  
**Subject:** Please fund the Gath Pool project  
**Date:** Friday, February 19, 2021 10:12:13 PM

---

[**DO NOT OPEN** links/attachments unless you are sure the content is safe. ]

Hello,

As a member of Friends of Albemarle, I'm writing to echo each and every sentiment in the letter sent by our leadership to advocate for approval of CPC funds to be used by Newton Parks, Recreation & Culture for \$60,000 to an outside firm to conduct an assessment of Gath Pool.

The Gath Pool is a vital community resource and gathering place: welcoming and accessible to all. The pool is in desperate need of repair that we ask please be prioritized.

Many thanks!

Emily Cagwin  
57 Taft Avenue  
West Newton

**From:** [Lucia Panichella](#)  
**To:** [Lara Kritzer](#)  
**Cc:** [Cedar Pruitt](#)  
**Subject:** Gath Pool Project  
**Date:** Friday, February 19, 2021 6:16:25 PM

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[**DO NOT OPEN** links/attachments unless you are sure the content is safe. ]

Dear Ms. Kritzer,

I'm am writing to you today to ask that you please fund the Gath Pool project. Doing so will ensure a thoughtful approach to the preservation of a well loved and used community resource.

I grew up in Newton and have many happy memories of meeting my friends at the Gath. Now, I'm raising my own family here and my sons have enjoyed the same experience. Not only is it a valued recreational resource for all ages but it's a true community gathering place. We need to ensure that it receives the care and attention it needs to serve Newton residents for many more years to come.

Thank you for your consideration.

Sincerely,  
Lucia Panichella  
53 Anthony Circle  
Member, Friends of Albemarle

**From:** [Paul Levy](#)  
**To:** [Lara Kritzer](#)  
**Subject:** Gath Pool project  
**Date:** Monday, February 22, 2021 4:46:15 PM

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[**DO NOT OPEN** links/attachments unless you are sure the content is safe. ]

Dear Laura,

I write in support of the Gath Pool project that is before the CPC for approval.

The Pool is a community-wide resource that is in a bad state of disrepair. It's time to invest in its rehabilitation so that it can continue to be an asset for many years to come. Healthy outdoor recreation is an important aspect of life in Newton for people of all ages, and this facility has a key role to play in the well-being of the community.

Thank you,

Paul Levy  
59 Oxford Road  
Newton Centre  
617-733-7423



**From:** [Andrea W. Kelley](#)  
**To:** [Lara Kritzer](#)  
**Cc:** [Cedar Pruitt](#); [Nicole Banks](#)  
**Subject:** Gath Pool application  
**Date:** Tuesday, February 23, 2021 12:27:54 PM

---

Lara, I know I missed the preferred deadline of last Friday, but I want to **register my full support for the request on behalf of the Gath Pool**. This is an open space and recreation project, fully worthy of CPA funding. It's aiming towards a real renovation and restoration of a deteriorated community asset in much need of improvement, well beyond the realm of standard maintenance.

When responding, be advised that the Secretary of the Commonwealth has determined that email may be considered a public record.

**Andrea**

**Andrea W. Kelley  
Councilor At-Large, Ward 3  
Newton City Council  
1000 Commonwealth Ave.  
Newton, MA 02459**

**857-297-2177  
[akelley@newtonma.gov](mailto:akelley@newtonma.gov)**

**Lara Kritzer**

---

**Subject:** FW: Gath Pool application

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**From:** Andrea W. Kelley <akelley@newtonma.gov>

**Sent:** Tuesday, February 23, 2021 12:28 PM

**To:** Lara Kritzer <lkritzer@newtonma.gov>

**Cc:** Cedar Pruitt <cpruitt@gmail.com>; Nicole Banks <nbanks@newtonma.gov>

**Subject:** Gath Pool application

Lara, I know I missed the preferred deadline of last Friday, but I want to **register my full support for the request on behalf of the Gath Pool**. This is an open space and recreation project, fully worthy of CPA funding. It's aiming towards a real renovation and restoration of a deteriorated community asset in much need of improvement, well beyond the realm of standard maintenance.

