



Newton Community Preservation Program



Follow-up to meeting with Programs and Services and Zoning and Planning Committees November 3, 2021



How does CPA Funding Work?

Newton's CPA Funding comes primarily from the following sources:

- Local revenue surcharge of 1% on property taxes
- State CPA Trust Fund match on the *prior fiscal year* local surcharge. For example, in FY21 Newton received a match of 29% of its FY20 CPA surcharge

CPA Funding can be used in the year that it becomes available **OR** saved for future projects.

Newton Community Preservation Program Annual Local Revenue and State Matching Funds

Fiscal Year	Local Revenue raised from CPA Surcharge	State Trust Fund Matching Funds	Percentage State Match	Total New Revenue	Debt Service Payments	Debt as % of New Revenue
FY02	1,585,478	NA	NA	1,585,478	0	0%
FY03	1,758,225	1,585,478	100%	3,343,703	0	0%
FY04	1,830,295	1,758,952	100%	3,589,247	65,375	2%
FY05	1,899,326	1,830,295	100%	3,729,621	625,750	17%
FY06	1,973,967	1,899,326	100%	3,873,293	964,800	25%
FY07	2,045,105	1,973,967	100%	4,019,072	945,050	24%
FY08	2,113,390	2,045,105	100%	4,158,495	972,909	23%
FY09	2,194,220	1,429,080	68%	3,623,300	1,255,088	35%
FY10	2,266,710	763,914	35%	3,030,624	1,217,988	40%
FY11	2,349,043	616,589	27%	2,965,632	882,788	30%
FY12	2,430,859	625,763	27%	3,056,622	857,906	28%
FY13	2,510,552	652,294	27%	3,162,846	831,125	26%
FY14	2,707,415	1,311,139	52%	4,018,554	801,750	20%
FY15	2,832,625	851,890	32%	3,684,515	280,500	8%
FY16	2,955,961	839,889	30%	3,795,850	269,344	7%
FY17	3,092,185	608,243	21%	3,700,428	259,781	7%
FY18	3,233,186	531,924	17%	3,765,110	0	0%
FY19	3,381,289	614,786	19%	3,996,075	0	0%
FY20	3,525,416	808,754	24%	4,334,170	0	0%
FY21	3,658,144	1,009,206	29%	4,667,350	697,699	15%
FY22 (Estimated)	3,761,619	731,629*	20%	4,493,248	693,103	15%
Totals Over Life of Program	\$54,105,010	\$22,488,223	42%	\$76,593,233	\$11,620,956	15%

* Available FY22 Funds also includes \$295,422 in additional FY21 funding above what was originally estimated for a total of \$1,027,051 in State Matching funds available for use in FY22.

CPA Finances at a Glance

*Expenses as %
of total current
year revenue*

Fiscal Year 2022

Revenue

Beginning balance	6,942,680
Local CPA surcharge	3,761,719
State match	
Budget for this FY	731,629
Additional from prior FY	295,422
Total Available Resources	11,731,450

Expenses

Bond repayment obligations	693,103	14%
New funding authorizations	3,783,271	79%
Administrative costs	180,910	4%
Total Expenses	4,657,283	97%

*Webster Woods Bond Repayment
Includes funding recommended by CPC*

Current Fund Balance 7,074,167

Fiscal Year 2023

Revenue

Beginning balance	7,074,167
Local CPA surcharge	3,902,783
State match	
Budget for this FY	752,344
Additional from prior FY	329,233
Total Available Resources	12,058,527

How can CPA Funds be used?

Community Preservation Act Funding can be used to:

- Acquire, Create, Preserve, Support, and Rehabilitate/Restore **Community Housing**
- Acquire, Preserve, and Rehabilitate/Restore **Historic Resources** such as buildings, structures, documents, etc.
- Acquire, Create, Preserve, and Rehabilitate/Restore **Open Space**
- Acquire, Create, Preserve and Rehabilitate/Restore **Recreation** projects and sites

The CPA also requires that:

- At least 10% of annual funding be spent on, or set aside for, **each** of the following: **Community Housing**, **Historic Resources**, and **Open Space**
- No more than 5% of annual funds be used for Administration
- The remaining CPA funding (up to 70% of annual funds) may be used for any of these three uses or for **Recreation** projects.

