



COMMUNITY PRESERVATION COMMITTEE REVISED AGENDA

August 10, 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. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **88010126719**

Ruthanne Fuller
Mayor

Barney S. Heath
Director of Planning and
Development

To join this meeting on your computer, go to:

<https://us02web.zoom.us/j/88010126719>

One tap mobile: +16465588656,,88010126719#

AGENDA

7:00 P.M. - Committee Introductions

PROPOSALS AND PROJECTS

7:15 P.M. – Public Hearing on Proposal for [Athletic Fields Capital Improvement Plan FY 22-25 Design Funding](#) (\$420,000 in CPA Recreation Funds)

OTHER BUSINESS

- 1) Review of Affordable Housing Trust Draft Ordinance
- 2) Review of Current Finances
- 3) Plan for Future Review of Minutes
- 4) Approval of June 8 and July 13 Minutes
- 5) Update on Permanent and Temporary Project Signage
- 6) Future Meeting Locations
- 7) Other

Please note that the times 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 or (617) 796-1253. The city’s TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

COMMUNITY PRESERVATION COMMITTEE

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

www.newtonma.gov/cpa

Program Staff

Lara Kritzer
Community Preservation
Program Manager

lkritzer@newtonma.gov

617-796-1144

1000 Commonwealth Ave
Newton, MA 02459
T 617.796.1120
www.newtonma.gov

Newton

Community Preservation Program

Projects and Proposals



Proposals and Project Reviews

Public Hearing for Athletic Fields Capital Improvement Plan FY 22-25 Design Funding

The Parks, Recreation, and Culture Department has submitted a full proposal to hire an on-call consultant to rehabilitate, restore, and improve four of the City's athletic fields including the Russ Halloran Sports and Recreation Center/Albemarle Park (Newtonville), McGrath Park (West Newton), Burr School (Auburndale), Brown/Oak Middle Schools (Oak Hill), with the option open to complete work on two more fields, Forte Park (Nonantum) and Braceland Park (Upper Falls), if there is funding still available once the first four are done. The funding amount has gone up slightly since the pre-proposal review in July from \$400,000 to \$420,000. The full proposal was sent out on July 26 – a copy is also included and is followed by the Reader's Guide review.

OTHER BUSINESS

- 1) Review of Affordable Housing Trust Draft Ordinance – In July, the Planning Department completed work on a draft Affordable Housing Trust Ordinance and presented it to the Housing Partnership and Zoning and Planning Committee for review. The next step is to have the CPC review it as well and give your thoughts on the proposed process, whether members think it makes sense to set aside CPA funding in a Trust for some/all of its future affordable housing allocations, and if so, how much might be allocated annually to a future Trust. Included in this packet is the background memo that was sent to the Zoning and Planning Committee explaining the new draft ordinance followed by the ordinance itself and the state enabling legislation. If there is any additional information would be helpful to have before the meeting, please let me know and I would be happy to send it out asap.
- 2) Update on Permanent and Temporary Project Signage – At the June meeting, the Committee agreed to look into new options for temporary and permanent signage. I have been in touch with the Newton North High School Graphic Design program and they have already put

together a draft sign design for the Committee to consider. They are also suggesting two potential materials and stands:

- Vinyl banner with grommets – this has the benefit of being light and easy to transport and store. I think it would be a good option for sites with construction fencing, or we could arrange to have the banner hung between posts, on the side of the building etc.
- Using a plastic composite material that can be mounted on a flexible freestanding stand. This is used by the NNHS theater program and I've included a photo of the stand and sample sign for size. This could be a great option as well for sites where we want a freestanding sign – it seems to be relatively easy to store and relocate and could be double sided as well.

At this meeting, I would like to take a few minutes to discuss the proposed sign and materials so that I can pass on comments to the student working on the project for us. If anyone has ideas that they would like me to look into before the meeting, just let me know.

Also, the head of the NNHS program has asked if the CPC would be interested in having the logo redesigned this fall. NNHS students did the original design almost twenty years ago – their program head worked on it then as well and is interested in working with students on a new one. With the twentieth anniversary of the program coming up, this might be a great time to look into refreshing the design.

- 3) Future Meeting Locations – I left this on in case there are any comments or suggestions on places. Right now, there is no known date for when in-person meetings will begin. I have booked the Senior Center for the next few months just in case, but I don't see us needing that option for awhile yet.
- 4) Other – Just in case.

Newton Community Preservation Program
CPC Staff *READER'S GUIDE* to New Proposal
Athletic Fields Capital Improvements Plan Design Project FY 2022-2025

CPA REQUEST: \$420,000 – Approximately 42.5% of total project costs

TOTAL COSTS: \$987,545

This proposal requests CPA funding to hire on-call design consultants to complete the work necessary to take the project from initial design development through construction and project completion. Work to be completed by the consultants at each site would include site analysis, feasibility studies, design development plans, landscape plans, construction documents, cost estimates, and construction observation. The proposal requests consultant funding to complete this process at four to six sites over the next three to five years.

RECOMMENDED CONDITIONS for CPC FUNDING

1. CPA funding is intended to hire an on-call consultant to complete the work necessary to redesign and reconfigure four parks (Russ Halloran Sports & Recreation Complex @Albemarle, McGrath Park, Burr School Fields, and Brown/Oak Hill Middle School Fields) with work to include site analysis, feasibility studies, design development plans, landscape plans, construction documents, cost estimates, construction observation and/or any other studies or documents needed to complete the project.
2. Any CPA funding left over after the completion of this work at the four sites listed above may be used to complete the same scope of work at Forte Park and/or the Upper Falls Playground/Braceland Park.
3. The CPC shall receive a copy of all of the design documents, including both preliminary plans and the final construction documents as soon as they are available.
4. Any periodic reports or interim deliverables prepared as part of this project, and any City or State reviews of those deliverables, must be shared with the CPC for online posting.
5. The CPC or its staff may periodically request updates on the status of the project and/or schedule site visits and request photos of any site work underway for the Committee and public's information.
6. All recommended CPA funds should be appropriated by the City Council within 6 months and expended within two years of the date of any CPC recommendation. If either deadline cannot be met, the applicant should request an extension from the CPC, which the CPC may grant at its discretion.
7. 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 under Recreation as it seeks to Rehabilitate and Restore existing athletic fields and may Create new fields where possible.

COMMUNITY NEEDS

The proposal illustrates Newton's critical need both for more available athletic fields and to improve the quality of those already in use. The proposal includes a letter of support listing the multiple programs which use Newton's fields and the challenges which their teams regularly face in terms of their condition and availability. Newton has a limited number of existing fields and the proposed project would aim to

both redesign those fields to better utilize space and improve conditions as well as consider where additional fields might be created. The City's Parks and Recreation Committee has established an Athletic Fields Subcommittee which is working with City staff to address this situation. The proposal states that the City's goals for this project include improving the quality, quantity, and accessibility of multiuse fields; standardizing Newton's park design; ensuring equitable investment throughout the City; and developing the projects to shovel ready status. The proposal also includes the criteria which the City used to determine the sites chosen for this program. The proposal would initially focus this funding on the redevelopment of four existing sites over the next three years, with the requested option to include two additional locations over the next five years if there are unused CPA funds available.

The need to assess and improve the City's athletic and playing fields is noted multiple times in the City's planning documents and most recently in the Open Space and Recreation Plan for 2020-2027. The proposal notes that this project is recommended in three of the Section 8 goals (Goal 2, Goal 3, and Goal 4). Specifically, Goal 2, Objective 2B calls for the City to assess its recreational facilities "to optimize playability, expand utility, and ensure public safety to meet the changing needs of Newton residents and the year-round character of athletics in Newton." Other goals in this section also refer to improving accessibility, open space resources, and facilities in Newton's parks and playgrounds. The project also addresses goals in Section 9 of the Plan (Goal 2, Objective 2B), which calls for "improved City parks, playgrounds, and other recreational facilities" and notes the need for improved natural turf fields, the possibility of new artificial turf fields, and the need for new lighting at many facilities. All of the referenced goals are included within the scope of the current proposal.

Several elements of this project are also listed on the City's Capital Improvement Plan (CIP). CIP #48 (Halloran Field Lights) and #107 (Halloran Sport Complex) would be directly addressed by the proposed use of CPA funding to redesign and complete construction documents for the Halloran Sports Complex at Albemarle Park. Page 152 of the CIP also recognizes the need to "enhance field space to house more rectangular field space to accommodate lacrosse and soccer" at McGrath Park. Lastly, the overall project to rehabilitate and improve the City's athletic fields is now listed as a new project in the City's updated Supplemental CIP (Page 4).

DEVELOPMENT USES & SOURCES

CPA funding is requested to allow the City to hire an on-call consultant to complete all of the reviews, studies, and plans necessary to improve and redesign the four to six locations noted in the proposal. The CPA funding would be used exclusively for this purpose, which is approximately 42% of the overall project. The applicant proposes to use a mix of City and outside funding to cover the remaining work proposed. City funding will be used to cover the cost of staff time to oversee this project for the three to five years that it is anticipated to need. The project also includes several site specific funding sources to consider specific elements at those sites – the Athletic League will fund the Forte Park Artificial Turf Feasibility work, CDBG funding will be used on a new accessible path at McGrath Park, and a developer is funding new lighting at Forte Park. A separate source is also noted to be funding a lighting structural assessment which includes two of the project sites (Forte Park and Albemarle), but the specific source of that funding is not noted in the applications.

PROJECT FINANCES

As noted above, CPA funding would be used solely for the costs associated with hiring an on-call consultant to look at all of the project sites and complete the planning work necessary to make the anticipated improvements. The City has proposed to fund over 50% of the project using a mix of City staff time and other donated and CDBG program funds. However, while the current proposal does

include construction oversight by both the consultant and City staff, it does not include any funding for the construction work itself and there no information at this time on potential costs or funding sources. It is likely that some CPA funding will be requested in the future to assist in constructing the completed plans once they are available.

FUNDING IN RELATIONSHIP TO PROGRAM FINANCE

Below is a breakdown of the CPA program's available funding as of August 3, 2021. Please note that the FY22 prior year unrestricted funds have not been confirmed at this time and the amount shown below is staff's best guess based on currently available information. The breakdown includes the possible CPA funding accounts that could be used for this project and their current totals based on available fund information and recent CPC recommendations. The last two lines reference the cost of the current project and the total CPA funding which would be remaining in all CPA accounts if this project was funded at this time.

CPA Funds Available for Use	Amount
FY22 Undesignated Funds	\$2,957,003
Prior Year Undesignated Funds	\$5,604,048
Funds Currently Available for All CPA Projects (Not including Specific Category Reserve Funds)	\$8,561,051
Athletic Fields Capital Improvements Plan Design Project	
	\$420,000
Remaining CPA Funding Available IF This Project is Approved	\$8,141,051

SPONSOR QUALIFICATIONS AND INSTITUTIONAL SUPPORT

Open Space Coordinator Luis Perez Demorizi, a member of the Parks, Recreation and Culture Department, will manage this project. Mr. Demorizi developed this proposal and is already overseeing the design work at Gath Pool and Levingston Cove. He has also successfully completed similar projects for the City, including the new Heartbreak Hill Park at Waban Hill Reservoir. The proposal includes institutional letters of support from the Newton Athletic Fields Foundation and the heads of numerous local sports teams and organizations and is the recipient of a local petition supporting the proposed funding.

PERMITTING STATUS

The future permitting requirements of this project are unclear at this time. The proposed project would begin the process of looking at four to six sites to consider how they can be designed and reconfigured to better meet the needs of the community. Several of these sites have adjacent wetlands and other potential site issues which may trigger review and permitting requirements in the future. The City will have a better understanding of these potential issues once the initial design development and feasibility studies have been completed. These studies will also impact how and where future changes are made at each site.

SITE CONTROL

All six sites are owned by the City of Newton. Five of the sites are under the management and control of the Parks, Recreation, and Culture Department while the sixth, Burr School, belongs to the Newton Public School Department. Parks and Recreation is currently working with NPS to gain any necessary approvals from that department.

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



July 26, 2021

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

Dear Ms. Kritzer,

This letter is to confirm the Parks, Recreation & Culture Department has current custody of all project sites, except for the Burr School property which is under Newton Public Schools (NPS) custody. The department is working with NPS to gain all required approvals from that institution. This letter also confirms the department's commitment of staff time for project management of the Athletic Fields Capital Improvement Plan.

If you have any questions, please call the Parks, Recreation & Culture Office at 617.796.1500.

Sincerely,

Nicole Banks
Parks, Recreation & Culture Commissioner

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 or contact:

Lara Kritzer, Community Preservation Program Manager

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

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.

Project TITLE	Athletic Fields Capital Improvement Plan Design Phase FY 2022-2025														
Project LOCATION	<ol style="list-style-type: none"> Russ Halloran Sports & Recreation Complex @ Albemarle – 256 Albemarle Road, Newtonville McGrath Park – 1600 Washington Street, West Newton Burr School Fields - 171 Pine Street, Auburndale Brown/Oak Hill Middle School Fields – 130 Wheeler Road, Oak Hill Forte Park - 235 California St, Nonantum Upper Falls Playground 'Braceland'- 1146 Chestnut St, Newton Upper Falls 														
Project CONTACTS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Name & title or organization</th> <th style="width: 25%;">Email</th> <th style="width: 20%;">Phone</th> <th style="width: 20%;">Mailing address</th> </tr> </thead> <tbody> <tr> <td> Project Manager Luis Perez Demorizi, Director of Parks and Open Space Parks, Recreation & Culture </td> <td>lpdemorizi@newtonma.gov</td> <td>617-769-1500</td> <td>246 Dudley Road, Newton MA, 02459</td> </tr> <tr> <td> Other Contacts Nicole Banks, Commissioner Parks, Recreation & Culture </td> <td>nbanks@newtonma.gov</td> <td>617-796-1500</td> <td>246 Dudley Road, Newton MA, 02459</td> </tr> </tbody> </table>			Name & title or organization	Email	Phone	Mailing address	Project Manager Luis Perez Demorizi, Director of Parks and Open Space Parks, Recreation & Culture	lpdemorizi@newtonma.gov	617-769-1500	246 Dudley Road, Newton MA, 02459	Other Contacts Nicole Banks, Commissioner Parks, Recreation & Culture	nbanks@newtonma.gov	617-796-1500	246 Dudley Road, Newton MA, 02459
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Other Contacts Nicole Banks, Commissioner Parks, Recreation & Culture	nbanks@newtonma.gov	617-796-1500	246 Dudley Road, Newton MA, 02459												
Project FUNDING	A. CPA funds requested: \$ 420,000 – Design for various field improvements	B. Other funds to be used: \$567,545– approximate match	C. Total project cost (A+B): \$987,545												
Project SUMMARY	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.														