When responding, be advised that the Secretary of the Commonwealth has determined that email may be considered a public record.

Andrea

Andrea W. Kelley

Councilor At-Large, Ward 3

Newton City Council

1000 Commonwealth Ave.

Newton, MA 02459

857-297-2177

[akelley@newtonma.gov](mailto:akelley@newtonma.gov)

# Newton Community Preservation Program

## Finances



- **Currently Available Funds**

Regularly updated on the program website, [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa), under [Program Finances](#)

I have updated the currently available funds list to include all of our recently approved projects (Additional Covid-19 and Grace Tower Restoration) as well as our recent proposal and pre-proposal submissions. I am also beginning to work on our new budget for FY22 – I expect to have that ready for approval at the April meeting.

- **Community Preservation Plan**

Regularly updated on the program website, [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa), under [Instructions, Guidelines and Sample Forms](#)

I have updated and revised the Design Guidelines based on last month's discussion – this includes simplifying the percentage chart and eliminating the "appropriateness" chart at the end of the document. Instead, I'm suggesting replacing that second chart with a list of points that the CPC will consider in reviewing projects. I've attached the draft document both without redlines (as it was hard to read with them) but am happy to provide a Word copy for anyone who would prefer that format. For comparison, the existing guidelines can be found at <https://www.newtonma.gov/home/showpublisheddocument?id=39613>

- **Current Project Status**

This list has been updated to show the current status of the CPA projects that have had their funding approved and are currently in-progress.