Newton Community Preservation Program Cumulative Achievements Summary 2003-2021

Community Housing

Acquired, Created and Preserved over **400** permanently affordable units at **23** Sites as well as Supported Newton's low-income households and programs through funding to First Time Homebuyer and Covid-19 Emergency Housing Assistance Programs

Historic Resources

Preserved, Restored, and Rehabilitated **25** locally and nationally significant historic properties, **50** acres of historic landscapes, **2** of Newton's historic artifacts, and **2** of the City's historic archives as well as Preserving Newton's neighborhoods, archaeological resources, buildings, and collections through the funding of Citywide historic surveys and plans

Open Space

Acquired over **45** acres of land at **8** sites, Preserved these and other properties by funding the purchase and oversight permanent conservation restrictions, and Restored and Rehabilitated existing protected open space parcels throughout Newton

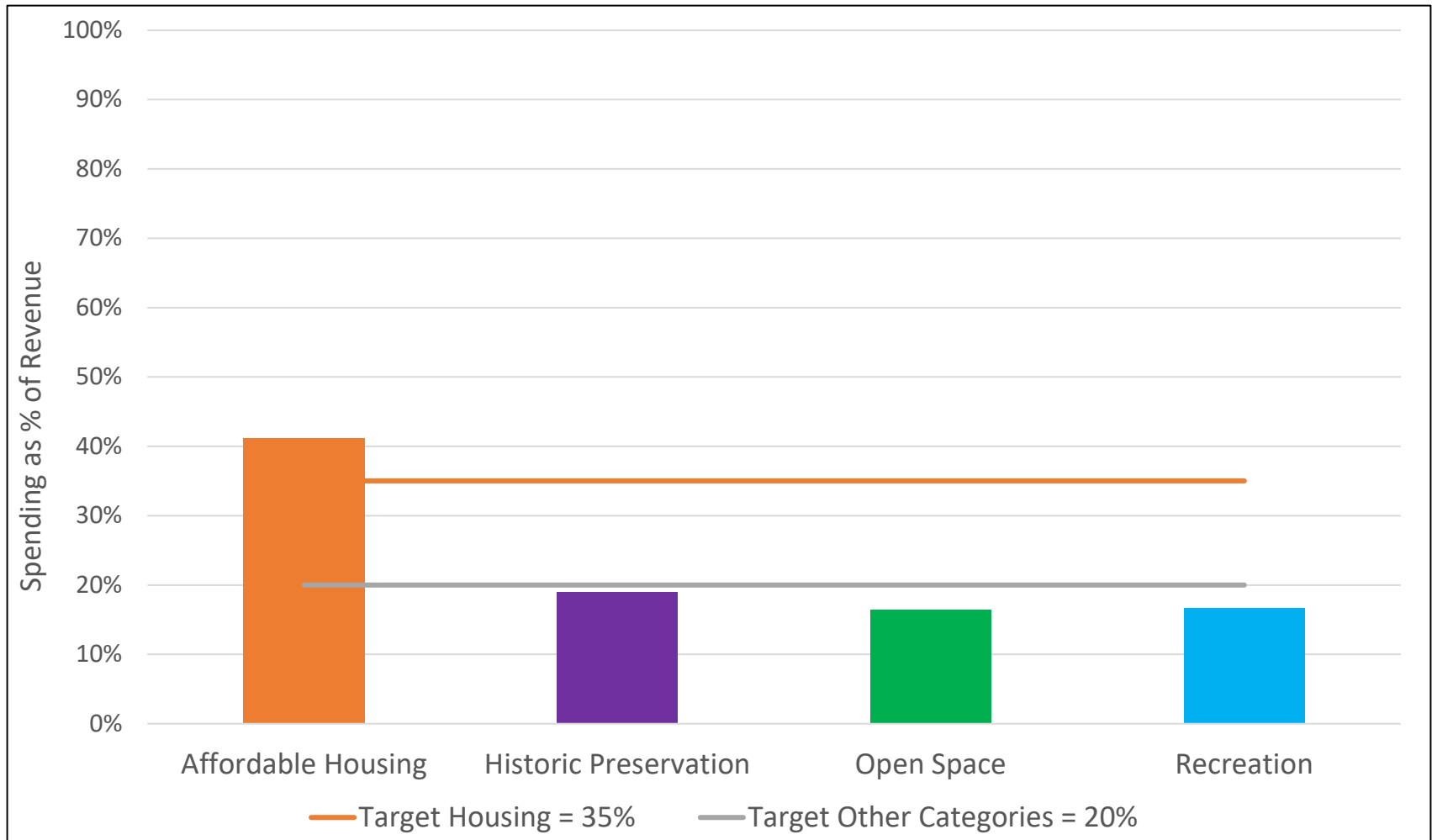
Recreation

Acquired **4** new recreational opportunities for Newton residents and Created, Preserved, Restored and Rehabilitated an additional **18** existing parks and playgrounds throughout the City