NEWTON ATHLETIC FIELDS

Newton has robust and growing athletics programs with thousands of athletes participating in a wide range of sports including football, baseball, lacrosse, soccer, softball and field hockey. Over the past decades: youth athletic organizations have grown, and youth athletics have shifted to “field intensive” sports; playing seasons are both longer and “multi-season”; and adult interest in recreational sports is increasing. As a result, the City’s existing playing fields are more heavily used than ever. Given the limited number of fields that the City has and the limited budget that it has to regularly renovate fields, Newton, like many cities, has been unable to keep up with growing needs and is not currently aligned with the amount of use. Thus, larger capital projects to increase field capacity, reconfiguration for efficiency in use is required.

Challenges for grass fields include lack of irrigation and lack of rest time (harder to accomplish with fields in constant use all spring and fall), which has led to bare patches, uneven surfaces, and hazardous playing conditions. In addition, many fields are sited on former wetlands and lie in or near floodplains, and so have drainage problems, especially in the spring and fall, leading to canceled games and degraded field conditions.

Residents would like to see improvements in drainage for these facilities, and improvements in field amenities such as lights to increase field utilization.

Because of the high demand and continued maintenance issues with grass fields, the “multi-purpose field” athletic community (soccer, lacrosse, football, etc.) has unanimously identified the construction of synthetic fields as its highest priority. Synthetic turf fields allow for notably higher utilization (more hours by more athletes) at a more consistent level of quality than grass fields, thus providing a critical part of a balanced portfolio of athletic facilities. Given the number of synthetic turf field candidates already identified, a program-based approach will enable Newton to successfully manage multiple projects in a more efficient (resources, budget, public input, and effort/duration) manner.

Some of the key items the city has been doing to keep up with athletic trends include: Establishing multiyear, multi-phased project priority (based on usage, demand by program, current inventory, budget, and stakeholder input); understanding renovation costs; Assessing and developing an estimated project delivery timeline. Additionally, to better maintain fields, the City has significantly increased maintenance funding for grass fields.

As a result of the aforementioned assessment by the Parks, Recreation & Culture Department (PRC), the city has determined that the need to enlist a professional landscape architecture and engineering team with appropriate qualifications will be required to assist the City in completing one of the largest investment in athletic fields improvement programs in Newton’s history. Additionally, the city has established the following project goals and criteria for prioritizing projects for a 5-year timeframe, with the goal of continuing to develop a 10-year plan.

PROJECT GOALS AND PRIORITIZATION:

Field Improvement Goals

- Improve quality and quantity of usable multiuse/multipurpose fields
- Improve accessibility in parks
- Establish standardized park design details to better manage operation & maintenance
- Invest equitably in Newton’s Athletic Fields + Parks across the city
- Develop shovel-ready projects

Field Prioritization Criteria

- Potential for greatest city-wide project benefit
- Project sequencing: prioritize new fields being brought online first
- Bandwidth: Balancing concurrent projects against staff time
- Potential for expansion of multiuse fields
- Expanding evening play (light improvements/ additions)
- Safety (Albemarle lights)
- Integrated with other projects in a park area (e.g., path at McGrath)

The Athletic Fields Capital Improvements Plan FY22-25 Design Funding requests \$420,000 in CPA funds to allow the City to hire design consultants to complete the work necessary, including site analysis, feasibility studies, design development plans, landscape plans, construction documents, cost estimates, and construction observation, to take the field improvement projects at the Russ Halloran Sports & Recreation Complex, McGrath Park, Burr School Fields, Brown/Oak Hill Middle School Fields, Forte Park, and Upper Falls Playground (Braceland Park) from the design development phase through project completion.

Project Management

Luis Perez Demorizi, Open Space Coordinator, has 7 years of experience as a landscape designer 5 of which were spent designing parks, playground, streetscape and inspecting post-construction contractor work in both municipal work, as well as private sector projects. He helped manage an 11-million-dollar contract with the City of New York's Department of Environmental Protection's green infrastructure program retrofitting sidewalks, schools and parks to manage and capture stormwater. For PRC, Luis has managed and supervised the construction of Heartbreak Hill Park at Waban Hill Reservoir(368K value), the design and construction of the athletic field lights at Newton South High School (~450K value), structural field and court lighting assessment at Albemarle Park, Forte Park and Newton South High School tennis courts, retaining wall assessment at Burr Park, Life course trail renovation at Cold Spring Park, and landscape improvements at the Newton Corner traffic islands. He is currently overseeing the design and engineering of the Improvements to Levingston Cove at Crystal Lake. He is also in the process of finalizing trail bid documents for the Phase 1 of the Marty Sender greenway improvements. Under his oversight, Luis has been able to deliver quality open space projects to the city of Newton. He puts extra focus on minimizing project unknowns when possible. He is also able to connect effectively with other departments, various city commissions and the public.

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

Project TITLE	Athletic Fields Capital Improvement Plan Design Phase FY 2022-2025	
USE of CPA FUNDS	RECREATION	
	Preservation	
	Rehabilitate/ Restore	X
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , 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.	

Open Space and Recreation Plan Update 2020-2027

- Section 8, Page 141 Goal 2 Objective 2B: A comprehensive City-wide plan to develop an assessment for existing and future active recreational facilities (i.e. sports fields, hard courts, aquatics and other athletic facilities) to optimize playability, expand utility, and ensure public safety to meet the changing needs of Newton residents and the year-round character of athletics in Newton..
- Section 8, Page 141 Goal 3 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.
- Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City’s Park land.
- Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest.
- Section 9, Pages 145-146 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.
 - Possible Synthetic Turf Projects: # 15 - Brown/Oak Hill Middle Schools: Upgrade existing natural turf fields to synthetic and improve; accessibility throughout; #16 - Albemarle Field/ Russell J. Halloran Athletic Complex: Upgrade existing natural turf to synthetic at football, soccer and baseball fields.
 - Possible Sports Lighting Project: #17 - Modernize, expand sports lighting at Cole and Murphy Fields; repair poles based on public safety assessment and structural assessment of existing lighting equipment.
 - Possible Natural Turf Projects: #24 - Burr School Fields - Consider renovation of existing fields.
- Section 9, Pages 146-146 Goal 2 Objective 2C Improved trails, paths, and infrastructure (e.g., bridges and boardwalks).
 - Possible Trail Improvement Projects: #39 Richard McGrath Park – Plan an accessible pathway project for the fields.
- Section 9, Pages 146-146 Goal3 Objective 3A Maximized accessibility of as many of Newton’s Outdoor Recreation Facilities and Natural Open Spaces as feasible. #62 Implement priority accessibility improvements throughout the City’s park system, including: accessible paths at Cold Spring Park, Plan for paths at Auburndale Playground/Lyons Field (Marty Sender Path) and Richard McGrath Park.

Capital Improvement Plan FY2022-2026

- CIP by Priority FY 2022-2026:
 - Priority #48 - Halloran Field Lights at Albemarle
“Replace sports lighting structures and fixtures at Halloran (Albermarle)”
 - Priority #107 – Halloran Sports Complex
“Synthetic Turf field to include baseball and football/soccer/lacrosse field”
- CIP by Priority FY 2022-2026 Page 152:
 - “At Richard McGrath Park (a.k.a., Warren House) Field Complex in West Newton on Washington Street, the Department is looking to enhance field space to house more rectangular field space to accommodate for lacrosse and soccer for both children and adults. This would include constructing a Lacrosse Wall on site to help enhance players’ skills. The wall would be approximately 15’ tall and 30’ wide”
- Supplemental CIP FY 2022-2026:
 - “Rehabilitation of Athletic Field – The city’s athletic field infrastructure at both parks and schools need significant improvement. The Parks, Recreation & Culture Department is developing a long-term plan of field improvement projects for the next five years, with several projects going to the

Community Preservation Committee for funding approval to in 2021. The goal is to improve field quality and increase field use hours by rearranging fields, adding, or improving lighting and rehabilitating the fields themselves. The total cost estimate for the five-year period is 3.75 million, using a combination of CPA and ARPA funds.”

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. Consult staff on the community contacts required for your specific proposal.

Name & title or organization	Email	Phone	Mailing address
Arthur Magni, Chairman Parks & Recreation Commission		617-821-8351	107 Mount Vernon Street Newton, 02465
Midge Connolly, Athletic Field Sub-Committee Member		617-527-6988	289 Cherry Street West Newton 02465
Justin Traxler, President, Newton Girls Soccer, Newton Athletic Field Foundation		617-549-8126	36 Metacomet Rd Newton 02468
Josh Krintzman, Councilor	jkrintzman@newtonma.gov	617-558-0699	77 Crehore Drive, Newton, 02462
John Oliver, Councilor	joliver@newtonma.gov	248-219-3858	14 Wyoming Street Newton, 02460

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 Athletic Fields Capital Improvement Plan Design Phase FY 2022-2025		
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Estimated Designer fee for various field projects		\$420,000
Approximate staff time for the duration of multi-year plan (Design & Construction Phases)		\$236,670
Forte Park Artificial Turf Feasibility		\$17,000
McGrath Park Accessible Path CDBG funding		\$92,000
Forte Park lighting upgrades – Developer mitigation funds		\$200,000
Athletic Lighting Structural Assessment @ various sites (Forte Park, Albemarle, & Newton South Tennis Courts)		\$21,875
D. TOTAL USES (should equal C. on page 1 and E. below)		\$987,545
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$420,000.00
Approximate staff time for the duration for the duration of multi-year plan	Expected	\$236,670.00
Forte Park Artificial Turf Feasibility – Athletic League	Expected	\$17,000.00
McGrath Park Accessible path – Community Development Block Grant	Confirmed	\$92,000.00
Forte Park lighting upgrades – Developer mitigation funds	Confirmed	\$200,000.00
Athletic Lighting Structural Assessment @ various sites (Forte Park, Albemarle, & Newton South Tennis Courts)	Confirmed	\$21,875.00
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$987,545.00
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Turf Management – See detailed breakdown of scope in attachment		\$250,000
Turf Mowing – See detailed breakdown of scope in attachment		\$700,000
		\${amount}
		\${amount}
F. TOTAL ANNUAL COST (should equal G. below)		\$950,000
Sources of Funds		
Public Grounds Maintenance Operation Budget		\$950,000
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$950,000
Project TIMELINE	Phase or Task	Season & Year
	Phase 1 Task 1 – Survey + Preliminary Design (Includes public meetings and supporting materials, master planning, site analysis, feasibility studies, test pits as needed, wetland delineation, and Preliminary cost estimates)	Fall 2021 thru Winter 2022
	Phase 1 Task 2 – Design Development (Includes 30% design, refined cost estimates, and preliminary construction details)	Spring 2022 thru Summer 2022

Phase 1 Task 3 – Final Design + Bid Documents (60% plans thru construction bid documents, refined construction cost estimates, technical specifications, construction details, structural soil borings at lighted fields, and required permitting)	Summer 2022 thru Fall 2022
Phase 1 Task 4 – Construction Administration (includes administrative review of contractor material submittals, shop drawings, onsite inspection of work, punch list review)	Fall 2022 thru TBD (based on construction prioritization and limiting number of fields being off line)
Phase 2 – Construction of various field improvement projects	Time is TBD

Project TITLE		Athletic Fields Capital Improvement Plan Design Funding FY 2022-2025	
↓ Check off submitted attachments here.			
REQUIRED.	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	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.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
	X	Development budget: 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) Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
	NA	Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
	NA	Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	X	For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.	X	CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project
		COVER LETTER	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
	ZONING & PERMITTING		
		Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable)	
		Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plans, landscape plans, etc. Materials & finishes; highlight “green” or sustainable features & materials	
OPTIONAL for all proposals.	X	LETTERS of SUPPORT	from Newton residents, organizations, or businesses

July 9, 2021

Newton Community Preservation Committee,

I write to you on behalf of the Newton Athletic Fields Foundation (NAFF) to endorse the CPA project that has been presented to the committee by the Park, Recreation and Culture department to invest \$400K as the first step of a comprehensive plan to improve Newton's athletic fields.

Why this project is critical

Leaders in Newton's Athletic community have been voicing concerns for years about the dangerously sub-par conditions, lack of capacity and dire need for action with Newton's athletic fields. We have worked collaboratively in an attempt to address these issues through discussions with Mayor Fuller, members of her administration and members of the City Council, attending both committee and public meetings, hiring consulting firms to provide expertise and providing inputs to the OSRP. The project presented by PRC is a critical first step in a multi-year program that is desperately needed to "Fix Newton's Fields".

Athletic fields are by far one of Newton's most utilized resources, yet for decades the city has underfunded investment to modernize them and align capacity with the sports played by athletes in Newton.

Who is the Newton Athletic Field Foundation (NAFF)

NAFF (www.fixNewtonsFields.com) is an organization that was founded to give a much needed voice to athletics in Newton, an area that has been generally underserved by the city. It is sponsored by the following youth athletic organizations in Newton: Newton Girls Soccer, Newton Youth Soccer, Newton Girls Lacrosse, Girls Lacrosse Newton, Newton Mustangs Football, Newton Area Flag Football and Boston Ultimate Disc Alliance (Newton Chapter).

Over 4,000 Newton residents participate in our programs. Including parents, this represents over 10,000 members of our community that benefit from athletics. This past year, NAFF gathered over 1,000 signatures on a petition (attached) supporting increased investment in athletic fields.

On behalf of the athletic community, we thank you for your consideration of this important project.