Newton Community Preservation Fund	Fiscal 2019	Fiscal 2020	Fiscal 2021
<b>COMMUNITY PRESERVATION FUND CURRENTLY AVAILABLE FUNDS</b>	<i>based on Fy19 CP-1 &amp; CP-2</i>	<i>based on Sept. 2019 revised budget, Fy19 CP-1 &amp; CP-2</i>	<i>based on Spring 2020 approved budget, Pending FY20 CP-1 &amp; CP-2</i>
<b>REVENUE</b>			
Local CPA Surcharge (1% of Newton's total property tax levy)	\$3,381,289	\$3,568,921	\$3,658,144
State Matching Funds			
<i>Percentage State Match for previous year's certified local revenue</i>	<i>budgeted 8.5%, final 19%</i>	<i>budgeted 11.5%</i>	<i>budgeted 20%, Final 28.6%</i>
State Match Budgeted	253,970	\$383,309	\$713,784
Unrestricted Fund Balance (additional State Match Received after budget set, listed in following year)	240,424	\$360,816	\$425,445
additional sources:			
Prior Year Ending Fund Balance (unspent funds forwarded from prior year; should not be totaled across years)	12,669,321	\$10,740,419	\$11,683,009
Bonds (Webster Woods Acquisition only - Legal Fee bond not yet sold)		\$15,000,000	
Earnings (Premium Received on Bonding)	399,904	\$637,000	
Other (incl. liens) FY19 Return of unspent FTHB funds	805,000		
<b>TOTAL REVENUE</b>	<b>\$17,749,907</b>	<b>\$30,690,465</b>	<b>\$16,480,382</b>
<b>EXPENDITURES</b>			
<b>PROGRAM ADMINISTRATION &amp; DEBT SERVICE</b>			
Program Administration (max 5% of current-yr new funds)	\$131,574	\$215,456	\$202,845
<i>(fy19 year-end actual; fy20 and fy21 as budgeted - incl. "lagged" state funds in base for % calculation)</i>	<i>confirmed 3.1%</i>	<i>budgeted 5%</i>	<i>budgeted 4%</i>
Debt Service for Webster Woods/300 Hammond Pond Parkway	no debt service	no debt service	\$697,699
<b>TOTAL Program Administration &amp; Debt Service</b>	<b>\$131,574</b>	<b>\$215,456</b>	<b>\$900,544</b>
<b>AVAILABLE FUNDS</b> after program administration & debt service	<b>\$17,618,333</b>	<b>\$30,475,009</b>	<b>\$15,579,838</b>
<b>PROJECT APPROPRIATIONS</b> by City Council (chronological order)			
<b>In FISCAL 2019</b> (Chronological Order)			
Jackson Road/Haywood House New Senior Housing (Newton Housing Authority)	\$3,000,000		
300 Hammond Pond Parkway/Webster Woods (City of Newton) - professional services for open space preservation	\$100,000		
Stanton Avenue /Golda Meir House Senior Housing (JCHE)	\$3,250,000		
Grant to Newton Conservators - Conservation Restrictions (Wabasso Street, Rogers Street)	\$30,000		
Allen House (historic resources) - supplemental request (\$2.3 million previously appropriated)	\$600,000		
<b>In Fiscal 2020</b> (Chronological Order)			
300 Hammond Pond Parkway (Webster Woods), open space acquisition: <b>\$15,000,000 authorized principal for 30-year debt.</b> The first debt service payment is scheduled for Fy21.		\$15,000,000	
300 Hammond Pond Parkway: See above. CPC recommendation to convert \$740,000 for conservation restriction grant and legal, etc. costs from direct funding to 30-year debt is now pending with the Council.		\$740,000	
Riverside Greenway - Pigeon Hill Trail Design (recreation land)		\$50,000	
Newton Housing Authority Acceptance of CAN-DO Portfolio (affordable housing)		\$1,105,000	
COVID-19 Rental Housing Relief Program - Community housing		\$2,000,000	
<b>In Fiscal 2021</b> (Chronological Order)			
Golda Meir House Expansion/Stanton Ave (2 Life Communities) Affordable Housing funding requested to increase affordability of 60 new senior living units (City Council voted approval 10/5)			\$1,244,857
Commonwealth Ave. Carriageway Redesign - Final Design funds requested for new green space, bike, and pedestrian path between -Lyons Field to the Charles River (City Council voted approval 11/2)			\$390,000
Haywood House/Jackson Road Senior Housing Additional Funding - Funding requested to cover additional construction costs (City Council approved funding Dec. 7 2020)			\$77,900
Historic Newton Durant-Kenrick Gutter and Window Repairs - Funding requested under Historic Resource Restoration/Rehabilitation to replace rear façade gutter and restore six damaged windows (City Council Funding approved December 21, 2020)			\$16,884
Historic Newton Jackson Homestead Fence Replacment - Funding requested under Historic Resource Restoration/Rehabilitation to replace fence along Jackson Road (City Council approved funding Feb. 1, 2021)			\$28,990
Covid-19 Rental Housing Relief Program Additional Funding (Community housing support) - Request for \$1.2 million in additional funding to continue program through June 2021. (City Council Approved 2/16/21)			\$1,200,000
Grace Episcopal Church Tower Restoration - Funding requested to stabilize and restore historic stone tower, belfry and spire on National Register listed property (City Council approved 3/1/21)			\$1,433,000
<b>TOTAL Appropriations (By Year)</b>	<b>\$6,980,000</b>	<b>\$18,895,000</b>	<b>\$4,391,631</b>
<b>AVAILABLE FUNDS</b> after new appropriations	<b>\$10,638,333</b>	<b>\$11,580,009</b>	<b>\$11,188,207</b>