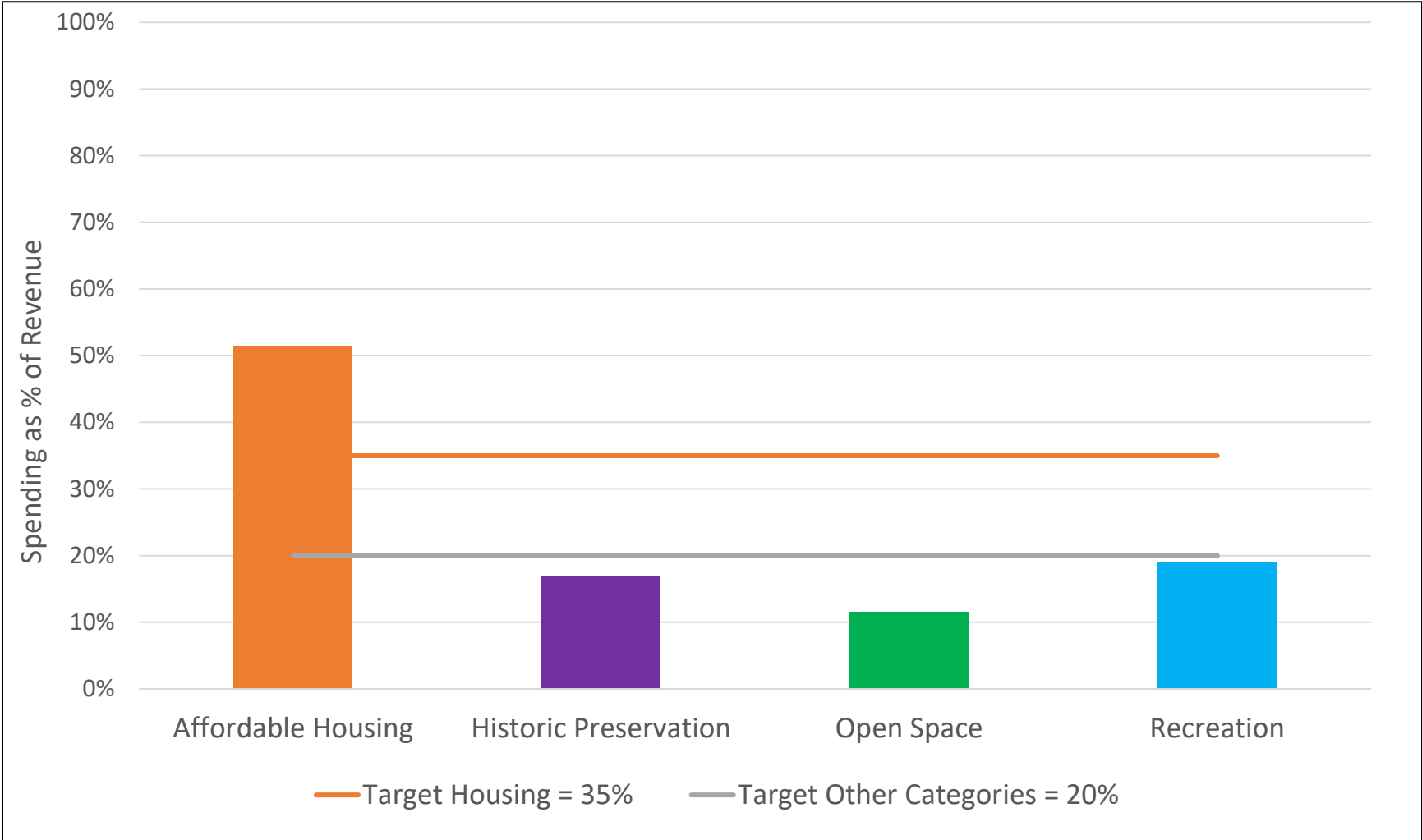
CPA Program Area Targets

Community Housing	35%
Historic Resources	20%
Open Space	20%
Recreation	20%
Administration	5%
Total	100%

