

City of Newton

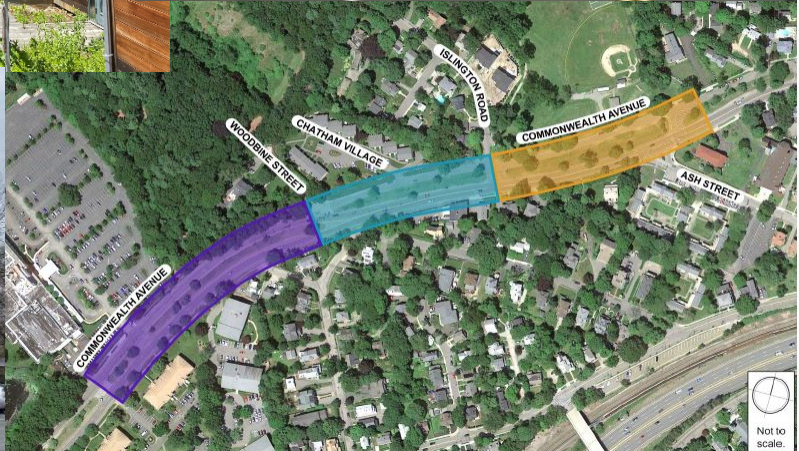


Ruthanne Fuller, Mayor

Community Preservation Program Annual Report for Fiscal 2021



**FY21
New
Project
Funding**



Acknowledgements

The success of Newton’s Community Preservation Program relies on the many individuals and groups who provide their expertise and support including the City Council under the leadership of President Susan Albright, together with the Council’s Finance, Land Use, Programs & Services, Public Facilities, and Zoning & Planning committees and the City Comptroller; Mayor Ruthanne Fuller and the City’s staff and departments, particularly Public Buildings, Parks, Recreation, and Culture, Planning and Development, and Law; City boards including the Conservation Commission, Newton Historical Commission, Newton Housing Authority, Parks and Recreation Commission, and Planning and Development Board; and Newton’s many residents and nonprofits, especially Newton’s League of Women Voters which has provided review and comments on many CPA funding proposals.

CPA Funding Sources & Allowable Uses

The Community Preservation Act (CPA), known also as Massachusetts General Law Chapter 44B, provides communities with the opportunity to raise funds for projects in community housing, historic resources, open space, and recreation through a local surcharge on real estate taxes of up to 3%. Newton adopted the CPA in 2001 with a 1% local surcharge which is matched annually by the State using fees on transactions at the Registry of Deeds. The chart below illustrates the types of projects which are eligible for CPA funding in each of the four funding categories.

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

Proposals for CPA funding in Newton are reviewed on a rolling basis by Newton’s Community Preservation Committee, a volunteer committee whose members include appointees from stakeholder organizations (the Conservation Commission, Historical Commission, Housing Authority, Parks and Recreation Commission, and Planning and Development Board) as well as experts in the funding areas appointed by the Mayor.

CPA Funding Sources & Uses

FY21 REVENUE	
Local Surcharge	\$3,658,144
State Matching Funds - budgeted 20%, actual 28.6% of FY20 Local Surcharge	\$713,784
Interest & Other Local Revenue	\$425,445
Fund Balance Forwarded from FY20*	\$11,683,009
TOTAL REVENUE	\$16,480,382
FY21 EXPENDITURES	
Program Administration	\$125,572
Coleman House Preservation	\$4,214,622
Commonwealth Avenue Carriageway Redesign	\$390,000
Covid-19 Emergency Housing Assistance	\$1,200,000
Durant-Kenrick Homestead Gutters and Windows	\$16,884
Gath Pool Feasibility Study	\$60,000
Golda Meir Expansion	\$1,244,857
Grace Episcopal Tower Restoration	\$991,245
Haywood House Senior Housing	\$77,900
Jackson Homestead Fence Restoration	\$28,990
Webster Woods Bond Payment	\$697,699
West Newton Armory Environmental Study	\$21,270
TOTAL EXPENDITURES	\$9,069,039

* CPA funds may either be spent in the year that they are received or held for future spending. The fund balance of unspent funds includes unused funding from *all* prior years and cannot be added across years.