Newton Community Preservation Fund	Fiscal 2019	Fiscal 2020	Fiscal 2021
<b>COMMUNITY PRESERVATION FUND CURRENTLY AVAILABLE FUNDS</b>	<i>based on Fy19 CP-1 &amp; CP-2</i>	<i>based on Sept. 2019 revised budget, Fy19 CP-1 &amp; CP-2</i>	<i>based on Spring 2020 approved budget, Pending FY20 CP-1 &amp; CP-2</i>
<b>CPC RECOMMENDATIONS</b> pending with City Council (chronological order)			
Coleman House Senior Housing Preservation (community housing preservation) - Request for funding to complete comprehensive rehabilitation and preservation of existing Coleman House I and II buildings <b>(Recommended for full funding Jan. 12, 2021, City Council Review TBD)</b>			\$4,214,622
<b>TOTAL RECOMMENDATIONS</b>			<b>\$4,214,622</b>
<b>AVAILABLE FUNDS</b> if all current recommendations were funded in full			<b>\$6,973,585</b>
<b>FULL PROPOSALS UNDER CONSIDERATION by CPC</b>			
Crescent Street (City of Newton) final design & construction: \$1,481,622 housing, \$1,093,378 recreation/ playground <b>[CPC vote on hold per project sponsor request as of 18 June 2018]</b>			\$2,575,000
West Newton Armory Affordable Housing Development (Community Housing Creation) - Request for funding to complete Phase II Environmental Reports for purchase of site. <b>Public Hearing scheduled for March 9, 2021 Meeting.</b>			\$21,270
<b>TOTAL PROPOSALS</b>			<b>\$2,596,270</b>
<b>AVAILABLE FUNDS</b> if all submitted proposals were funded in full			<b>\$4,377,315</b>
<b>PRE-PROPOSALS AND PROJECT UPDATES SUBMITTED to CPC</b>			
City Hall & War Memorial Auditorium Exterior Stairs (historic restoration/rehabilitation) - <b>12 March 2019 CPC agreed to consider a full proposal for this amount toward initial/conceptual design, if the proposal includes some matching non-CPA funds; total anticipated CPA request incl. construction \$2,332,000</b>			\$68,250
Gath Memorial Pool Renovation Project (Recreation Facility Restoration/Rehabilitation) - Request for funding of existing conditions study to develop understanding of needs improvements and phased approach to renovations of the site. <b>Pre-Proposal review scheduled for March 9, 2021 meeting.</b>			\$60,000
<b>TOTAL PRE-PROPOSALS</b>			<b>\$128,250</b>
<b>AVAILABLE FUNDS</b> if these requests were accepted / funded in full in Fy21			<b>\$4,249,065</b>

**Note:** Unless exceptional needs require otherwise, Newton's CPC aims to maintain a balance of approximately 1 year's new funding (currently ≈ \$4 million), so the program can start each year with about 2 years' worth of funds.

Newton Community Preservation Fund			
Restricted vs. Unrestricted Available Funds	Housing	Historic Resources	Open Space/ Recreation
<b>Restricted Accounts by Funding Category</b>			
Fy21 Budget Reserves (10% of Local Surcharge Estimation)	\$0	\$0	\$0
<i>MUNIS Account Numbers</i>	58C10498 57900C	58B10498 57900B	58A10498 57900D
Prior Fund Balances (unspent funds from Fy20 & prior years)	\$0	\$0	\$409,689
<i>MUNIS Account Numbers</i>	5820 3599	5810 3599	5840 3599
<b>Restricted Totals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$409,689</b>
<b>Unrestricted</b>			
Fy21 Budget Reserve			\$939,541
Fund Balance (unspent funds from prior years)			\$9,865,878
<b>Unrestricted Total</b>			<b>\$10,805,419</b>
<b>Restricted Funds Total (Housing, Historic Resource, and Open Space)</b>			<b>\$409,689</b>
<b>Total Funds Available</b>			<b>\$11,215,108</b>





Ruthanne Fuller,  
Mayor

Newton, Massachusetts  
**Community Preservation Committee**  
**COMMUNITY PRESERVATION PLAN**  
*REVISED: Feb. 23, 2021*

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Massachusetts' [Community Preservation Act](#) (CPA) provides local and state funds for projects in community housing (affordable housing), historic resources, open space, and recreation, within certain constraints:

ALLOWABLE SPENDING PURPOSES under the Community Preservation Act				
	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
ACQUIRE	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE	YES	YES	YES	YES
SUPPORT	YES	NO	NO	NO
REHABILITATE / RESTORE	YES, IF acquired or created with CPA funds	YES	YES, IF acquired or created with CPA funds	YES

The [About the CPA](#) page in Newton's CPA program website includes a more detailed [Allowable Uses of Funds](#) chart, including the full definitions of each eligible resources and its CPA fundable activities. On the website's [CPA Funding Process and Materials](#) page there is Newton-specific information on the project proposal process, proposal instructions and upcoming deadlines. The CPC regularly works with CPA funding applications to ensure that their proposals meet the requirements and goals of Newton's CPA program.