Sincerely,

Justin Traxler
President Newton Girls Soccer
Founder Newton Athletic Fields Foundation

Clifford Slater
President, Newton Youth Soccer

Larry Casillo
President, Newton Youth Lacrosse

Sam Figler
Member, Newton Park and Recreation Commission
Director, Newton Youth Lacrosse

Nancy Sweatt
President, Newton Girls Lacrosse

Fran Yerardi
Founder, Girls LAX Newton

Eric Busa
Director, Newton Mustangs Football

Burt Granovsky
Head Coach, Newton Youth Ultimate

Jacob Groshek
Founder, Commissioner Newton Area Flag Football

Attached:
NAFF Petition
Resident Feedback from Petition Drive



For the Love of Sports, Fix Newton's Fields

Petition to Improve Newton's Athletic Fields

We, the undersigned, believe that athletics are integral to the well-being of our residents and that Newton's decaying and outdated athletic fields require urgent attention after decades of under investment.

Newton needs a multi-year athletic fields improvement program to:

- Rehabilitate fields in disrepair
- Construct artificial turf fields
- Increase maintenance to support usage levels
- Configure and allocate fields based on demand (not history)
- Install additional field lighting

We seek a formal commitment from the Mayor's office, City Council and Parks, Recreation & Culture (PR&C) department to:

- Allocate capital and operating funds
- Commit to a multi-year plan (dates, deliverables, budget, resources)
- Charge market-rate rental fees and direct them to field maintenance
- Commit Community Preservation Act (CPA) funds annually
- Dedicate the required resources to both deliver improvements and maintain existing fields

Your support will be shared with the City to demonstrate Newton's broad support for athletics.

Newton is overdue for some improvements on this front. Alec S.

As a parent of two children who play sports, I have observed that **Newton fields are significantly below par, when compared to other towns in Middlesex and other counties.** I hope that Newton can allocate funds to improve the conditions. Thank you. Alisa K.

As a parent who has coached baseball and soccer, I've put in multiple days raking, removing debris, weeding, and filling holes, **I can say that the condition and quality of our fields is below average to poor.** This weekend I practices baseball with my 2 sons at Roche field at Albemarle. Both kids took "dingers" off ground balls that popped up and hit them - one in the mouth and one in the forehead, and we had 1 twisted ankle for running and stepping in a hole. At Lyons, right field is flooded and soft and is basically a hazard. Both boys are hoping to play flag football this fall, and we're enrolling our daughter to Girls Soccer. Please prioritize investing in our fields - quality and safety from design to maintenance. Thank you! Matt S.

I coach for my daughters teams and as both a mom, young women and an educator, **it is paramount we sustain and support maintaining fields so that all children/ community members can appreciate the outlet given by partaking in and leading sports activities.** Green spaces and fields slated for games promotes a healthier community. Please don't neglect our fields! Please ensure equitable distribution of field time as well. Julie L.

I have been playing ultimate on Newton's fields year round for 14 years. It's been a **constant struggle to find adequate field space** for our team and I would really like to see more fields available and improvements made to the existing ones. Marc S.

I'm a coach for Newton Girls Soccer. The field conditions for games have ranged from fair to dangerous, uneven surfaces that can lead to knee injuries. There were holes so big at Oak Hill we've had to put cones in them. Please do something to fix the fields! David C.

I've coached Soccer and **the fields overall are in bad shape.** Our practice field in Upper Falls was mostly weeds and dirt. People used the playing field as an off leash dog park so our girls were stepping in dog feces and aggressive dogs would chase the girls during practice. The game day fields at Brown/Oak Hill are uneven with holes in the field and very poor drainage. One hole was so deep we stuck a road cone in and you could just see the tip sticking out. Even if it rained days earlier, there would be standing water on the field. For such an affluent town that prides itself on being family friendly, it seems very little is spent to maintain or improve the fields. The surrounding communities in Brookline, Wellesley, and Needham all have much better fields than Newton. Michael V.

Lights are especially crucial in Fall and early spring for practice. Elizabeth N.

Newton parks and field are not maintained nor is the necessary funding allocated to maintain them to even an acceptable standard. **When compared to surrounding towns, most of Newton parks and fields are in a poor conditions for athletics.** There are frequent letters to the Tab on degrading conditions of tennis courts, basketball courts, etc. Albert O.

Our fields should be far better condition than they are. Nearly every other town and city we travel to has super fields. Newton's fields are way overdue for a makeover, and in fact, should receive significant upgrades. Amy D.

There are not enough fields and fields need help. This is pretty obvious to anyone who has walked around a Newton field. Kids have gone through seasons barely practicing to "preserve the fields". So what is the point if they cannot even play on these fields! Alex K.

Too long has the City failed in their stewardship of the City's assets. You have no problem bending over backwards for developers, but your duty should be to the residents. Seth A.

Two priorities in my opinion. **Add a turf complex for city of Newton.** I cannot understand how a city this size does not have at least one municipal turf field. In addition, update the town pool. This means fix its leak, renovate and add a bubble/cover. Lars D.

We have the tax money, please spend some of it on the improvement of sports fields and equipment for children. Jake T.

We have traveled to many towns across Massachusetts for our children's sports and we have seen what other towns have to offer. It is embarrassing when we return to Newton and see our facilities. A town with such resources owes more to our children. Britt B.

Any decision maker should take a look at our neighboring towns and cities and compare their soccer facilities with ours in Newton. I think you'll come to a quick understanding that Newton's athletic fields, particularly when it comes to soccer, is an embarrassment. Given the number of children and families in Newton compared to our neighbor's, then this becomes quickly apparent that Newton's field management, quality and availability have been severely neglected over many years. Carl P.

Our fields and parks need attention! Our fields are an embarrassment esp when compared to the condition of the fields we play when when at an opponent's home! Kim B.

In these days where outdoor activity is the only option, and days get shorter, **Newton Youth Sports needs more lighted fields for sports.** Ron F.

I wholeheartedly support the goals of this petition. The events of the past six months only amplify the need for maintaining and improving our open spaces for the use of all the residents. **Ensuring safe playing surfaces also ensures equity in access to sports for a city that purports to value equal access.** Eileen O.

This is critical to the physical and mental health of our kids in Newton - I view this as a minimal requirement/request of the City. It impacts thousands of our kids now and going forward. More than ever, we have to prioritize making our Newton infrastructure work FOR our kids, not against....please support this initiative! Linda L.

I am a lifelong resident of Newton.....47 years and counting. I have (3) sons, and many nieces and nephews which have depended and relied on the public fields throughout our city.

I find it to be disturbing, that our city leaders seem to be less than enthused to improve our public fields. I am however optimistic, and hope our "city leaders" will invest the time and the resources to improve our current state of athletic playing fields. Eric B



Ruthanne Fuller
Mayor

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

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

MEMORANDUM

Date: July 23, 2021
From: Barney Heath, Director, Planning and Development Department
Amanda Berman, Director of Housing and Community Development
Lara Kritzer, Community Preservation Program Manager
To: Zoning and Planning Committee
RE: Draft Municipal Affordable Housing Trust Ordinance

Last year, Newton's City Council docketed an item to explore the possibility of creating a Municipal Affordable Housing Trust (MAHT) as a mechanism to encourage and to increase affordable housing in Newton.

The Planning and Development Department researched municipal housing trusts, how they are established, and how they were successfully implemented in communities throughout the Commonwealth. Department staff participated in several Massachusetts Housing Partnership (MHP) webinars, reviewed local and state legislation, and met with program administrators in other Massachusetts communities to better understand how the Trusts have worked in their communities. Staff also reviewed Affordable Housing Trust ordinances and the composition of their Trustee groups.

As an outcome of this research, an initial draft Newton MAHT ordinance has been developed based on available best practices to serve as a starting point for further discussions by the City Council and community. This draft has also been reviewed by the Law Department to insure that it is in keeping with the City's existing ordinances.

The primary benefit of a Municipal Affordable Housing Trust for Newton lies in its ability to expedite and to simplify the affordable housing funding process by consolidating the number of required meetings and reviews. The Trust could serve as a mechanism for allocating City funds to affordable housing projects. The Trust is anticipated to be primarily funded with Community Preservation Act (CPA) funds designated for affordable housing with Inclusionary Zoning Funds as a potential secondary funding source when available. Federal housing and community development funding (i.e. CDBG and HOME funds) would continue to be allocated by the Planning Board using the approval process prescribed in the City's Consolidated Plan.

This draft ordinance establishes a simplified funding process for affordable housing projects, allowing applicants to more quickly and efficiently apply for Trust funding to move forward with land acquisitions and affordable housing project development. The Affordable Housing Trust would be governed by a seven member group of Trustees including the Mayor, a City Councilor, a Community Preservation Committee (CPC) member, and four Newton residents who have both a background in affordable housing and a deep understanding of its unique funding and procedural requirements. Members would be appointed by the Mayor and confirmed by the City Council. The Trust would meet a minimum of four (4) times annually. In keeping with state guidance, projects would be funded at the sole discretion of the Trust. The Trust will receive regular staff support, either by a member of the Planning Department or a consultant hired to assist the Trust in its duties.

The draft ordinance gives the Trust the flexibility to purchase and develop sites. Trusts, however, are considered to be part of the municipal government and are subject to all the regulations and processes associated with any municipally conducted project. For this reason, at the state level, the Massachusetts Housing Partnership generally recommends that Trusts provide funding for affordable housing projects rather than develop the housing themselves. The Trust would be entirely separate from the Newton Housing Partnership, which would continue to provide advice on affordable housing policy and implementation.

The process of reviewing the draft ordinance began on July 20 with an initial review by the Newton Housing Partnership. Discussion on the draft ordinance will continue at the Newton Housing Partnership's August meeting and a separate review of the proposed ordinance is also scheduled for the Community Preservation Committee's August 10 meeting.

CITY OF NEWTON

IN CITY COUNCIL

ORDINANCE NO.

July , 2021

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON That:

1. Section 55C of Massachusetts General Laws Chapter 44 be and is hereby accepted; and
2. The Revised Ordinances of Newton, Massachusetts, 2017, as amended, be and are hereby further amended with respect to **the creation of the Newton Affordable Housing Trust Fund** by INSERTING after Sec. __ in Chapter ____ as follows:

Sec. __. Establishment and purpose

There is hereby established under General Laws Chapter 44, Section 55C a Municipal Housing Trust Fund (the "Trust") for the purpose of the creation and preservation of affordable housing for the benefit of low and moderate income households as defined by the Department of Housing and Urban Development (HUD) and for the funding of community housing, as defined in and in accordance with the provisions of chapter 44B, the Community Preservation Act. Preservation and creation of affordable housing shall include but not be limited to programs designed to further housing rehabilitation and/or development opportunities and those that are designed to directly assist low and moderate homeowners and renters.

Sec. . Board of trustees – Composition; eligibility; appointment; terms of office; term limits .

- A. There shall be a board of trustees which shall consist of seven (7) trustees, including the Mayor, a City Councilor designated by the City Council President, and the remaining five (5) Trustees to be appointed by the Mayor and confirmed by City Council as follows:
 1. A member of the Community Preservation Committee; and
 2. Four (4) Newton residents. In making such appointments, the Mayor shall be guided by the goal that the board of trustees be geographically, culturally,

ethnically, and linguistically diverse and each appointee have one or more of the following qualifications:

- a. Experience with affordable housing production, planning, architecture, law, lending, business, property management, social and human services, capital planning, and construction management;
 - b. Professional experience in affordable housing finance and development;
 - c. Professional participation as a funder, developer or consultant in successfully completed projects that include deed-restricted affordable housing;
 - d. Experience with all-affordable, mixed-income housing, and/or mixed-use development projects that include housing; and
 - e. Familiarity with Massachusetts and HUD affordable housing funding sources and regulatory requirements, specifically CDBG and HOME, LIHTC, and 40B.
- B. Trustees shall serve without compensation.
- C. Trustees shall serve for terms of two (2) years or until their successors shall take office. Initial appointments shall be so appointed that, as nearly as possible, the terms of an equal number of members shall expire every year. Any odd numbered initial appointment shall be for a term of one year.
- D. The Trust shall annually elect one of its members to serve as chairperson and may elect such other officers, adopt procedural rules and regulations, and establish any subcommittees as it deems appropriate. (Ord. No. W-66, 11-19-01; Rev. Ord. 2007, § 2-350)
- E. Trustees who remove their residence from the City shall be considered to have resigned from the board of trustees.
- F. The Trustees shall consider the state of housing needs in Newton across the affordability spectrum. It may make recommendations to the Mayor and City Council on the options available to the City to create new affordable housing to address those needs and to maintain existing affordable housing stock. The Trust may support implementation of these recommendations as appropriate and measure progress toward their fulfillment.

Sec. ____ . Powers and duties

The board of trustees shall be possessed of all the powers and subject to duties in accordance with the provisions of General Laws Chapter 44, Section 55C, as it may be amended from time to time.

Sec. __. Funding Sources and Uses

- A. The Trust may receive funding from any or all of the following sources:
 - 1. Community Preservation Act (CPA) funds
 - 2. Inclusionary zoning payments
 - 3. Negotiated developer fees
 - 4. Payments from special bylaws/ordinances
 - 5. Private donations
- B. Notwithstanding any general or special law to the contrary, all moneys paid to the Trust in accordance with any zoning ordinance or private contributions shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust. General revenues appropriated into the Trust become Trust property, and to be expended these funds need not be further appropriated. All moneys remaining in the Trust at the end of any fiscal year, whether or not expended by the trustees within one year of the date they were appropriated into the Trust, remain Trust property.
- C. The Trust will submit an annual application for CPA funding for all community housing uses allowed by the CPA legislation. Once the City Council has approved CPA funding for Trust activities, no further review or approval will be necessary for the Trust to expend the funding so long as the proposed use is an allowed use for community housing funds under the Community Preservation Act legislation.
- D. The Trust is authorized to expend any or all of its allocated funding to meet the affordable housing goals of the City by a majority vote of the Trustees. No further reviews or approvals are necessary for the expenditure of Trust funds.
- E. The Trust will submit annual reports to the CPC and City Council on how and where Trust funding has been used. In the case of CPA funding, the Trust will work closely with the Community Preservation Program Manager to see that all CPA funding is documented and the uses confirmed as required by the CPA funding legislation.