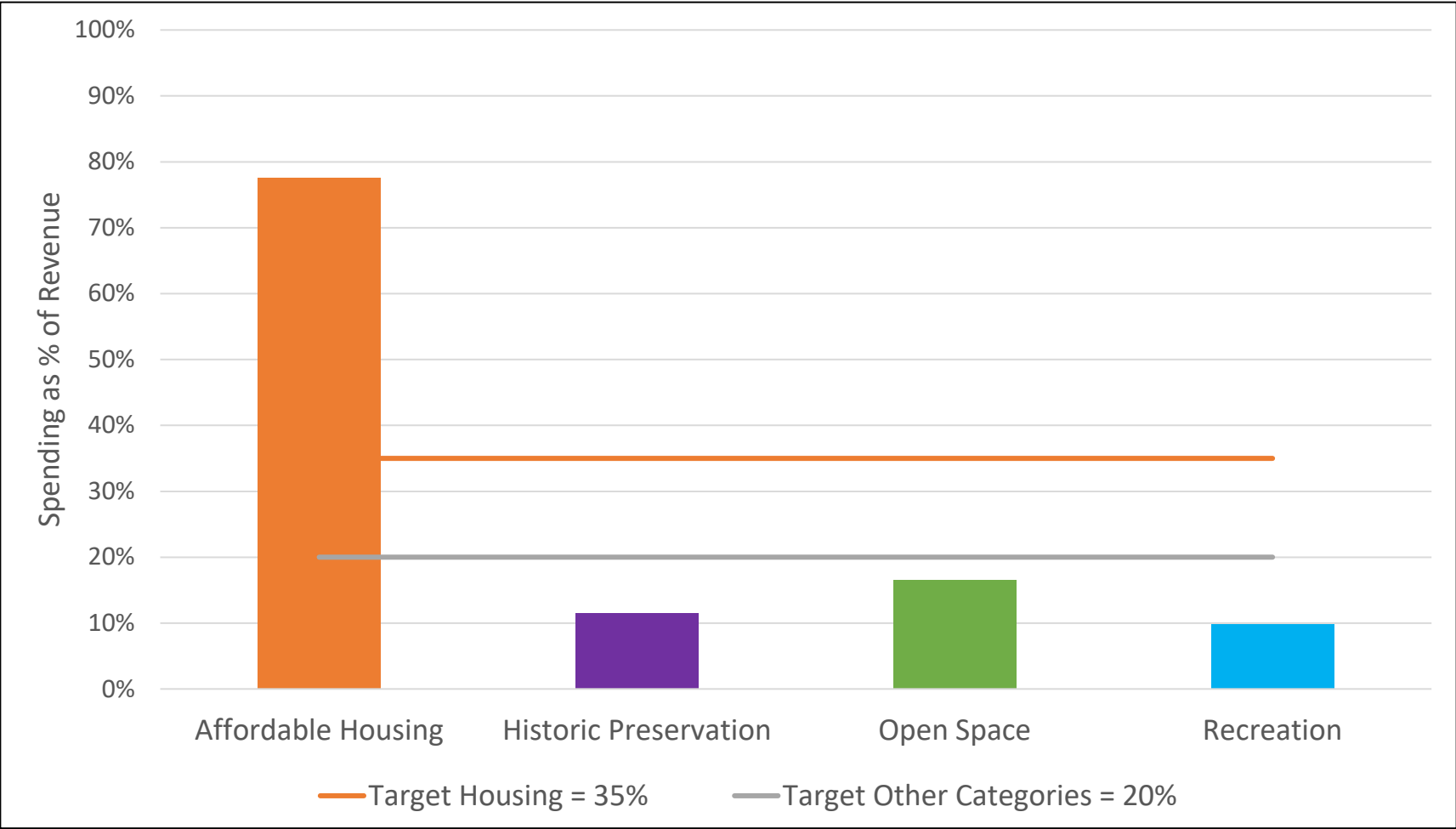
CPA Program Spending by Category over Life of Program (FY03-Present)