New Projects Funded in FY21

Coleman House Preservation (Community Housing) Rehabilitate and restore the thirty year old buildings which currently provide housing and supportive services to 146 very low and extremely low income senior households (at or below 50% AMI) by funding work on the exterior façade including the roof, masonry, and windows. The project includes a commitment to sustainability and the renovations are designed to meet Enterprise Green Communities standards.

Commonwealth Avenue Carriageway Redesign (Recreation) Increase the overall amount of green space, design new pedestrian and bike paths to link myriad trail networks including the Charles River Path, increase visibility and access to the historic boathouse on the Charles River, and improve transit access in the area by upgrading bus stops by hiring consultants to redesign the Commonwealth Avenue Carriageway in Auburndale from Lyons Field to the Charles River Bridge.

Durant Kenrick Homestead Window and Gutter Restoration (Historic Resources) Replace the failed wood gutter on the rear (east) façade with a new, larger capacity fiberglass gutter and repair the water damage to the façade including the restoration of six damaged wood window sashes.

Gath Pool Feasibility Study (Recreation) Completion of a feasibility study on the 60 year old facility which includes a robust examination of the existing conditions of the pool's systems, decks, and infrastructure, the development of annotated plans for new improvements, and anticipated cost estimates for a phased renovation of both the main and wading pools.

Grace Episcopal Tower Restoration (Historic Resources) Preservation and restoration of the badly deteriorated stone bell tower of the ca. 1872 Gothic Revival church complex which was designed by prominent nineteenth century architect Alexander Rice Esty and listed on the National Register of Historic Places.

Jackson Homestead Fence Replacement (Historic Resources) Replace the existing wood picket fence along the property's Jackson Road property line with a new wood picket fence that replicates the design of a known earlier fence in this location.

West Newton Armory Affordable Housing Development (Community Housing) Completion of the Phase II environmental assessment required by HUD for the City's purchase of the site for development into a 100% affordable housing complex.

Additional Project Funding Provided in FY21

Covid-19 Emergency Housing Assistance Program (Community Housing) Additional funding to extent the program established in 2020 to provide rental housing assistance to households at or below 70% AMI who have been negatively impacted by Covid-19. Originally funded to allow for up to three months of assistance, the additional funding allowed the program to provide assistance for up to twelve months.

Golda Meir House Expansion (Community Housing) Additional project funding for the construction of two new additions to the existing Golda Meir Senior Affordable Housing facility which will include 57 new permanently restricted affordable housing units, nine of which will be restricted to individuals with disabilities who have experienced chronic homelessness.

Haywood House Senior Living Development (Community Housing) Additional project funding for additional elevator approved as part of the construction of 55 units of affordable senior housing by

the Newton Housing Authority including 32 units affordable to households below 60% AMI, three fully accessible units, and four units designated for households which are homeless or at risk of homelessness.

Completed Projects

Allen House Historic Rehabilitation (Historic Resources) The Newton Cultural Alliance completed its multi-year project to restore the ca. 1850s Nathaniel Allen Homestead and convert it into offices, meeting and event space for community and cultural events.

236 Auburn Street (Community Housing and Historic Preservation) The project created three new affordable family rental units (available to households up to 60% AMI) and a five bedroom congregate home, now owned by the Barry L. Price Center, while also restoring the exterior facades of the site's original ca. 1860s Italianate style house.

Newton's Fiscal 2021 Community Preservation Committee (July 2020-June 2021)

- ◆ Dan Brody, Chair FY21 (Mayoral Appointee, Open Space)
- ◆ Jennifer Molinsky, Vice Chair FY21 (Planning & Development Board)
- ◆ Mark Armstrong (Newton Historical Commission)
- ◆ Byron Dunker (Parks and Recreation Commission)
- ◆ Rick Kronish (Newton Housing Authority, term ending December 2020)
- ◆ Susan Lunin (Conservation Commission)
- ◆ Robert Maloney (Mayoral Appointee, Recreation)
- ◆ Martin Smargiassi (Mayoral Appointee, Historic Resources)
- ◆ Judy Weber (Newton Housing Authority, starting January 2021)



Projects
Completed in
Fiscal 2021



www.newtonma.gov/cpa

The site includes detailed information about both the state Community Preservation Act (CPA) and Newton's CPA program, including annual & cumulative reports, proposal instructions, and major documents for all funded projects and current proposals. Printed copies of documents are also available upon request.

Contact Lara Kritzer, Community Preservation Program Manager
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