Sec. Administration and operations

- A. The Trust shall meet on a regular basis at least four (4) times a year or as needed to enact the duties of the Trust.
- B. The Trust shall establish an application process for projects requesting Affordable Housing Trust funds and develop clear review requirements and procedures for all projects based on the established program guidelines and the City's affordable housing goals.
- C. The Trust may expend funding on an annual or rolling basis at the Trustees

discretion so long as it follows an established funding process.

- D. The Trust shall evaluate all requests for project funding from the Affordable Housing Trust fund in the established process, in accordance with the goals of the City and the guidelines and procedures established by the Trust.
- E. The City shall provide staff support to the Trust to oversee all of the administrative duties and requirements for operating and administering the Trust Fund as stated above.

Sec. Legal Status

- A. The Trust is a public employer and Trustees are public employees for purposes of Chapter 258 of the Massachusetts General Laws.
- B. The Trust shall be deemed a municipal agency and the Trustees shall be deemed as special municipal employees for purposes of Chapter 268A of the Massachusetts General Laws.
- C. The Trust is exempt from Chapters 59 and 62 of the Massachusetts General Laws, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the commonwealth or any political subdivision thereof.
- D. The Trust is a governmental body for purposes of Sections 23A, 23B and 23C of Chapter 39 of the Massachusetts General Laws.
- E. The Trust is a Board of the City for the purposes of Massachusetts General Law Chapter 30B and MGL c. 40, § 15A; but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments and public instrumentalities of the City shall be exempt from said Chapter 30B of the Massachusetts General Laws.

Sec. The provisions of this Article shall be interpreted and applied at all times consistently with the provisions of Chapter 44, Section 55C, of the General Laws, as may be from time to time amended, and with the provisions of any relevant general or special law.

Secs. . Reserved.

Approved as to legal form and character:

City Solicitor

Under Suspension of Rules
Readings Waived and Adopted

EXECUTIVE DEPARTMENT
Approved:

City Clerk

Mayor

DRAFT

Part I ADMINISTRATION OF THE GOVERNMENT**Title VII** CITIES, TOWNS AND DISTRICTS**Chapter 44** MUNICIPAL FINANCE**Section 55C** MUNICIPAL AFFORDABLE HOUSING TRUST FUND

Section 55C. (a) Notwithstanding section 53 or any other general or special law to the contrary, a city or town that accepts this section may establish a trust to be known as the Municipal Affordable Housing Trust Fund, in this section called the trust. The purpose of the trust is to provide for the creation and preservation of affordable housing in municipalities for the benefit of low and moderate income households and for the funding of community housing, as defined in and in accordance with the provisions of chapter 44B. Acceptance shall be by majority vote of the municipal legislative body under section 4 of chapter 4.

(b) There shall be a board of trustees, in this section called the board, which shall include no less than 5 trustees, including the chief executive officer, as defined by section 7 of chapter 4, of the city or town, but where the chief executive officer is a multi-member body, that body shall designate a minimum of 1 of its members to serve on the board. Trustees shall be appointed in a city by the mayor or by the city manager in a Plan D or Plan E municipality, subject in either case, to confirmation by the city council, and in a town by the board of selectmen, shall serve for a

term not to exceed 2 years, and are designated as public agents for purposes of the constitution of the commonwealth. Nothing in this subsection shall prevent a board of selectmen from appointing the town manager or town administrator as a member or chair of the board, with or without the power to vote.

(c) The powers of the board, all of which shall be carried on in furtherance of the purposes set forth in this act, shall include the following powers, but a city or town may, by ordinance or by-law, omit or modify any of these powers and may grant to the board additional powers consistent with this section:—

(1) to accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the trust in connection with any ordinance or by-law or any general or special law or any other source, including money from chapter 44B; provided, however, that any such money received from chapter 44B shall be used exclusively for community housing and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the trust, and such funds shall be accounted for separately by the trust; and provided further, that at the end of each fiscal year, the trust shall ensure that all expenditures of funds received from said chapter 44B are reported to the community preservation committee of the city or town for inclusion in the community preservation initiatives report, form CP-3, to the department of revenue;

(2) to purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;

(3) to sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to trust property as the board deems advisable notwithstanding the length of any such lease or contract;

(4) to execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the board engages for the accomplishment of the purposes of the trust;

(5) to employ advisors and agents, such as accountants, appraisers and lawyers as the board deems necessary;

(6) to pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the board deems advisable;

(7) to apportion receipts and charges between incomes and principal as the board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;

(8) to participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;

(9) to deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the board may deem proper and to pay, out of trust property, such portion of expenses and compensation of such committee as the board may deem necessary and appropriate;

(10) to carry property for accounting purposes other than acquisition date values;

(11) to borrow money on such terms and conditions and from such sources as the board deems advisable, to mortgage and pledge trust assets as collateral;

(12) to make distributions or divisions of principal in kind;

(13) to comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the board may deem appropriate;

(14) to manage or improve real property; and to abandon any property which the board determined not to be worth retaining;

(15) to hold all or part of the trust property uninvested for such purposes and for such time as the board may deem appropriate; and

(16) to extend the time for payment of any obligation to the trust.

(d) Notwithstanding any general or special law to the contrary, all moneys paid to the trust in accordance with any zoning ordinance or by-law, exaction fee, or private contributions shall be paid directly into the trust and need not be appropriated or accepted and approved into the

trust. General revenues appropriated into the trust become trust property and to be expended these funds need not be further appropriated. All moneys remaining in the trust at the end of any fiscal year, whether or not expended by the board within 1 year of the date they were appropriated into the trust, remain trust property.

(e) The trust is a public employer and the members of the board are public employees for purposes of chapter 258.

(f) The trust shall be deemed a municipal agency and the trustees special municipal employees, for purposes of chapter 268A.

(g) The trust is exempt from chapters 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the commonwealth or any political subdivision thereof.

(h) The books and records of the trust shall be audited annually by an independent auditor in accordance with accepted accounting practices.

(i) The trust is a governmental body for purposes of sections 23A, 23B and 23C of chapter 39.

(j) The trust is a board of the city or town for purposes of chapter 30B and section 15A of chapter 40; but agreements and conveyances between the trust and agencies, boards, commissions, authorities, departments and public instrumentalities of the city or town shall be exempt from said chapter 30B.

NEWTON COMMUNITY PRESERVATION



**This project was
supported by the
residents of Newton
through the
Community
Preservation Act.**

NEWTON COMMUNITY PRESERVATION



**This project was supported by the
residents of Newton through the
Community Preservation Act.**

Newton Community Preservation Program

Finances



- **CPA Funding At-A-Glance (formerly Currently Available Funds)**

This form provides information on current and future available funds and the percentage spent by category. Information on specific project funding amounts can still be found below on the Current Projects Status Report. Please note that the City is in the process of updating its accounts for FY22 and that the current totals are expected to be updated in the next few weeks. This form is also now available on the CPC website under Reports and Presentations at [CPA Projects At A Glance](#)

- **Community Preservation Plan**

Regularly updated on the program website under [Reports and Presentations](#), the Community Preservation Plan is divided into two documents. The first, [Community Preservation Plan](#), includes guidelines and information on the program and review process, while the second, [Future Proposals](#), includes information on known and potential CPA funding proposals.

These documents have been updated to reflect the existing proposals which have been recommended for funding.

- **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.

City of Newton Community Preservation Committee

Finances At a Glance

As of August 2, 2021

Fiscal Year 2022

Revenue

Beginning balance	7,334,070
Local CPA surcharge	3,761,719
State match	
Budget for this FY	731,629
Additional from prior FY	295,422
Total Available Resources	<u>12,122,840</u>

Expenses

Bond repayment obligations	693,103
New funding authorizations	1,882,099
Administrative costs	180,910
Total Expenses	<u>2,756,112</u>

Current Fund Balance 9,366,728

Fiscal Year 2023

Revenue

Beginning balance	9,366,728
Local CPA surcharge	3,902,783
State match	
Budget for this FY	752,344
Additional from prior FY	329,233
Total Available Resources	<u>14,351,088</u>

Expenses

Bond repayment obligations	694,353
New funding authorizations	-
Administrative costs	180,910
Total Expenses	<u>875,263</u>

Projected Fund Balance 13,475,825

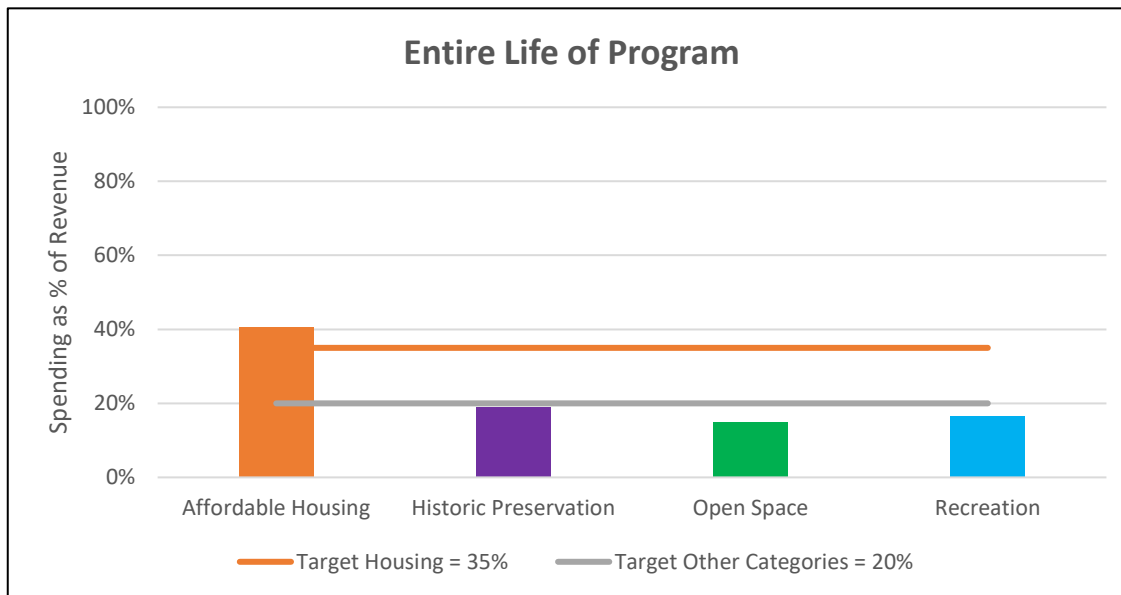
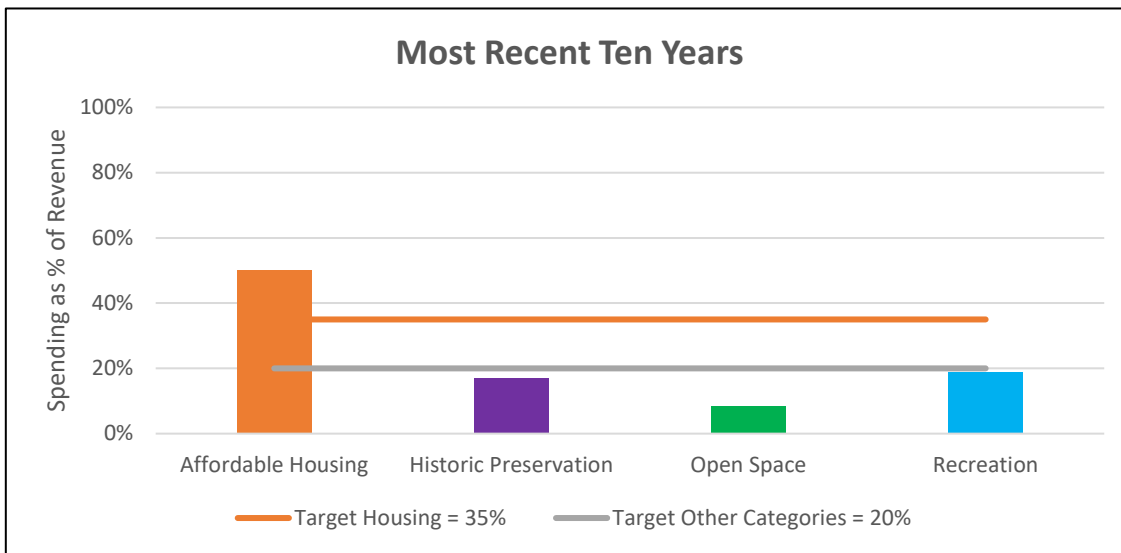
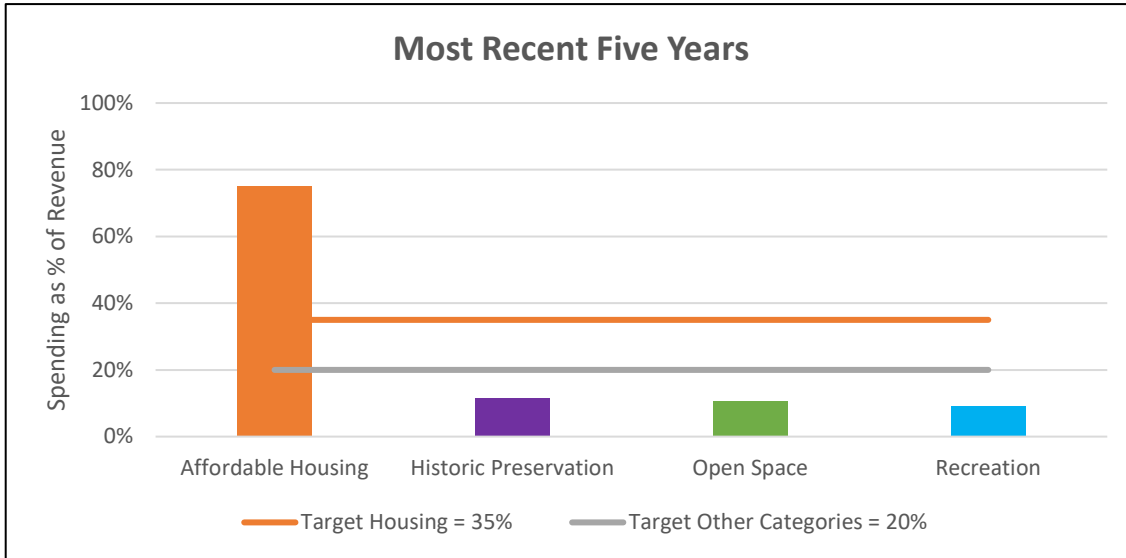
Spending Compared to Program Area Targets