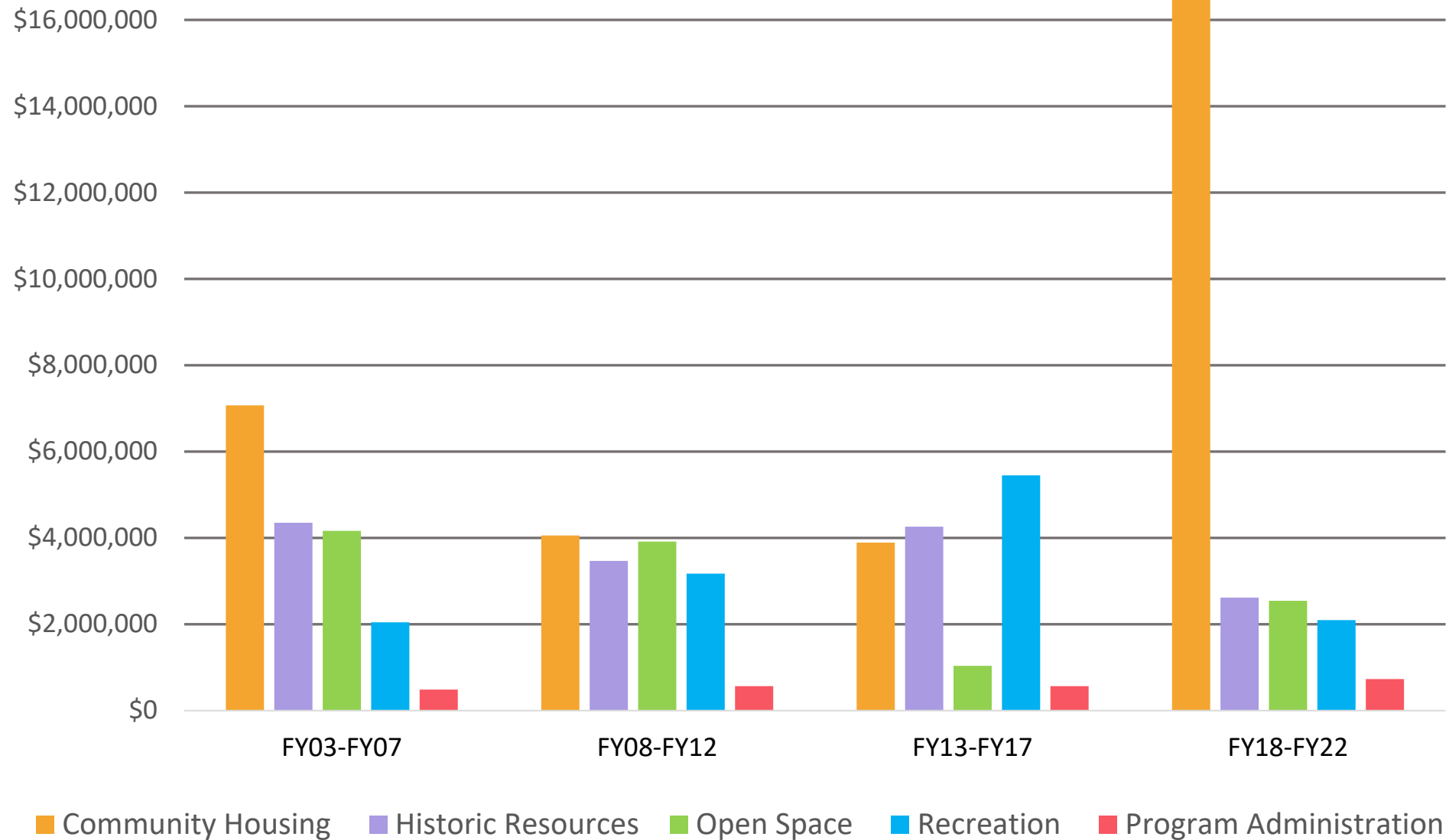
CPA Program Spending by Category over last Ten Years