Like most CPA communities, Newton will not always have enough CPA funding for all of its current and anticipated funding proposals. The Community Preservation Committee (CPC) relies on the following guidelines in determining which project proposals to recommend to the City Council for funding.

**1. Project is drawn from or guided by Newton's regularly updated community-wide plans**

The CPC relies on Newton's *Comprehensive Plan* and other regularly updated community-wide plans to prioritize Newton's CPA-eligible needs. Each funding proposal must cite at least two of these plans, most of which can be found on the [CPA Funding Process and Materials](#) page on the City of Newton's website.

**2. Project helps to balance funding across all of the eligible CPA funding categories**

The CPA legislation allows funding to be used for projects in Community Housing, Historic Resources, Open Space, and Recreation. It also requires communities to spend at least 10% of each year's new funds on each of three of those categories – Community Housing, Historic Resources, and Open Space. Funds may be allocated in the year they are received or retained for future projects. Unless exceptional needs require otherwise, Newton's CPC aims to end each year with approximately one year's worth of funds (**currently about \$3 million**) in reserve so that the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital

website [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)  
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improvements to public buildings or parks, may also be funded by bonding – selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding in each eligible project category are intended to be flexible guidelines, not rigid quotas. These targets reflect Newton’s past funding patterns, available information about possible future proposals, and feedback on the City’s priorities received through community surveys and public hearings. The targets also reflect cost differences among different types of projects. For example, land acquisition projects, often in the categories of community housing and open space, tend to cost more than projects that preserve or rehabilitate historic buildings and recreation land already in public ownership.

Newton CPA Allocation Targets: Balancing Funds Across Resources	
Community Housing (statutory minimum 10%)	35%
Historic Resources (statutory minimum 10%)	20%
Open Space (statutory minimum 10%)	20%
Recreation	20%
	100%

The final two pages of this *Plan* compare the allocation of current and future funding requests to these targets.

**3. Projects leverage non-CPA funds to achieve community goals**

The CPC prioritizes projects that are not only eligible for CPA funding but which also leverage their CPA funding to achieve the maximum possible funding from other sources. The CPC also recognizes that a project may need a relatively high share of CPA funding in its initial phases (such as design) in order to raise funds primarily from non-CPA sources for its later phases (such as construction). In reviewing the CPA funds financial contribution to a project, the CPC may choose to look at individual project phases or the project as a whole. The CPC prefers to see a minimum of 50% funding match for all CPA projects whenever possible but may allow for a lower percentage match depending on the project and its overall benefits to the community. Municipal projects will be given more flexibility and have a lower preferred target match of 30%.

**4. Extent to which the Project benefits the Community**

The CPC will take into consideration the location of the project and its impact both on its surrounding neighborhood and the City as a whole. Projects which involve publicly (municipal) or privately owned assets that benefit all Newton residents & neighborhoods may be given more weight than projects which will have a more limited impact on the community. Community Housing is generally considered as having a wide public benefit to the City as a whole when it is both deed-restricted to ensure permanent affordability and proactively marketed to all eligible households.

When existing municipal assets, whether it be buildings or landscapes, are considered for CPA funding, the CPC must be careful to distinguish between projects which might be considered general maintenance, and therefore are not eligible for CPA funding, and projects which are capital improvements to the site and may be funded. There is no set definition of general maintenance vs. capital improvement, and the CPC will make decisions on the eligibility of projects on a case by case basis. When appropriate, the CPC may recommend dividing the cost of an improvement so that the CPA funding is used to provide an additional benefit which the City might otherwise not be able to fund. For example, CPA funding could be used to pay the difference between replacing an historically significant slate roof with the more appropriate but more expensive slate rather than a less costly asphalt shingle alternative.

Projects which have a limited or no public benefit to the community are generally considered to not be eligible for CPA funding.



**5. Project managers have a proven capacity for project management and long-term maintenance**

Newton's CPC requires each proposal to identify both a qualified, available project manager and a reliable source of non-CPA funding for future maintenance. The CPC also considers each proposal sponsor's past record of project management and maintenance when reviewing new proposals from that sponsor.