As of August 2, 2021

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
Most Recent Five Years							
Spending	15,986,349	2,438,874	2,253,302	1,962,844	728,150	23,369,519	21,255,953
% of Total Current Revenue	75%	11%	11%	9%	3%		110%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	40%	-9%	-9%	-11%	-2%		
Most Recent Ten Years							
Spending	19,880,624	6,699,213	3,286,927	7,411,341	1,294,302	38,572,407	39,618,146
% of Total Current Revenue	50%	17%	8%	19%	3%		97%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	15%	-3%	-12%	-1%	-2%		
Entire Life of Program							
Spending	31,007,703	14,512,496	11,365,180	12,626,586	2,346,754	71,858,719	76,593,233
% of Total Current Revenue	40%	19%	15%	16%	3%		94%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	5%	-1%	-5%	-4%	-2%		

Spending as % of Revenue, Compared to Guidelines





Ruthanne Fuller,
Mayor

Newton, Massachusetts
Community Preservation Committee
COMMUNITY PRESERVATION PLAN

Funding Guidelines (pp. 1-2) adopted: April 3, 2018
Future Proposals (pp. 3-4) last updated July 7, 2021

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1142
 TDD/TTY
 (617) 796-1089
www.newtonma.gov

Barney S. Heath
 Director of Planning
 & Development

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

ALLOWABLE SPENDING PURPOSES under the Community Preservation Act				
RESOURCES → ↓ ACTIVITIES	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	LAND for OUTDOOR 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 [Guidelines & Forms](#) page of Newton's CPA program website, at www.newtonma.gov/cpa, includes a more detailed [allowable uses of funds](#) chart, with the state statute's full definitions of these eligible resources and activities, as well as Newton-specific proposal instructions and upcoming deadlines. The CPC works with the sponsors of CPA-appropriate proposals to help them meet program requirements.

Like most CPA communities, Newton does not have enough CPA funding for all current and anticipated requests, even those that are both CPA-eligible and CPA-appropriate. The Community Preservation Committee (CPC) uses the following guidelines to decide which projects it will recommend for funding by the City Council.

1. Use Newton's regularly updated community-wide plans to guide funding decisions.

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 are linked to [Guidelines & Forms](#) at www.newtonma.gov/cpa.

2. Balance funding across all CPA-eligible resources and activities.

The CPA statute requires communities to spend at least 10% of each year's new funds on each of three resources – housing, historic resources, and the combination of open space and land for recreation. 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 a remaining balance of about one year's worth of funds (currently about \$3 million), so the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital improvements to public buildings or parks, may also be funded by borrowing – selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding of the different eligible resources (see next page) are flexible guidelines, not rigid quotas. These targets reflect Newton's past funding patterns, available information about possible future proposals, and feedback the CPC has received through community surveys and public hearings. The targets also reflect cost differences among different types of projects. For example, in Newton projects

website www.newtonma.gov/cpa
 contact Lara Kritzer, Community Preservation Program Manager
 email lkritzer@newtonma.gov phone 617.796.1144

that involve land acquisition, such as creating new affordable housing or a new conservation area, tend to cost more than projects that preserve or rehabilitate buildings and land already in public ownership.

Newton CPA Allocation Targets: Balancing Funds Across Resources	± 5%
affordable housing: development & preservation	35 ±5%
historic resources: all purposes	20 ±5%
open space & recreation land: acquisition	20 ±5%
open space & recreation land: rehabilitation / capital improvements	20 ±5%
total, min. - max.	75-115%

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

3. Support projects that are CPA-appropriate and that leverage non-CPA funds.

Newton's CPC prioritizes projects that are not only CPA-eligible but also CPA-appropriate, and that leverage 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).

project categories	CPA appropriateness & funding leverage
special public resources and public-private partnerships: publicly or privately owned assets that benefit all Newton residents & neighborhoods, including housing that is both deed restricted to ensure permanent affordability and proactively marketed to all eligible households	highest priority for CPA funding, with these minimums from other sources: 30% for public projects, 50% for private projects
limited-benefit special public resources: publicly owned assets that benefit only some Newton residents or neighborhoods	lower priority for CPA funding, with a target of at least 60% non-CPA funding
core public resources: assets already in public ownership and that the City of Newton would be obligated to rehabilitate even if Newton had not adopted the CPA with one primary exception: CPA funding may be appropriate for the <i>difference</i> between lowest-cost and historically appropriate methods or materials for the rehabilitation of publicly owned historic resources	usually not appropriate for CPA funding,
limited-benefit private resources: privately owned assets that benefit only some Newton residents or neighborhoods	not appropriate for CPA funding

4. Support proposal sponsors with 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.

5. 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 presentation of a final in-person and written report to the CPC. City departments 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					
	Affordable Housing	Historic Resources	Open Space	Recreation	
Total Funded Projects, FY16-FY21 = \$22,641,369	\$15,986,349	\$2,438,874	\$2,253,302	\$1,962,844	
Fy15-Fy20 - Percentage of allocation by resource	68%	10%	10%	8%	
CPC target allocations by resource, ± 5%	35%	20%	20%	20%	
Current Proposals or Pre-proposals, with Related Future Proposals (in order of submission to CPC) ✓ = Fy20 appropriation ? = recommended by CPC but not yet funded * = cost revised or estimated by CPC staff CIP = City of Newton Capital Improvement Plan. In this plan, for "Priority," lower numbers = higher priorities; for "Urgency," 100 = highest, 1 = lowest.					
Sources & CIP Priority May 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 25, 31 (54) 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 & design, Mar. 2017)</i>				
CIP 64 (40.7) 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>				
CIP 26 (53.8)	Levingston Cove improvements Project <i>(Proposal recommended at 6/8 Meeting)</i>				\$1,440,344
NA	Nonantum Village Place Senior Housing Preservation <i>(Proposal recommended at 7/13 Meeting)</i>	\$400,000			
CIP 47,107,113,115	Athletic Fields Capital Improvement Plan Design Funding <i>(Proposal to be reviewed at 8/10 meeting)</i>				\$420,000
NA	Webster Wood Debt Service (FY22 Funds Only)			\$693,103	
Total Requested Funding by Category		\$400,000	\$0	\$693,103	\$1,860,344
Percentage of Allocation by Resource		14%	0%	23%	63%
Future Funding Target Allocations					
FIVE-YEAR FORECAST: Total Available Revenue for FY22-FY26 = \$24,483,113					
Target Allocation over Five Years:	\$8,569,090	\$4,896,623	\$4,896,623	\$4,896,623	
TEN-YEAR FORECAST: Total Available Revenue for Fy22-FY31 = \$76,335,984					
Target Allocation over Ten Years:	\$26,717,594	\$15,267,197	\$15,267,197	\$15,267,197	
<i>Cumulative Debt Service for Webster Woods/300 Hammond Pond Parkway land acquisition (30 year debt):</i>					
<i>Next Five Years (FY22-FY26):</i>			\$3,470,513		
<i>Next Ten Years (FY22-FY31):</i>			\$6,947,875		

Newton Community Preservation Plan

Other Potential Future Proposals (in order by highest CIP ranking for each site)					
Sources & CIP Priority (Urgency) May 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 44 (33.1)	Gath Pool <i>(replacement)</i>				\$9,200,000
CIP 97 (34.7)	West Newton Armory Reuse - Affordable Housing	TBD			
CIP 103 (33.6)	Waban Library Accessibility Upgrades		\$428,500		
CIP 114 (33.0)	Old Cold Spring Field				\$350,000
CIP 113 (31.7)	Burr Park Fieldhouse Accessibility/Site Upgrades		\$474,000		<i>could also be listed here</i>
CIP 115 (31.6)	Forte Park <i>(including synthetic turf, which cannot be purchased with CPA funds)</i>				\$2,000,000
CIP 121 (30.7)	Kennard Estate <i>(Parks & Rec. Dept. HQ)</i>		\$740,000		
CIP 122 (30.5)	Crafts Street Stable <i>(DPW)</i>		\$5,000,000		
CIP 124 (30.4)	Auburndale Library - Exterior Windows and Doors		\$520,000		
CIP 132(29.6)	West Newton Police Annex Building Envelope, Windows, Doors		\$200,000		
CIP 130 (29.9)	Senior Center <i>(existing, use changing)</i>		\$689,000		
CIP 135 (29.3)	* City Hall Archives <i>(facilities)</i>		\$1,500,000		
CIP137 (29)	Vernon Street Building - Building Envelope		\$114,500		
CIP 142 (28.5)	Burr Park Fieldhouse Building Envelope and Window Restoration		\$313,500		<i>could also be listed here</i>
CIP 144 (28.4)	Senior Center Sprinklers and Fire Alarm Upgrades <i>(existing, use changing)</i>		\$170,000		
CIP 145 (28.2)	West Newton Police Annex Roof Restoration/Repair		\$250,500		
CIP 153 (27.5)	Crystal Lake Bathhouse <i>(previously est. full project cost \$8m)</i>				\$5,000,000
CIP 154 (27.5)	Upper Falls/Braceland Playground				\$1,675,000
CIP 158 (27.1)	Former Newton Centre Library Building Envelope		\$1,500,000		
CIP 160 (26.9)	Auburndale Library - Accessibility and Site Upgrades		\$265,000		
CIP 164 (26)	Newton Centre Library Windows and Exterior Doors		\$217,000		
CIP 165 (26)	Senior Center Building Envelope <i>(existing, use changing)</i>		\$150,000		
CIP 169 (25.6)	Nonantum Library - Accessibility/Site		\$204,000		
CIP 172 (24.7)	Kennard Estate Building Envelope, Windows and Doors		\$240,000		
CIP 173 (24.7)	City Hall Historic Landscape		\$1,500,000		
CIP 174 (24.4)	Chaffin Park Wall (Fy21) <i>(abutting Farlow Park)</i>		\$200,000		
CIP 176 (23.7)	East Parish Historic Burying Grounds Restoration		\$85,000		

Newton Community Preservation Plan

Other Potential Future Proposals (in order by highest CIP ranking for each site)					
Sources & CIP Priority (Urgency) May 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 177 (23)	Senior Center Roof Replacement/Restoration		\$244,000		
CIP 178 (30.5)	Crafts Street Stable Building Envelope Restoration		\$2,000,000		
CIP 185 (20.8)	Waban Library Building Envelope and Entrance		\$200,000		
CIP 189 (20.7)	Jackson Homestead Doors & Windows		\$192,000		
CIP 196 (20.0)	City Hall Doors & Windows		\$3,000,000		
CIP 197 (23.7)	West Parish Historic Burying Grounds Restoration		\$75,000		
CIP 198 (19)	Jackson Homestead Basement		\$150,000		
CIP 199 (18.7)	South Burying Grounds Restoration		\$75,000		
CIP 200 (17.9)	Waban Library Exterior Windows and Doors		\$118,500		
CIP 203 (15.4)	Auburndale Library Building Envelope and Roof		\$128,000		
CIP 141, 166 (26.0)	Newton Corner Library <i>(use changing)</i>		\$331,500		
CIP 180 (23.8)	Nonantum Library		\$204,000		
CIP 194 (20.2)	Nahanton Park <i>(renovate parking areas, path to</i>				\$150,000
Other Potential Projects Total By Category		\$0	\$21,479,000	\$0	\$18,375,000
% Allocation by Resource		0%	54%	0%	46%
CPA Target Allocations by Resource		35%	20%	20%	20%

**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 (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	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$0	\$4,214,622	Project approved by City Council March 15
FY21	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$390,000	\$60,931	\$329,069	Approved in October 2020 - Design work in progress
FY20, FY21	COVID-19 Emergency Housing Relief Program	Citywide	Community Housing	\$3,200,000	\$2,620,984.77	\$579,015.23	The program was expanded with the CPC's approval from 12 months in Feb 2021. Accepting Applications through June 2021.
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	\$360,000	\$225,403.00	\$134,597.00	Project on hold since 2018.
FY21	Durant-Kenrick Gutter and Window Repairs	286 Waverley Avenue Newton Corner, MA 02458	Historic Resources	\$16,884	\$16,884	\$0	May 2021 - Restoration and repair work nearly complete. Funding Request submitted
FY21	Gath Memorial Pool Feasibility Study	256 Albemarle Road Newtonville	Recreation	\$60,000	\$0	\$60,000	Funding approved May 17, 2021
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$0	\$4,494,857	Working with 2Life on grant agreement - Construction closing August 2021
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	\$1,433,000	\$0	\$1,433,000	Second recommendation goes to CC on Aug. 9 for final vote
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$500,000	\$2,577,900	Site preparation work now underway, Groundbreaking on Sept. 9, 2021
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	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$0	\$28,990	Project approved by City Council Feb. 1
FY14	Myrtle Village Affordable Housing Development	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
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 as of 4/29/21
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
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$3,209,050	\$2,446,327	\$762,723	May 2021 - three resales in progress
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	\$46,262	Design work complete and working with DCR on design and future maintenance responsibility for pathway. Expect to be back to CPC in future to reallocate funding to construction work
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,200,000	\$540,000	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY21	West Newton Army Affordable Housing Development	1135 Washington Street West Newton	Community Housing	\$21,270	\$0	\$21,270	Project Approved May 3 - Study work now underway.
Project Totals				\$38,468,152.00	\$23,148,648.20	\$15,319,503.80	

Newton Community Preservation Program

Minutes



- June 8, 2021 Draft Meeting Minutes
- July 13, 2021 Draft Meeting Minutes



Ruthanne Fuller,
Mayor

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

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

Community Preservation Committee

DRAFT MINUTES

June 8, 2021

The virtual meeting was held online on Tuesday, June 8, 2021 beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong, Dan Brody, Eliza Datta, Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky, and Judy Weber. Committee member Martin Smargiassi was not present at this meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Mark Armstrong opened the Community Preservation Committee's public meeting at 7:00 P.M. and introduced the Committee members present at that time. Mr. Armstrong briefly reviewed the agenda for the meeting.