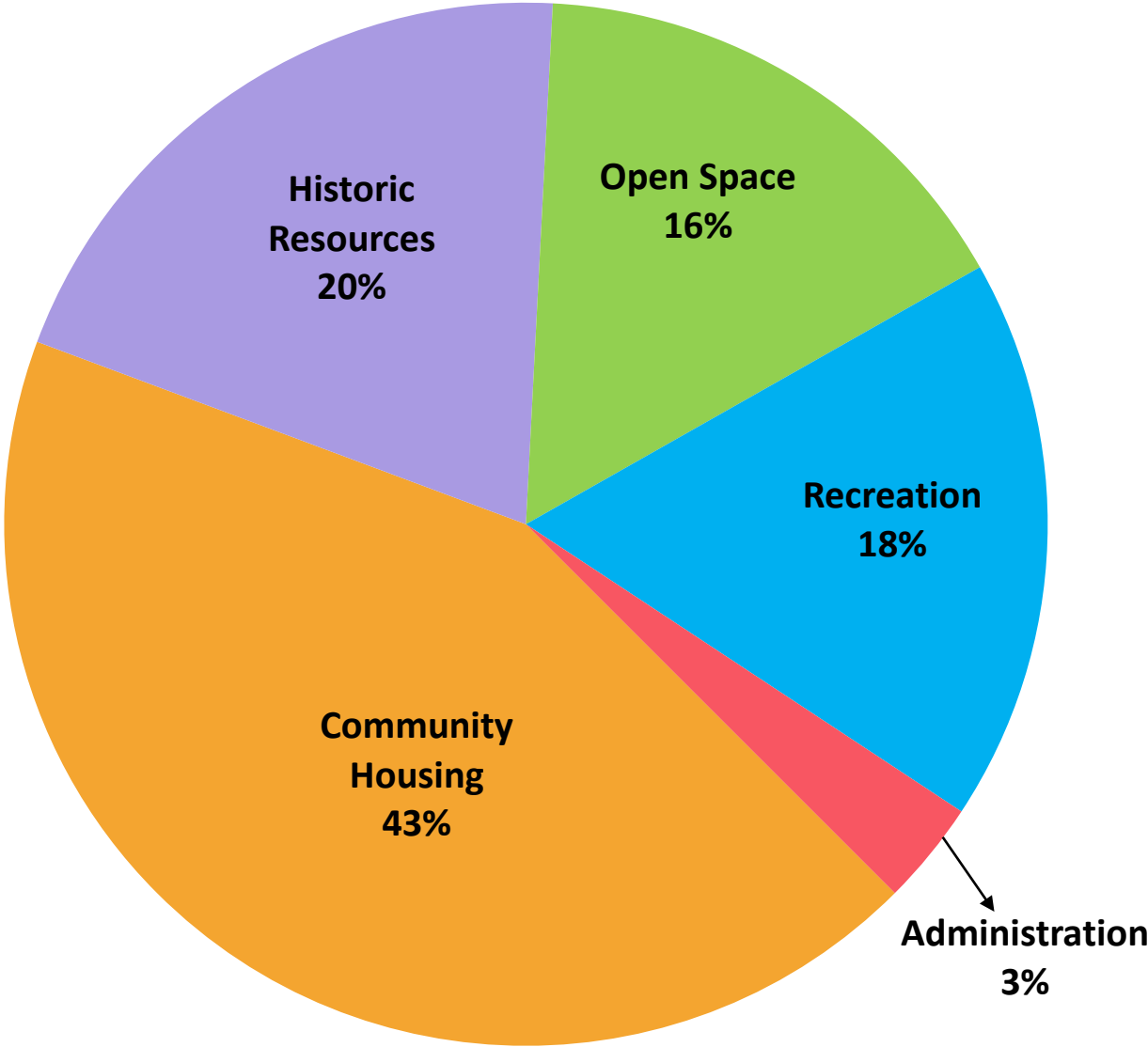
CPA Program Spending by Category over last Five Years



CPA Funding by Category, FY03-FY22



Cumulative CPA Funding by Category



CPA Spending Compared to Targets

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
Most Recent Five Years							
Spending	16,486,349	2,438,874	3,522,542	2,094,775	728,150	25,270,690	21,255,953
% of Total Current Revenue	78%	11%	17%	10%	3%		119%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	43%	-9%	-3%	-10%	-2%		
Most Recent Ten Years							
Spending	20,380,624	6,699,213	4,556,167	7,543,272	1,294,302	40,473,578	39,618,146
% of Total Current Revenue	51%	17%	12%	19%	3%		102%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	16%	-3%	-8%	-1%	-2%		
Entire Life of Program							
Spending	31,507,703	14,512,496	12,634,420	12,758,517	2,346,754	73,759,890	76,593,233
% of Total Current Revenue	41%	19%	16%	17%	3%		96%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	6%	-1%	-4%	-3%	-2%		

Another Funding Option: Bonding

Newton can also bond future CPA funding for large purchases. Bonding is similar to taking out a mortgage on a house – the cost of the project or property is spread out over a number of years