These requirements help Newton to avoid repeating past experiences with projects that took far more time or public funding to complete than originally anticipated or promised, and to comply with the state CPA statute's prohibition on using CPA funds for maintenance and operations.

**6. Evaluate completed projects to ensure accountability & improve future projects**

Once a project is funded, the CPC requires regular progress reports. For all non-City projects, the final release of CPA funds is contingent on a final in-person presentation and written report to the CPC. City project managers are also expected to provide final reports to the CPC on CPA-funded City projects.

The CPC monitors completed projects indefinitely, to evaluate the community's long-term returns on its CPA investments, and to learn how well – and why – different projects are maintained with non-CPA funds.

## Newton Community Preservation Plan

Current & Future Proposals Compared to Available Funds & Allocation Targets					
Total Funded Projects, FY15-FY20 (included debt service)		Affordable Housing	Historic Resources	Open Space	Recreation
\$37,215,223		\$12,298,224	\$5,295,287	\$15,862,500	\$3,759,122
Fy15-Fy20 - Percentage of allocation by resource		33%	14%	43%	10%
CPC target allocations by resource, ± 5%		30%	25%	20%	20%
<b>Current Proposals or Pre-proposals, with Related Future Proposals</b> (in order of submission to CPC) ✓ = Fy20 appropriation    ? = recommended by CPC but not yet funded    * = cost revised or estimated by CPC staff					
<b>CIP = City of Newton Capital Improvement Plan.</b> In this plan, for "Priority," lower numbers = higher priorities; for "Urgency," 100 = highest, 1 = lowest.					
Sources & CIP Priority (Urgency) October 2019	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 31 (53.7) CPA proposal on hold	70 Crescent Street <i>(in addition to prior CPA funding already incl. in Fy13-18 totals above: \$100,000 for site assessment, Apr. 2016; \$260,000 for feasibility &amp; design, Mar. 2017)</i>	\$1,481,622			\$1,093,378
CIP 66 (39.9) Pre-proposal discussed by CPC	Fy21 City Hall (Front) & War Memorial Exterior Stairs <i>In April 2019 the CPC voted 9-0 to condition any consideration of a full proposal for initial design (\$68,250) on a commitment of matching non-CPA funds. The CPC has not yet agreed to consider a request for final design or construction funding.</i>		\$2,332,000		
Not City Project	Coleman House Senior Housing Preservation <i>(Proposal recommended for funding at 1/12/21, City Council Review TBD)</i>	\$4,214,622			
Not on CIP	West Newton Armory Affordable Housing Development <i>(Proposal submitted for 3/9/21 Meeting)</i>	\$21,270			
CIP 112 (33.1)	Gath Pool Feasibility Study <i>(Pre-Proposal Submitted for 3/9/21 Meeting)</i>				\$60,000
<b>Current (Pre)Proposals Subtotal (including debt service)</b>					
FY21 Funds only	Webster Wood Debt Service			\$697,699	
\$9,900,591		\$5,717,514	\$2,332,000	\$697,699	\$1,153,378
Percentage of Allocation by Resource		58%	24%	7%	12%
Following amts include current fund balance. For funds available once that balance is spent down, see separate funding forecast.					
<b>FIVE-YEAR FORECAST: Total Available Funds for FY21-FY25 =</b>					
\$22,936,366					
target allocations. – 5%		\$6,880,910	\$3,440,455	\$3,440,455	\$3,440,455
target allocations + 5%		\$9,174,546	\$5,734,092	\$5,734,092	\$5,734,092
<b>TEN-YEAR FORECAST: Total Available Funds for Fy21-FY30 =</b>					
\$60,727,016					
target allocations. – 5%		\$18,218,105	\$9,109,052	\$9,109,052	\$9,109,052
target allocations + 5%		\$24,290,806	\$15,181,754	\$15,181,754	\$15,181,754
<b>Cumulative Debt Service for Webster Woods/300 Hammond Pond Parkway land acquisition (30 year debt):</b>					
First Five Years (FY21-FY25):				\$3,474,609	
First Ten Years (FY21-FY30):				\$6,950,872	