Levingston Cove Improvements Project Public Hearing

Present on behalf of the project were Parks, Recreation and Culture Commissioner Nicole Banks, Open Space Coordinator Luis Perez Demorizi, Recreation Program Manager Carol Stapleton, and Landscape Architect Cassie Bethany from project consultant's Weston and Sampson.

Mr. Demorizi began the project presentation with a review of the project goals (ensuring pedestrian movement, preserving and enhancing the opportunities for passive recreation and fishing, ensuring accessibility across the site, improving how stormwater moves and is captured on site, creating a stable and sustainable landscape, enhancing and protecting views, and improving water quality). He then reviewed the project schedule, noting both the work done to date and the anticipated schedule for the rest of the design, bidding, and construction elements of the project.

Mr. Demorizi next reviewed the neighborhood context for the project, noting that Crystal Lake was considered by the State to be a "Great Pond" and is bordered by the Green Line to the South and Southeast. He explained that Levingston Cove is a half-acre lot with dramatic topography and is one of four public parcels that provide access to Crystal Lake. The site is significantly sloped and has been damaged by erosion. Mr. Demorizi added that the mature trees on the site would be protected and enhanced by the project.

Mr. Demorizi reviewed the site plan and explained how the proposed amenities and accessibility improvements would be integrated into the existing landscape. The slope would be stabilized with new vegetation and a wooden guardrail installed along Lake Road between Berwick Road and Lakewood Road to focus pedestrians along the pathways. He explained that the new design would

website www.newtonma.gov/cpa

staff contact Lara Kritzer, Community Preservation Program Manager

email lkritzer@newtonma.gov, *phone* 617.796.1144

continue to provide access to the lawn and shoreline, noting that salvaged granite blocks from elsewhere on the site would be used at the water access point as stepping stones. He noted the work to be done at the water access to prevent erosion and that new restoration plantings would be installed elsewhere along the shoreline and existing vegetation pruned. The City was also considering the possibility of creating “adopt a space” areas along the roadway.

Mr. Demorizi then turned the presentation over to Weston and Sampson representative Cassie Bethany to fill in the details. She began by showing a view of the concrete retaining wall and explaining that the road was five feet above the existing walkway here. The barren slope between the road and walkway regularly washed out in this area and was badly eroded. Their plan was to ease the slope by raising the walkway and installing a native plant base. She reviewed the proposed plan of the area and reviewed how a new terraced ramp system would provide improved accessibility. A new accessible walkway would lead down from the road to the new walkway which would be two feet higher than the existing grade. The new accessible path would be bordered by seasonal plants chosen to provide seasonal interest and low seating walls. Ms. Bethany explained that they were also looking for areas in which to install interpretive signage and information on the lake and its surrounding environment.

Ms. Bethany showed a section view of the area including the cantilevered deck that would provide both fishing and viewing access to the lake. By lifting up the deck two feet, the project would reduce the slope of the area. The new cantilevered deck would be constructed around the existing retaining wall using micro pile footings which were the least invasive solution. Approximately thirty feet of new guardrail would also be added in this area along the lake edge of the structure. Ms. Bethany showed photos of a similar deck designed by Weston and Sampson in the North End of Boston. She explained how that deck floated over the seawall using the same method proposed at Crystal Lake. She also showed photos of proposed fencing and railings used in other Massachusetts projects which incorporated mesh panels with wood railings. She noted that the City had not yet settled on the design or material for the railings and that the ones shown were only to give a sense of what could be installed here.

Ms. Bethany noted that the adjacent area with the beach access was the “core” of the park and received a lot of public use. Photos of the area showed that there was no longer any lawn left and that erosion from the surrounding steeply sloped areas had largely washed it out, including the former stone dust paths. Ms. Bethany reviewed the proposed plan for the area which includes establishing an accessible pathway leading down from the road and a new stone dust path along the edge of the water. A new, on-grade deck with a seating area was proposed to be installed near the beach access, which would be filled in with rounded river stones and plantings to stabilize the slope at the water’s edge. Using a section of this area, Ms. Bethany explained how they would raise and ease the existing grade using retaining and seating walls. The new at-grade deck was also hoped to relieve pressure on the landscape.

Ms. Bethany continued to review the water access from this site, explaining how the area would have new granite stepping stones and river stones installed to address erosion and stormwater issues. She explained how the plans addressed the need to stabilize the water access point and showed examples of how these materials had been used at similar sites in Arlington and Medfield. The existing sloping lawn area was proposed to remain intact, but a new stormwater retention area

would be installed at the top of the slope to protect the walkways. Work in this area would also include bank restoration and the installation of wood guardrails at the top of the slope. At the southern end of the site, the project would install a new stormwater infiltration garden and other similar treatments. Ms. Bethany showed photos of sample benches, walls, and railings. New surfaces would include cast concrete and the new stonedust walkway around the lake, and they planned to find a stabilized shoreline stone that was similar in color to the natural stone in the area. She next reviewed the proposed tree and plant types to be used in the area, noting that they were using native plantings which would be located to preserve views. The proposed shrubs and groundcover were proposed to be low-maintenance, shade loving, plants in a mix of textures and color. Ms. Bethany stated that the plans were currently at the 60% construction document phase and that they would continue to refine the plans and create updated cost estimates as the plans evolved. Once they were at the 90% phase, they would begin the permitting process with the necessary City and State agencies.

Mr. Armstrong thanked the applicants for the presentation and asked whether the public had been engaged in the process. Mr. Demorizi answered that they had received input at meetings as well as written responses. The project had had several public meetings and had included an extensive public review process. Ms. Bethany stated that the project had had a robust public process beginning in 2018 leading up to the Parks and Recreation Commission approval. Mr. Armstrong asked if the proposed guardrail could be too long and wondered if people would break through it. Ms. Bethany stated that the guardrail had been a hot topic during meeting and that they saw it as a necessary tool to direct pedestrians to the walkways. Mr. Armstrong asked if the cantilevered deck was self-contained and Ms. Bethany answered yes. Mr. Armstrong stated that he preferred wood for the railing system and asked if there were any accessibility requirements for the water access area. Ms. Bethany stated that the proposed pathways would address the accessibility requirements for the site. Mr. Demorizi added that the Crystal Lake Bath House had an accessible ramp and wheelchair for water access. Mr. Armstrong asked if both pathways in the cantilevered area would be accessible. Ms. Bethany answered yes and explained that both pathways would have a less than 5% slope. Ms. Bethany also confirmed that the lake side pathways would connect to existing pathways leading to the bathhouse. It was noted that the pathways to the south of Levingston Cove were not considered to be accessible but that the City had requested state funding to complete that work. Mr. Armstrong asked if there was any additional work proposed for the north end of the site. Mr. Demorizi stated that they would be working on the existing sidewalks and curb cuts there.

Ms. Lunin raised a question about the use of the granite blocks as steppingstones, wondering if there were any concerns with frost heaves issues. Ms. Bethany thought that this was a good point and explained that they had used this approach in other areas and could address the concern by compacting the stone dust in the area and keeping an eye on the water's edge. Ms. Lunin noted that she is a member of the Conservation Commission and appreciated that they would be adding trees to the site but wondered if there could be more installed. Commissioner Banks stated that the City's Tree Warden Marc Walsh was currently working on a Citywide comprehensive tree plan. Mr. Demorizi added that Mr. Walsh was involved in this project and would be working closely with the consultants on the design. Ms. Molinsky thought that the proposed design was beautiful but wondered about the change in the amount of funding requested. Ms. Bethany stated that the initial cost was based on an estimate made during the design development stage of the project. The current

request is a conservative estimate based on the market at this time when steel and wood were very expensive.

Ms. Datta asked if any of the project funding sources were state funds. Mr. Demorizi answered that, the City had received State funding in 2016 which had been used to hire Weston and Sampson to complete the design work. Thanks so Representative Balser, the City expected to receive additional State funding to keep Weston and Sampson involved to oversee the project. Mr. Demorizi added that the State funding was also being used to protect the landscape and provide additional accessible connections to the site. He added that the additional funding was currently going through the State's budget process.

Mr. Maloney noted that the guidelines stated that CPA funding should be used for 50% of a project's costs but that this request was for a much higher percentage. He asked if this issue had been addressed yet. Mr. Brody agreed that the CPC's guidelines did encourage a higher percentage match than was proposed by this project, especially when other sources were possible. In this case, though, he did not think that the City's parks had many other options for funding and did not have an issue with the higher funding request.

Mr. Maloney asked if the City had an official stance on the concerns raised about water access to the lake. He stated that he had thought that access to the lake anywhere other than the Bath House beach was frowned upon. Commissioner Banks stated that their goal was to increase access to the water's edge but that they were not intending to change or increase access into the lake. She stated that they wanted to manage access and improve the interactive experience by allowing people to get close to the lake. Ms. Weber expressed her confusion about water access, stating that she did not see how this work would not be an invitation to swim in Crystal Lake. Commissioner Banks explained that the City wanted to provide all types of access, including visual access and access for fishing and boating. Ms. Weber agreed with these other goals but was not sure how the project was not promoting entering the lake if it included an option for direct water access. Commissioner Banks noted that there was already access to the lake in this area and that the proposed design was centered on erosion control through a change in the existing materials. Ms. Bethany stated that the slopes above the water access were eroding. They would add plantings to stabilize the slope, but part of their treatment also called for installing a mix of rocks at the shoreline to prevent further erosion. The at-grade deck was intended as a way to both maintain the view and stabilize the surrounding landscape. Mr. Demorizi noted that the beach area was an historical access point to the lake and thought that realistically, people would continue to access the water here whether or not it was left open. He explained that there needed to be a delicate balance in Levingston Cove between providing access to the public and addressing environmental concerns. Ms. Molinsky stated that she had seen children playing here and would hate to limit their access.

Mr. Armstrong opened the discussion to public comment at this time. Councilor Malakie stated that this was her first chance to see the design and asked if there were areas where the proposed change in grade would put pressure on existing trees. Ms. Bethany answered that the grading process would be difficult but that they were working around all but one existing tree. She stated that they did not plan to change the areas around the trees by more than a few inches at all. She also noted that the deck would be tailored to work within the existing tree canopy, and that the one tree to be removed

was known to be in bad condition. Mr. Demorizi pointed out that the benches to be added here would match those recently installed on Waban Hill and in Newton Highlands.

Lisa Gordon thought that the design looked gorgeous and was happy that the City was looking to do improvements here. She asked what was happening below the cantilevered deck and expressed concern that the railings would encourage children to jump into the lake. She asked if anyone had developed a plan of use for the water access area like the one that was in use at Walden Pond in Concord. She wondered about the message that the City was sending with the cantilevered deck and thought it would encourage sunbathing. Ms. Gordon expressed concern that the City was putting in so much effort on the design only to have it trampled. She thought that the project should be approved with the exception of the cantilevered and at-grade decks until the City considers the message that the project is sending. Mr. Demorizi stated that the cantilevered deck was required to have a guardrail that met state safety requirements. He added that he had no knowledge of these types of handrails promoting people to jump. It was also noted that the at-grade deck would not have railings.

Joel Gershenfeld, 39 Charles Street, stated that he had formerly lived at 15 Rogers Street next to the lake and knew the Levingston Cove area well. He thought that the natural and sustainable approach to the site was good but that the overuse of the area was not. He thought that the site should have views but that the design should discourage people from accessing the water. He suggested that they consider bullet proof plantings due to the heavy use of the site and wanted to see the design point to other areas instead. He thought that the project was expensive and thought that the community might fund parts of the project if the design was scaled back to remove the public amenities that encouraged more use and were invitations to misuse the area.

Sonya Kurzweil, 203 Lake Avenue, stated that she did not think that the public's input had been considered in the current design. She felt that they had consistently shared their vision with the City but that it was not reflected in the current design. She thought that the process was flawed. She noted that the site was now extensively used with lots of parked cars in the neighborhood which clogged the public streets. She was concerned that the area was unregulated. Ms. Kurzweil thought that the conservation measures proposed were good but did not think that the addition of seating walls and decks made sense here. She felt that the design needed to put more consideration into passive recreation elements and that it also needed to consider area residents. She suggested that the City should allow more access to the Bath House beach area to help address the overuse of Levingston Cove. She felt that the design was a misconceived plan for an overused site.

Laura Foote stated that she was excited about this project and was glad to see that it was moving forward. She was interested in learning more about rain gardens and wondered if the City had allocated enough space for these gardens. Ms. Bethany stated that they were collecting more information and would continue to develop the design. The space would be based on the civil engineer's calculations, which were intended to meet and exceed the anticipated load. Ms. Bethany noted that it was a tight space and that they would know more soon as they continued on with the design. Ms. Foote asked if the gardens were intended to filter water within the park. Ms. Bethany answered yes, that this was the rain garden's main purpose but that the road also had catch basins and that they were also working to make sure that those were functioning correctly.

Marr Maher, 40 Chester Street, stated that he lived five to six blocks away and regularly brought his children over to Levingston Cove. He thought it was a great design and hoped that the funding would move forward.

Ray Kurzweil, 203 Lake Avenue, stated that he had lived next to Crystal Lake for forty years and that swimming had never been allowed in this area but that in recent years there was no enforcement of the law. He thought that the proposed design would increase swimming and that creating a deck would encourage misuse. He was in favor of some of the project elements but did not want to encourage swimming in the Cove.

Susan Gershenfeld, 39 Charles Street, expressed concern with the public process used for this project and the message that it was sending. Ms. Bethany stated that she had been involved with the public review of this project since the beginning, noting that in 2018-2019 they had held listening sessions to understand the issues and concerns of the public for this site. Weston and Sampson had then created options for the site ranging from minimal change to large projects. A preferred concept had been created from the public's comments which had then been taken out to the public for more comment after which the project team had tried to balance these comments. The resulting design was approved by the Parks and Recreation Committee. Since their review, the team had aligned stairs and completed some redesign but it was still largely the plan approved last year.