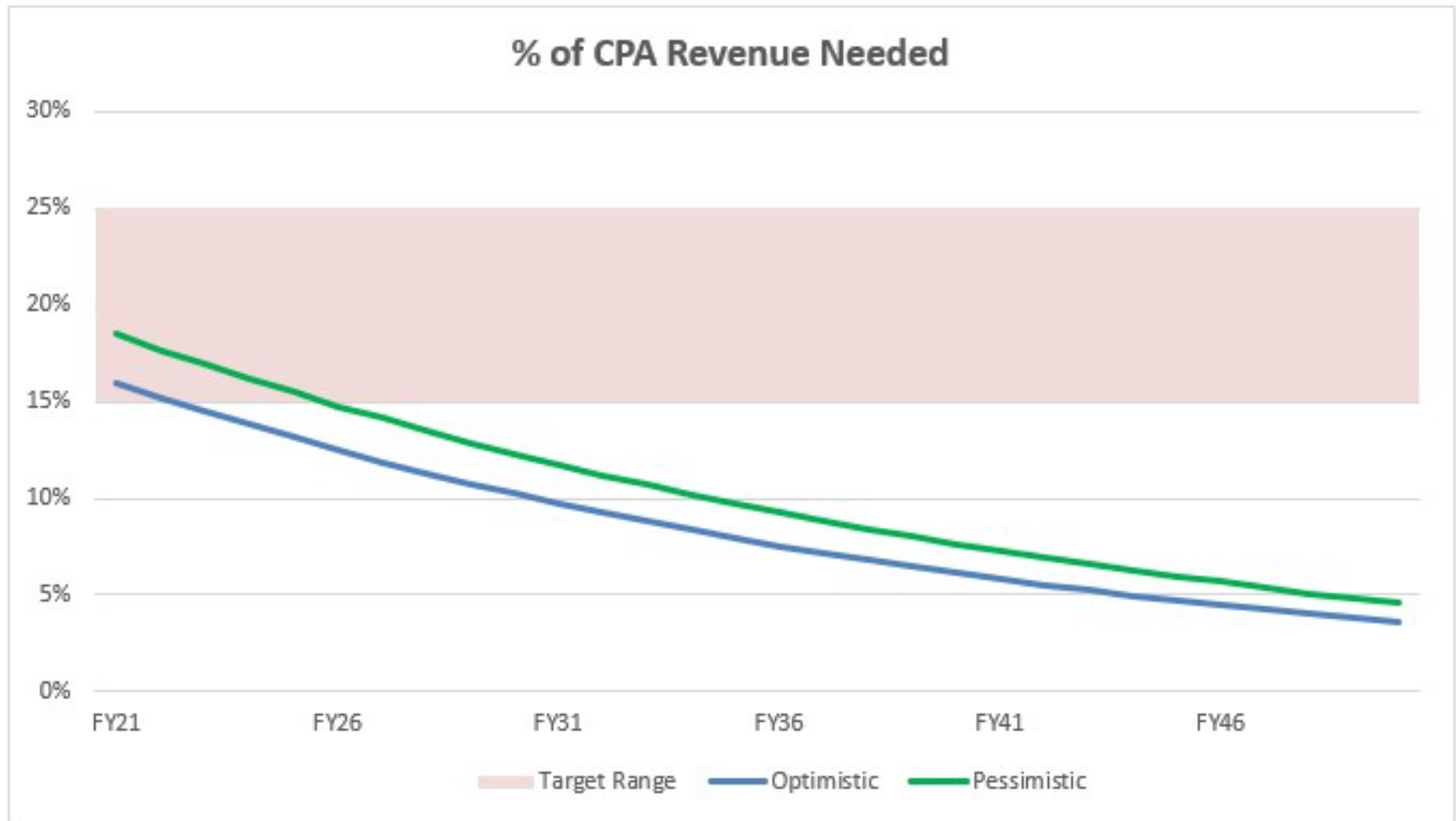
CPA funds have been bonded four times:

- Kessler Woods - \$5,000,000 over 5 years
- Newton Community Farm (Angino Farm) - \$1,500,000 over 10 years
- 20 Rogers Street (Crystal Lake) - \$2,300,000 over 10 years
- Webster Woods - \$14,363,000 over 30 years