## Newton Community Preservation Plan

Other Potential Future Proposals (in order by highest CIP ranking for each site)					
Sources & CIP Priority (Urgency) October 2019	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 30 (53.8)	Fy21 Crystal Lake Levingston Cove <i>(state)</i>				\$700,000
CIP 110, 192, 208 (20.8)	Waban Library		\$428,500		
CIP 112 (33.1)	Gath Pool <i>(replacement)</i>				\$9,200,000
CIP 113 (33.1)	Forte Park <i>(including synthetic turf, which cannot be purchased with CPA funds)</i>				\$2,000,000
CIP 114 (33.0)	Old Cold Spring Park				\$350,000
CIP 118 (32.2)	Upper Falls/Braceland Playground				\$1,675,000
CIP 121, 145 (31.7, 28.5)	Burr Park Fieldhouse		\$474,000		<i>could also be listed here</i>
CIP 124, 176 (30.6, 24.7)	Kennard Estate <i>(Parks &amp; Rec. Dept. HQ)</i>		\$740,000		
CIP 125, 184 (30.5, 22.7)	Crafts Street Stable <i>(DPW)</i>		\$5,000,000		
CIP 126, 161, 211 (15.4, 26.9, 30.4)	Auburndale Library		\$520,000		
CIP 131, 147, 167, 182 (26.0, 29.9, 23.0, 28.4)	Senior Center <i>(existing, use changing)</i>		\$689,000		
CIP 134, 148 (28.2, 29.6)	West Newton Library <i>(Police Annex)</i>		\$450,500		
CIP 137 (29.3)	* City Hall Archives <i>(facilities) CIP lists only \$100,000 for this, but amt at right reflects CPA-funded archives strategic plan.</i>		\$1,500,000		
CIP 141, 166 (26.0, 29.0)	Newton Corner Library <i>(use changing)</i>		\$331,500		
CIP 159 (27.1)	Newton Centre Library <i>(use changing)</i>		\$1,500,000		
CIP 168 (25.7)	Crystal Lake Bathhouse <i>(previously est. full project cost \$8m)</i>				\$5,000,000
CIP 177 (24.7)	City Hall Historic Landscape		\$1,500,000		
CIP 178 (24.4)	Chaffin Park Wall (Fy21) <i>(abutting Farlow Park)</i>		\$200,000		
CIP 180 (23.8)	Nonantum Library		\$204,000		
CIP 181, 204, 207 (23.7, 18.7, 19.2)	Historic Burying Grounds <i>(in addition to ≈ remaining unspent \$84,000 in previously appropriated CPA funds)</i>		\$160,000		
CIP 196, 206 (19.0, 20.7)	Jackson Homestead <i>(basement galleries, doors &amp; windows)</i>		\$342,000		
CIP 202 (20.0)	City Hall Doors & Windows <i>NOTE: Total CPA-eligible projects listed for City Hall, including archives &amp; landscape: \$8,332,000.</i>		\$3,000,000		
CIP 205 (19.2)	Nahanton Park <i>(renovate parking areas, path to Nature Center)</i>				\$150,000
<b>Other Potential Future Proposals Subtotal =</b>					
<b>\$36,114,500</b>		\$0	\$17,039,500	\$0	\$19,075,000
% Allocation by Resource		<b>0%</b>	<b>47%</b>	<b>0%</b>	<b>53%</b>
<b>TOTAL Current (Pre)Proposals + Other Future Proposals =</b>					
<b>\$46,015,091</b>		\$5,717,514	\$19,371,500	\$697,699	\$20,228,378
% Allocation by Resource		<b>12%</b>	<b>42%</b>	<b>2%</b>	<b>44%</b>
<b>CPA Target Allocations by Resource +/-</b>		<b>35% ± 5%</b>	<b>20% ± 5%</b>	<b>20% ± 5%</b>	<b>20% ± 5%</b>
<b>5%, according to guidelines April 2018</b>					