Mr. Gershenfeld stated that he had been present at these meetings and thought that more than half of the audience present was against the installation of seating and the cantilevered deck. Mr. Demorizi offered to share the minutes of those meetings. Mr. Armstrong asked if they had been other options available for public comment. Mr. Demorizi stated that they had used lots of public funding to get to this point and that they had tried to balance the needs of the public as a whole. He noted that any work in this area would trigger building code compliance, and that railings would be required along the current dam with or without the cantilevered deck. Ms. Bethany noted that the cantilevered deck was designed to have no supports in the water, which allowed them to go through the Chapter 91 review process. If they needed to go into the lake, it would take an extensive additional review to gain approval. The current design still needed to be reviewed by the State, Newton Conservation Commission, and Planning and Development Board.

Srdjan Nedeljkovic thought that the City should consider how the Cove was being used today and did not think that this would change. He thought that it was respected by those using it now but that the proposed changes would create an excessive barrier to the site that would be exclusionary in its design.

Attila Habys expressed concern that any work completed here would be ruined as the site had become a destination for people from all over the area. Ms. Kurzweil thought that the Cove could be saved if the City optimized the Bath House area instead.

Denise Freed agreed that erosion was a big problem in the Cove and that it needed immediate help. She thought that people were only part of the issues but understood the neighbor's concerns. She wanted to see the problems fixed and supported the project.

The public hearing was closed at this time. Mr. Armstrong asked Commission Members if they had any additional thoughts or questions. Ms. Molinsky referred to the proposed design of the benches,

noting that for an aging community, handrails like the ones proposed for the new benches could be helpful. She asked Parks and Recreation staff if there were any plans for more enforcement in the area and how the project would be phased. Commissioner Banks answered that there were no plans to change the current enforcement practices here and explained that any changes would need to be negotiated with the Police and their Union. Ms. Bethany explained the phasing of the project, noting that it could be sequenced in a few different ways and that the next phase of the development work would consider how best to structure the construction. She also noted that they would make sure that all of the work would need to be carefully planned for the tight site.

Mr. Armstrong moved to approve the project as submitted. Mr. Brody noted that this project could be considered as both an Open Space and Recreation project and members discussed how it could be divided between the two categories. It was agreed that 20% of the project funding would be allocated to Open Space projects and that the remaining 80% would be considered Recreation. Ms. Datta asked if there was a concern with the amount of matching funds in the project. It was noted that the City would provide 30% of the project funding. Mr. Brody noted that the CPC had previously approved projects with less than a 50% match, including Webster Woods which had been entirely purchased with CPA funds. Commissioner Banks stated that they were seeking additional funding sources and should know if those were available by the end of July. If the project did not receive those funds, the City would cover the difference. She added that the accessibility improvements would hopefully be covered by State funding.

Ms. Lunin moved to recommend full funding of the project as submitted with 20% of the funds to come from Open Space funds and 80% to come from Recreation project funding. Mr. Brody seconded the motion which was passed 8-0 by unanimous roll call vote.

Ms. Molinsky asked what the next step was for the public process. Mr. Demorizi stated that there would be a public hearing when the Conservation Commission reviews the project but noted that once the design had reached that point the public input was really in the details and not the larger plan. He added that because Lake Avenue was a designated Scenic Road, the project would also be reviewed by the Planning and Development Board.

OTHER BUSINESS

Election of New Officers – Mr. Armstrong was acknowledged to have served for two years in this roll and thanked for his service to the Committee. Mr. Armstrong moved to elect Mr. Brody as Chair and Ms. Molinsky as Vice-Chair of the Committee. Ms. Lunin seconded the motion which was unanimously approved 8-0 by roll call vote.

Permanent and Temporary Project Signage – Ms. Kritzer opened the discussion of signage, which had been previously discussed the year before prior to the pandemic. She explained that the CPC had a few composite style signs that were used as temporary construction signage, but which were serving as permanent signage at the Allen House and Newton Highlands Playground. The CPC discussed the idea of creating or requiring permanent signage for projects which receive substantial CPA funds, and developing new temporary signage for projects to use during construction. Ms. Kritzer gave a brief presentation with examples of both temporary and permanent signage used in other communities. Ms. Kritzer presented a suggested sign design that had been submitted for the new

Heartbreak Hill park on Waban Hill. Members agreed that they would like to see an alternative design for the Waban Hill park that makes the CPA element more noticeable. Mr. Armstrong suggested that the type and size of signage should be proportional to the amount of CPA funding used in the site. Members agreed to consider new designs for temporary signage and asked if the City had a standardized sign type that should be followed. It was suggested that Ms. Kritzer reach out to Newton North High School as their design students could assist with the new design. Mr. Demorizi stated that he would send the contact information for the program. Members agreed that they liked the language used for the Wellfleet signage. It was also agreed that signage requirements should be noted in the application materials and added to the grant agreement, with the design of permanent signage to be flexible to be appropriate to the site in question.

Approval of May 11 Minutes - Members had reviewed the draft minutes prior to the meeting. Ms. Weber moved to approve the May 11 minutes as submitted. Ms. Lunin seconded the motion which passed by unanimous voice vote.

Ms. Datta moved to adjourn the meeting. Ms. Lunin seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 9:02 P.M.

DRAFT



Ruthanne Fuller,
Mayor

Community Preservation Committee

DRAFT MINUTES

July 13, 2021

The virtual meeting was held online on Tuesday, July 13, 2021 beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong, Dan Brody, Eliza Datta, Byron Dunker, Robert Maloney, Jennifer Molinsky, Martin Smargiassi, and Judy Weber. Committee member Susan Lunin was not present at this meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Present for the Planning Board were Peter Doeringer, Kelley Brown, Barney Heath, Kevin McCormick, Jennifer Molinsky, and Sudha Maheshwari.

Chair Dan Brody opened the Community Preservation Committee's public meeting at 7:00 P.M and joined the Planning Board's in-progress meeting at that time. Mr. Doeringer moved to open the joint Planning and Development Board Public Hearing at that time.

Joint Public Hearing on the Nonantum Village Place Senior Housing Preservation Project

Marcia Hannon from property owner CASCAP presented a PowerPoint presentation on the proposal. She explained that CASCAP has been in operation since 1973 and has 220 affordable units in the Boston area, many of which are service enriched. She reviewed the history of the building and site and explained that the development was 100% affordable with the majority of its residents having a household income of less than 30% AMI. Ms. Hannon also reviewed the demographics of the facility which is 68% white, 20% African American, and 12% Asian or Pacific Islander. New residents were found through two referral systems – a closed referral system operated by the Department of Health and an open system which was available to anyone. Ms. Hannon explained how they had worked to do outreach in the community and with local religious groups and that prior to Covid, Nonantum Village Place had been an active community with regular gatherings and meetings.

Ms. Hannon explained the building was now in need of roof, siding, and HVAC repair and replacement work at an anticipated cost of \$892,338. To complete this work, CASCAP was requesting \$500,000 in CPA funding and \$100,000 in CDBG funds. Nonantum Village Place would contribute \$140,000 from its funds to the project. In addition, the project had received \$50,000 from the Charlesbank Foundation and anticipated \$102,338 in LEAN funds. Ms. Hannon stated that they had based the budget on bids received for the work and that the funds would primarily be used for the actual construction costs.

website www.newtonma.gov/cpa

staff contact Lara Kritzer, Community Preservation Program Manager

email lkritzer@newtonma.gov, *phone* 617.796.1144

Ms. Hannon showed photos of the site and noted that it was adjacent to Stearns Park. The scope of the work was to rehabilitate the building and improve its energy efficiency. The building had three flat roofs with the individual condensers located on them. The roofs had active leaks and pooling problems and individual condensers would all need to be removed in order to replace the roof. All of the condensers were original to the building and several were not working, so it made sense to replace them when they were removed to do the roof work. The existing roofs would be taken down the substrate and have R50 insulation added before the new roofing and heat pump systems were installed. Ms. Hannon also showed several photos of the deteriorated siding and explained that the damaged elements would be replaced with new Hardiplank siding and composite material trim.

Ms. Berman next gave a brief presentation on the CDBG funding request, noting that the \$100,000 request was for 11% of the total project budget of \$892,338. The CDBG request would come from FY22 funds and staff agreed that the project met eligibility requirements and federal guidelines. An Environmental Assessment would need to be completed and approved by the Dept. of Housing and Urban Development (HUD) as part of the funding. Ms. Berman added that the building was deeply affordable and noted that the project would preserve existing affordable housing and increase affordability.

Mr. Brody thanked Ms. Hannon for responding to the CPC's energy efficiency concerns. Ms. Weber asked Ms. Hannon to address the increase in project costs since the CPC's initial review of the pre-proposal. Ms. Hannon explained that the additional costs came primarily from the HVAC system and the fact that the original pre-proposal had included preliminary bid prices for the siding and roofing costs. After it became clear that the CPC saw this project as an opportunity to make the building greener and more energy efficient, they had engaged a consultant, New Ecology, to help them to map out how the building could reach net zero carbon over time. As a result, CASCAP had changed the project scope for the HVAC systems to new heat pump units that would increase air flow into the units. This work also required some adjustments to the building and a need for additional lines. Ms. Hannon noted that they had also increased the contingency fund to address ongoing global supply chain issues and the instability in construction costs.

Ms. Weber asked if there would be any operating savings from the new system. Ms. Hannon stated that CASCAP pays for 100% of the utility cost and was interested in reaching maximum efficiency while also reducing carbon output. The new systems would provide some decrease in electrical use, but she noted that they would still have gas expenses through the system boiler which was part of a hybrid system for use in the winter months. Ms. Weber also appreciated the applicant's response to the CPC concerns.

Ms. Molinsky asked if the project had secured the LEAN and Charlesbank Foundation funding and also expressed appreciation at the move to more efficient systems. Ms. Hannon answered that the Charlesbank funds were secured but that the LEAN funds were still to be determined. The funding stated in the proposed budget was based on the amount received at a similar project. Mr. Brown asked what the contingency would be needed for if the applicant already had hard bids for most of the work. Ms. Hannon explained that contractors were not holding bids for as long due to the current construction situation. The project had bids for work to be done this fall but was now not expected to be able to start before the spring. The potential change in supply cost was the reason behind the increased contingency budget.

Mr. Brown noted that the proposed work included efficiency planning and repair work and questioned why there was no replacement reserve for the building. He asked if the development had been under written for its needs or if the federal rents in the building were so low that they could not also fund repairs. He stated that he was disappointed to find that the building needed new funding already. He thought it was a great project but was concerned about its sustainability.

Ms. Hannon stated that the idea behind these developments was that the rents would be enough to cover both the reserves and the capital needs of the building. The building had federal housing subsidies, but they did not keep pace with the funding needs of the property. She noted that this was CASCAP's first request for more funding for the building and that this was an opportunity to take the work a step farther by making the building more energy efficient.

Mr. Doeringer asked how many people were on the Nonantum Village Place's waiting list. Ms. Hannon answered that they had had 100 people on the list until recently and now had 29 people on the list. Mr. Doeringer asked if those on the wait list had first preference for open units. Ms. Hannon answered yes, explaining that the tenant selection plan gave priority to Newton residents and Veterans. Mr. Doeringer asked how long people are on the waitlist on average. Ms. Hannon answered that 3-4 units turned over every six months on average, after which potential new residents needed to get their documentation together so there was generally a one year wait.

Mr. Maloney asked whether there was any issue with getting the roof work completed as he understood that this area was very busy at present. Ms. Hannon answered that she had heard from contractors about scheduling the work and that supply was an issue. Mr. Maloney also noted that 17 years was not a lot to get out of a roof and asked if any of the contractor had been able to give any insight as to why it had failed. Ms. Hannon noted that they would be switching to a TPO roof and expected an improvement over the existing roof, which had failed seams and some sloping issues with its installation. She noted that they had increased the contingency from 10% to 15% to address any material cost issues.

Ms. Datta asked if CASCAP was trying to secure rent increases from HUD. Ms. Hannon answered that they had submitted their request to raise rents in January and that they hoped to find out in July whether it had been approved. She noted that they expected to get some increase but not all that they had requested. Ms. Datta asked if the increased rent funds would go into the building reserves. Ms. Datta answered that it would. Ms. Datta stated that she hoped that they would be able to fully fund the reserve as it would be important to the future of the building. Ms. Datta also noted how important it was to retain these affordable units, noting that the federal 202 program used at Nonantum Village Place targeted lower levels of affordability. She added that there are not many of these programs available and that it would be very hard to replace if the building was lost.

Mr. Smargiassi stated that he was a builder and agreed that it was good to invest in the property but was also concerned that the building needed this much work after only 16 years. He asked if all of the building's siding needed to be replaced as siding can often last for 30 years and wondered if the CPC should get more oversight of buildings during construction to ensure that high quality work is done and that materials are properly installed. Ms. Hannon stated that the current siding was wood and would be replaced with Hardiplank and composite material siding. She noted that the quality of the existing wood siding was not great and that the worst damage was located on the south side of the

building. She added that she was welcomed a discussion on this and could provide more information on the existing and proposed materials to be used. Ms. Hannon stated that the existing roof used EPM roofing and that they would be taking it down to the substrate, correctly sloping issues, and installing new insulation. Mr. Smargiassi suggested that whatever they chose to do, they should consider using high quality, lower maintenance materials and confirming that they are correctly installed. Ms. Hannon stated that they were now working with Wingate Management to oversee the building and have developed a partnership with Homeowners Rehab Inc. (HRI) to oversee the rehabilitation work as well.

Ms. Weber noted that the fact of the matter is that there are many people involved in making decisions on affordable housing projects that aren't the owner. Big capital projects and federally funded projects rely on refinancing to complete future rehabilitation work because federal requirements assume that the reserves are intended to handle regular maintenance instead. Ms. Weber explained that this situation is a product of the decisions made when the building was constructed and that its needs are only going to grow. She noted that it was challenging to deal with a building that had so many decision makers and thought that it was helpful to note that no affordable housing development was starting with a perfect product.

The public hearing was opened to the public at this time and there was no public comment.