Webster Woods Debt Service

November 2019 Scenario Analysis

Webster Woods Debt Service Compared to Open Space Target Range



**Newton Community Preservation Program Annual Appropriations
By Category and Year**

Fiscal Year	Community Housing	Historic Resources	Open Space	Recreation	Program Administration	Total Appropriations
FY03	1,550,000	774,666	537,625	680,454	50,000	3,592,745
FY04	853,586	112,000	794,724	164,238	56,899	1,981,447
FY05	2,161,710	1,009,943	1,186,750	644,685	98,343	5,101,431
FY06	2,505,483	831,862	833,860	451,163	185,901	4,808,269
FY07	0	1,619,930	809,330	102,360	94,846	2,626,466
FY08	968,800	1,406,318	1,150,820	114,779	109,959	3,750,676
FY09	0	1,552,449	908,394	1,079,084	130,057	3,669,984
FY10	2,421,000	189,195	756,250	1,334,288	100,845	4,801,578
FY11	666,500	182,920	555,750	327,038	103,045	1,835,253
FY12	0	134,000	544,750	317,156	122,557	1,118,463
FY13	718,572	668,000	525,125	459,000	112,767	2,483,464
FY14	910,179	0	508,500	493,250	107,779	2,019,708
FY15	1,641,029	1,311,296	0	1,260,500	109,760	4,322,585
FY16	521,117	2,281,043	0	319,344	117,526	3,239,030
FY17	103,378	0	0	2,916,403	118,320	3,138,101
FY18	-127,300	360,000	0	0	144,162	376,862
FY19	6,250,000	600,000	107,500	22,500	131,574	7,111,574
FY20	3,105,000	0	755,000	50,000	145,932	4,055,932
FY21	6,758,649	1,037,119	697,699	450,000	125,572	9,069,039
FY22 (As of Nov. 1)	500,000	617,755	981,171	1,572,275	180,910	3,852,111
Total	31,507,703	14,688,496	11,653,248	12,758,517	2,346,754	72,954,718
% of Total	43%	20%	16%	17%	3%	100%
Annual Averages	1,658,300	773,079	613,329	671,501	123,513	3,839,722

Potential Future CPA Funding Projects

The following are future projects which the CPC is currently aware of and which are anticipated to be discussed further in the next one to two years.

Potential Project Name	Applicant	Potential Funding Request	Category	Description
Small Scale Affordable Housing Projects	TBD	\$300,000	Community Housing	Funding to restore, rehab, and/or preserve existing affordable housing units in Newton
West Newton Armory	TBD	TBD	Community Housing	Funding to assist construction of new 100% affordable housing development
Potential Accessible Affordable Housing Project	55 Chinian Path	?	Community Housing	Purchase existing property and construct fully accessible affordable group home.
Newton Architectural Survey, 1946-1971	Planning and Development Department	\$15,000-\$25,000	Historic Resources	Match to MHC Survey and Planning Grant to complete review of Newton's Mid-Century housing stock between 50 and 75 years old
Municipal Historic Structure Building Envelope Study	Public Buildings	\$100,000	Historic Resources	Funding to review and assess building envelope on up to 15 city owned historic structures
New Art Center/Church of the Open Word Restoration	New Art Center	\$76,000	Historic Resources	Funding to complete initial studies necessary to determine the preservation needs and costs of the ca. 1890s stone structures
Angino Farmhouse Restoration	Public Buildings, Farm Committee	TBD	Historic Resources	Work necessary for boiler, roof, and windows of historic structure. Considering for larger passive building project
Newton Highlands Women's Club Building	Newton Highlands Women's Club	\$60,000	Historic Resources	Restoration work on existing historic building
New Trail	Conservation Committee	TBD	Open Space/ Recreation	Create Trail from Harwich Road to Lagrange
Norumbega Conservation Area	Conservation Committee	TBD	Open Space/ Recreation	Convert the main oval path at Norumbega Conservation Area and the path at the Upper Falls Riverwalk Conservagtion Area to stone dust or crushed stone for accessibility
Upper Falls Greenway	Conservation Committee	TBD	Open Space/ Recreation	Install steps between the Upper Falls Greenway to conservation land in south and Braceland Park in north
Gath Pool Construction	Parks, Recreation and Culture, Public Buildings	TBD	Recreation	Potential future request for funding to implement results of current Gath Pool Feasibility Plan including replacement, restoration, and/or repair
Athletic Fields Restoration	Parks, Recreation and Culture	TBD	Recreation	Potential future request(s) to implement the current work now underway to redesign 4-6 of Newton's existing playing fields

Questions

- Program area targets
 - Should targets be revised?
 - Impact of possible creation of housing trust?
 - What public process should be used?
 - What role should City Council play?
- Should other changes be made in CPC procedures?