**Community Preservation Act Funds  
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY18	AUBURN STREET (236) (affordable housing & historic preservation)	236 Auburn Street, Auburndale, MA 02466	Community Housing/Historic Preservation (\$677,700/\$300,000)	\$977,700	\$977,700	\$0	Property sold to Housing Authority along with other CANDO properties - Law Dept. working with NHA attorney to finalize Preservation Restriction
FY21	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$390,000	\$0	\$390,000	Approved in October 2020
FY20, FY21	COVID-19 Emergency Housing Relief Program	Citywide	Community Housing	\$3,200,000	\$1,477,202.18	\$1,722,797.82	CDBG Funding fully expended. CPA funding from July 1 through October 31 has assisted 93 households – 49 households at or below 30%, 26 between 31% and 50%, 11 between 51% and 65%, and 7 between 66% and 80%. The program was expanded with the CPC's approval from 3 months to 6 months in September and to 8 months in December. Additional Funding Request approved Feb 2021.
FY14	CURVE STREET (12-20), Myrtle Village (housing)	12 and 18-20 Curve Street, West Newton, MA 02465	Community Housing	\$910,179	\$910,179	\$0	Waiting for Final Report - Reached out to Applicants Spring 2020
FY21	Durant-Kenrick Gutter and Window Repairs	286 Waverley Avenue Newton Corner, MA 02458	Historic Resources	\$16,884	\$0	\$16,884	City Council approval received 12/21/20
FY15	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$132,502	\$76,198	CPC approved the reallocation of funds to the South Burying Ground fence replacement project in Oct. 2020
Fy21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Corner Newton	Historic Resources	\$1,433,000	\$0	\$1,433,000	Funding approved March 1, 2021
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$0	\$28,990	Project approved by City Council Feb. 1
FY19, FY21	JACKSON ROAD Senior Housing (Haywood House)	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$0	\$3,077,900	Additional Funding approved at 12/7 Council meeting.
FY18	NEWTON CEMETERY Whipple-Beal Cast Iron Fence	791 Walnut Street, Newton Center, MA 02459	Historic Resources	\$60,000	\$54,000	\$6,000	Final Report Approved; Preservation Restriction under review with MHC
Fy20	NEWTON CONSERVATORS, Conservation Restrictions (Kessler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
Fy19	NEWTON CONSERVATORS, Conservation Restrictions (Wabasso Street, Rogers Street)	Wabasso St: 211 Lexington Street/71 Wabasso St., Auburndale, MA 02466 20 Rogers Street, Newton Highlands, MA 02461	Open Space/Recreation (\$7,500/\$22,500)	\$30,000		\$30,000	Grant Agreement in progress - working with Law Dept. to complete review
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$3,209,050	\$2,446,327	\$762,723	CPC approved reallocation of funds to preserve existing homeowner units Sept 2020; Recommendation approved by Finance and ZAP Committees; anticipated to be reviewed by full Council 12/7
Fy20	NEWTON HOUSING AUTHORITY - CAN-DO PORTFOLIO	Citywide	Community Housing	\$1,105,000	\$1,096,790.39	\$8,209.61	Sale of properties completed in January - NHA is expected to request the remaining funds to cover other acquisition expenses (TBD)
Fy20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	\$50,000	\$3,737.93	\$50,000	Design work complete - expect back to CPC in future to reallocate funding to construction work
Fy19, FY21	STANTON AVENUE Senior Housing (Golda Meir House Expansion)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$0	\$4,494,857	Working with 2Life on grant agreement - 2Life hopes to have all funding closed by April to begin construction
FY15	WABAN HILL RESERVOIR	1170 Common-wealth Avenue (Manet Road & Reservoir Drive), Chestnut Hill, MA 02467	Recreation	\$980,000	\$980,000	\$0	Project complete - anticipate final report/status update at April meeting
Fy20	300 HAMMOND POND PARKWAY / Webster Woods 2 (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$14,618,836	\$1,121,164	Two accounts - purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; No Restriction in place at this time.
<b>Project Totals</b>				<b>\$35,927,260.00</b>	<b>\$22,697,274.30</b>	<b>\$13,233,723.63</b>	

# Newton Community Preservation Program

## Minutes



- February 9, 2021 Draft Meeting Minutes (to be emailed separately)