Mr. Doeringer asked for a motion from the Planning Board to close the public hearing. Mr. McCormick moved the motion, Mr. Heath seconded the motion, and all voted in favor.

Mr. Maloney moved that the CPC close its public hearing on the project. Ms. Datta seconded the motion and all voted in favor.

Mr. Maloney thought that CASCAP had done a good job with the materials specified and was fine with recommending the project but wondered if the CPC wanted to have a role moving forward with the materials to be used and how the work was to be done. Ms. Weber noted that two members had commented on the longevity of the existing materials and thought that the CPC should ask an expert to look into this question. She asked that the current project be looked at to see if there was a more successful way to address the question. She asked if there was a way to warranty the work for a period of time and asked the applicant to report back. Ms. Hannon stated that she appreciated the CPC's concerns with the longevity of the products and that it was also CASCAP's goal to have them last as long as possible as well as to reach net zero. She noted that they did have construction managers for the project and wanted to allow them to do their jobs but did understand the need to provide additional information.

Mr. Brody suggested that this issue be added to the grant agreement for the project or left to Ms. Kritzer to facilitate. Mr. Smargiassi asked if their contractor could provide a maximum life span for the repairs based on the material to be used that could be used by the CPC to better understand the length of time that the work will last. Mr. Dunker asked if this type of material review was something that the CPC wanted to require for all projects going forward. He noted that the CPC had not asked for a warranty in the past. Mr. Maloney agreed that the CPC should be considering the lifespan of work when it funded a project, noting that all of the current repairs were to 16 year old components which should have lasted much longer.

Ms. Hannon asked if the information from the bids would be enough to satisfy the CPC's concerns. Mr. Maloney stated that he was satisfied based on the materials submitted with the proposal and agreed with Mr. Smargiassi's idea. Ms. Maloney stated that she was also comfortable with the project based on the information received and thought that the discussion of what further information should be required for construction projects could be saved for a future meeting. Ms. Kritzer noted that Doug Desmarais, Community and Development's Rehabilitation and Construction Coordinator, has often worked as a project inspector in the past for large CPA funded projects and could be asked to do it for this project as well. Ms. Maloney agreed that giving direction to the City's inspector would be helpful.

Mr. Doeringer asked if there were any additional comments that should accompany the Planning Board's recommendation. It was suggested that the recommendation should praise the characteristics of the population being assisted, the environmental goals that the project will achieve, and the increased durability of the proposed new materials.

Mr. Brody moved that the CPC recommend to City Council the use of \$500,000 in CPA funding under the category of Community Housing as proposed. Mr. Armstrong seconded the motion. Ms. Weber asked that the Planning Board's comments also be included in the CPC's recommendation. The motion was unanimously passed by roll call vote.

Mr. Doeringer suggested a motion that the Planning Board recommend a substantial amendment to the FY22 CDBG annual action plan to allocate \$100,000 in CDBG funds to the capital needs and energy efficient improvements at Nonantum Village Place by CASCAP, Inc, noting that this is consistent with community need and detailing the CDBG conditions associated with the funding. Ms. Maheshwari moved the suggested motion and Mr. Brown seconded the motion. The motion passed with a vote of 5 to 0 with 1 abstention (Mr. Heath).

Pre-Proposal Review of Athletic Fields Capital Improvement Plan FY 22-25 Design Funding

Present on behalf of the project were Parks, Recreation and Culture Commissioner Nicole Banks and Open Space Coordinator Luis Perez Demorizi. Commissioner Banks explained that they were here with this project because the City was having trouble providing enough fields to meet the demands of the teams. The City is currently in need of high quality playing fields that are available for more time periods. She noted that this problem was also being impacted by later school times, which effected youth and team sport field schedules.

Mr. Demorizi presented a PowerPoint presentation on their pre-proposal for the Athletic Fields Capital Improvement Plan Design funding. He reviewed a map of Newton and explained that their department oversaw 600 acres of land spread throughout all of the villages and wards. He noted that the goals outlined in the pre-proposals were the result of stakeholder input, staff recommendations, and information from the recently completed Open Space and Recreation Plan. These goals include improving the quality and quantity of the fields, improving accessibility, investing equitably in Newton's fields and parks, and creating standardized designs to manage maintenance and operations. Mr. Demorizi next reviewed the criteria that they had used to determine these goals and the sites to focus on and noted the difficulties which the City faced in meeting these needs. He stated that they hoped to bring new sites online first and to then focus on other projects.

Mr. Demorizi stated that this project would be completed in tandem with other field projects. The soccer leagues were looking at the possibility of installing an artificial turf field at Forte Park, where a developer was also paying to install new lighting. New lighting was also planned for Newton North High School's fields and the City had plans to replace the artificial turf at both high schools. The current proposal was divided into a three year plan, which would complete work at Albemarle Park, Burr School, McGrath Park, and the Brown/Oak Hill School fields, and a continuing five year plan which added Forte Park and Braceland/Upper Falls Park to the list.

Mr. Demorizi next reviewed the project's preliminary goals. At the Albemarle/Halloran playing fields, which was noted to be the City's largest recreational complex, they hoped to create a new design for the landscape that would maximize its useability and to install new lighting. Phase I of this work would consider the northern half of the park from Gath Pool to Crafts Street and was anticipated to cost approximately \$2 million to reconfigure. At McGrath Park, CDBG funding was being used to create a perimeter path. Here they also hoped to create a new design that maximized the efficiency of the site and to add a lacrosse wall for an estimated \$500,000. The Burr School fields would be reconfigured to create new field space and regraded with an estimated cost of \$500,000. The Brown/Oak Hill fields project was anticipated to be similar to the Burr School. Mr. Demorizi noted that there were staff concerns with the grass and grading there, and that they hoped to also improve the drainage and accessibility at both sites.

Mr. Demorizi noted that all of the anticipated costs were estimates and that the construction numbers would be refined as part of the design process. The proposal would hire an on-call consultant to help move the process along. The requested CPA funding was proposed to be divided with \$200,000 going to the Halloran playing fields and \$50,000 used for each of the other three sites. Mr. Demorizi added that any funds remaining from these four sites would then be used to begin design work at Braceland and Forte Parks. The preliminary schedule was designed to do the public process efficiently and to not extend the project out too far. Mr. Demorizi also noted that they had considered this schedule in consideration with other concurrent projects.

Mr. Demorizi stated that the Parks and Recreation Committee and their Athletic Fields subcommittee had already reviewed the proposed project. The CPA funding would be used to cover the first three years of design and engineering funds for the project. The individual projects would be presented for review as they were designed, and the department planned to continue to look towards future projects.

Mr. Brody opened the discussion to questions. Mr. Dunker wanted the Committee to understand the urgency to get these sites online. He noted that the ongoing construction was adding to the pressure on the City's parks and playing fields and that there were no requests for artificial turf at this time. The proposed designs would substantially improve the existing sites. Mr. Dunker added that lighting was also an issue at many of these locations.

Ms. Datta asked about the Halloran/Albemarle fields and whether the idea was to get more out of the existing space. Mr. Demorizi answered yes, that those fields were awkwardly laid out, noting that some fields overlapped which prohibited playing multiple games at the same time. Ms. Molinsky stated that she was thrilled with this project as she had spent a lot of time on those fields. She

wondered if the land adjacent to other sites that could also be considered and whether \$400,000 was enough to complete all of the work involved. Mr. Demorizi answered that there was not much off the table at this time but was not sure how the public would respond to clearing land for new fields. He stated that they would continue to consider all options, though, as they moved forward with the project and that should the funding be approved, their department would work with the consultants to maximize how far the funding could go.

Mr. Maloney stated that he was sympathetic to this cause and agreed that Newton should have well maintained fields. He asked how the applicants had arrived at \$200,000 for the design work at the Albemarle/Halloran fields. Mr. Demorizi answer that they had met with a few potential consultants and had given them preliminary information in order to develop their project cost estimates. He explained that Albemarle's fields had eighteen light poles which would require engineering and borings to evaluate and relocate so this site would need a broader scope than just design work. Mr. Maloney asked about the details that would be provided and whether some of the design funds could go towards the fixing of the fields. Mr. Demorizi explained that the design funds would complete construction drawing as well as the master plan. Mr. Maloney asked for more details on what would be accomplished with the design funds. Mr. Demorizi stated that they were using at an RFQ from the City of Boston to help define the details to be included in the City's own RFQ for the work. He anticipated that the City would also negotiate with the consultants to get as much from their work as possible.

Ms. Weber agreed that this was an important project. She asked that in doing the design work, that they pay attention to the ongoing environmental impact of the proposed changes, maintenance costs, and replacement costs. She noted the concerns expressed in the previous discussion and wanted to see these funds spent as wisely as possible. Ms. Weber added that it would be helpful to have more information on the total project cost for both the design and construction. She noted that the current proposal was a first step and anticipated that there would be further funding requests to implement the plans. She stated that it would be helpful to understand how this first step was part of the bigger picture for each site and what else would be needed to accomplish the design goals.

Commissioner Banks explained that their proposal would provide information on what would be happening over the next three to five years and that if the contingency funds allowed that they would work ahead as much as possible. Commissioner Banks added that they hoped to develop this work into a ten year plan as well. The Newton Highland's Playground was the last major recreation site created within the City and she noted that issues with the soil quality, lighting, irrigation, etc. had all raised the cost of the project. They were trying to move efficiently through the current project and planned to gather lots of public input once the designs were ready. Once that process was complete, they could come back with the construction documents to discuss the details. Commissioner Banks also noted that the department was working on other projects concurrently. She did not know yet what the full funding request would be for this particular group of projects but expected that they would be back before the CPC for some funding in the future.

Mr. Demorizi noted that one of the things that they planned to implement was consistency in design details between parks. He explained that over the years, they have found a lot of variation in materials and designs between parks which caused problems for the City to fix and maintain. This project would also develop which are consistent in material, design, and quality. Using one on-call

consultant for all of the sites would allow them to make sure that all of the design elements were consistent and would set the projects up for success. Commissioner Banks added that their department was also working with the Athletic Fields subcommittee to increase fees so that they could keep up with long term maintenance. She believed this would allow the City to continue to improve and reinvest in its playing fields.

Mr. Brody thought that this was a great project but shared the concerns expressed by other CPC members about the level of work that should be funding at this stage. He stated that he was a little uncomfortable with producing construction bid ready documents before the construction funding itself was approved. He thought that the applicants were getting ahead of themselves and was concerned that there could easily be big changes in the design by the time it had gone through the CPC and City Council review process. Mr. Brody thought that the City could essentially be already committed to a design just by having spent money on these documents. He asked whether it would be possible to remove the construction documents from the current proposal and just do the schematic designs and feasibility studies. Commissioner Banks asked if the Committee was requesting that they come back for additional funding without the full construction information.

Mr. Brody asked if they needed to have the construction documents ready in order to make reasonable cost estimates. Mr. Demorizi answered yes, that they often did not have a lot of details in place early in the process and that they could be left with a project that was hard to build if they applied for funding before they completed the construction documents. He stated that they would be happy to come back to the CPC, though, at the conceptual design phase at which point they would have some rough construction numbers available. Mr. Brody agreed with that approach, stating that this would give the CPC a chance to review the project and agree that they were comfortable with the approach before final decisions were made. Mr. Demorizi stated that they wanted to work with the CPC throughout the process and to be as transparent as possible.

Ms. Weber asked if the applicants had any ballpark numbers for the construction funding. Commissioner Banks stated that their internal team was estimating \$5 million for the first four sites based on comparable projects. Mr. Demorizi added that the estimate increased to \$7-8 million with the remaining two projects (Braceland and Brown/Oak Hill). Ms. Weber stated that she wanted to reach an understanding as to what the CPC could do in terms of available CPA funding. She understood that the applicants were hesitant to estimate funding but noted that there was a limit as to what the CPA funding could do. She thought that it was hard for members to vote on CPA funding without a better understanding of the full picture of the project.

Commissioner Banks stated that she understood the CPC's concerns but thought that they first needed to gather all of the necessary information before they could develop their project approach. She explained that at two sites, Burr School and Brown/Oak Hill, there were opportunities for utilizing under used sites where they planned to add new space. Both sites also had existing issues, though, that would impact how and if they could move forward with the project. Commissioner Banks thought that CPA funding would need to be an important part of any future project. The artificial turf fields at the High Schools would need to be replaced in the next three years which would need to come from other sources, and there were other anticipated issues at the sites which they knew could not be solved in the next two years.

Ms. Datta thought that CPA funding was an important tool that could help Parks and Recreation to decide how to move forward with these sites and prioritize future work. She stated that she would like to see more details on the work that would be done during this phase of the project as it would be helpful for the CPC to understand how this work will move the fields forward for the next phase. Mr. Brody agreed and stated that he would also like to see the five to ten year plan for City sites and noted that bonding was an option for future CPA funding. Commissioner Banks stated that they could pull additional information from the CIP and Open Space and Recreation Plan on the three to five year plans and explained how this project could assist the department in becoming more efficient. She added that they might need some additional time to work on the ten year plans for the City.

Mr. Brody noted that the CPC had roughly \$5 million in CPA funding a year and that the Committee's ballpark goal was to spend approximately 20% annually on recreation projects. He estimated that this would be about \$1 million a year for recreation and wanted to get a sense as to how much funding recreation projects might need in the future. Ms. Datta moved to invite the applicants to submit a full application for the Athletic Field Improvements Project for further review at an upcoming meeting. Ms. Weber seconded the motion which was unanimously passed by roll call vote.

Commissioner Banks and Mr. Demorizi stated that the full proposal would be ready for a public hearing at the CPC's August meeting and appreciated the Committee's willingness to consider and discuss how the project could move forward. It was noted that each site had interested elements and that there would be a lot of discussion in the future on how to establish and maintain high quality fields.

OTHER BUSINESS

Approval of June 8 Minutes

Ms. Kritzer noted that the draft minutes had just been sent out to members and that there may not have been enough time before the meeting to review them. Members agreed to post the draft minutes and postponed a vote until the August 10 meeting.

Mr. Armstrong moved to adjourn the meeting. Mr. Maloney seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 9:04 P.M.