

City of Newton



Ruthanne Fuller, Mayor

# Community Preservation Program Combined Annual Reports for Fiscal Years 2019 and 2020

Nathaniel Allen House Restoration



Golda Meir House Expansion



**FY19 – FY20  
New  
Project Funding**

Haywood House Senior Affordable Housing Development



Newton Conservators Conservations Restriction Oversight



## Acknowledgements

The success of Newton’s Community Preservation Program relies on the many individuals and groups throughout Newton 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, in particular Public Buildings, Parks, Recreation, and Culture, Planning and Development, and Law; City boards including those required by statute to appoint one of their members to serve on Newton’s Community Preservation Committee (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 (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

FY19 REVENUE	
Local Surcharge	\$3,381,289
State Matching Funds - budgeted 8.5%, actual 19% of FY18 Local Surcharge	\$253,970
Interest & Other Local Revenue	\$640,328
Fund Balance Forwarded from Fy18*	\$12,669,321
<b>TOTAL REVENUE</b>	<b>\$16,944,908</b>
FY19 EXPENDITURES	
Program Administration	\$131,574
Project Funding	
20 Rogers Street CR Oversight**	\$15,000
Allen House Supplemental Funding	\$600,000
Flowed Meadow CR Oversight**	\$15,000
Golda Meir Expansion	\$3,250,000
Haywood House Senior Housing	\$3,000,000
Webster Woods Professional Services	\$100,000
<b>TOTAL EXPENDITURES</b>	<b>\$7,111,574</b>

FY20 REVENUE	
Local Surcharge	\$3,525,416
State Matching Funds - budgeted 11.5%, actual 24% of FY19 Local Surcharge	\$383,309
Interest & Other Local Revenue	\$360,816
Fund Balance Forwarded from FY19*	\$10,740,419
<b>TOTAL REVENUE</b>	<b>\$15,009,960</b>
FY20 EXPENDITURES	
Program Administration	\$145,932
Project Funding	
COVID-19 Emergency Housing Assistance	\$2,000,000
Kessler Woods CR Oversight	\$15,000
NHA Acquisition of CAN-DO Portfolio	\$1,105,000
Pigeon Hill Trail	\$50,000
Webster Woods Acquisition***	\$15,740,000
<b>TOTAL EXPENDITURES</b>	<b>\$18,785,932</b>

\* CPA funds may be spent in the year they are received or held for future spending. The fund balance of unspent funds from *all* prior years should not be added across years. Newton's current unusually large fund balance is a one-time-only resource.

\*\* The funding for these projects is split between two funding categories - Open Space and Recreation.

\*\*\*Webster Woods Acquisition funds are bonded funds which were issued in Spring 2020. While the purchase of the property took place in FY20, no existing CPA funds were used at that time. Payments for this project will be made annually from the CPA fund for the next 30 years beginning in FY21.

## Projects Funded and Completed in FY19 and FY20

**FY19 Allen House Historic Rehabilitation** (Historic Resources) Additional project funding to complete the final phase of restoration work on the ca. 1850s Nathaniel Allen Homestead, a National Register property and Local Landmark, and the adaptive reuse of the barn into a public performance and meeting space.

**FY19 Haywood House Senior Living Development** (Community Housing) 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.

**FY19 Golda Meir House Expansion** (Community Housing) Construction of two new additions to the existing 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.

**FY19, FY20 Newton Conservators Conservation Restriction Oversight** (Open Space, Recreation) The Newton Conservators oversee the conservation restrictions which are required when the City uses CPA funding to acquire properties for open space and recreation. Funding was allocated in FY19 to cover the costs of overseeing the existing restrictions for Flowed Meadow (Wabasso Street) and 20 Rogers Street (Crystal Lake). In FY20, additional funding was allocated for the oversight of Kessler Woods.

**FY19, FY20 Webster Woods Acquisition, 300 Hammond Pond Parkway** (Open Space) Acquisition of 17 acres of open space with public access for passive recreational use. Funding was awarded in FY19 for planning and pre-acquisition costs. In FY20, the City approved the purchase of the site and issuance of 30 year bonds to pay for the purchase. Annual CPA revenue will be used to pay the debt service on the bond.

**FY20 Covid-19 Emergency Housing Assistance Program** (Community Housing) this program provides up to 70% of monthly housing costs (up to \$2,500 per month) for households below 80% AMI who have been negatively impacted by the Covid-19 pandemic.

**FY20 Newton Housing Authority Acquisition of CANDO Portfolio** (Community Housing) Preservation of 33 units of scatter-side, deed-restricted affordable rental housing units created and managed by CANDO by lowering their bank debt and transferring the properties to the Newton Housing Authority.

**FY20 Riverside Greenway - Pigeon Hill Trail** (Recreation) Completion of the 100% "shovel ready" design for the Pigeon Hill Trail, one of three key Riverside Greenway links in Auburndale running along the Charles River.

**FY20 Heartbreak Hill Park at Waban Hill Reservoir** (Recreation) Initially funded in FY15, the City acquired the deactivated MWRA reservoir from the State and developed the parcel into a neighborhood park with a new fully accessible walkway and amenities. This project was completed and fully opened to the public in FY20.

**Newton Community Preservation Committee (July 2018-June 2020)**

- ◆ Mark Armstrong, Vice Chair FY19, Chair FY20 (Newton Historical Commission)
- ◆ Dan Brody, Vice Chair FY20 (Mayoral Appointee, Open Space)
- ◆ Byron Dunker (Parks and Recreation Commission)
- ◆ Beryl Gilfix (Mayoral Appointee, Historic Resources, through September 2019)
- ◆ Rick Kronish (Newton Housing Authority)
- ◆ Susan Lunin (Conservation Commission)
- ◆ Robert Maloney (Mayoral Appointee, Recreation)
- ◆ Jennifer Molinsky (Planning & Development Board)
- ◆ Peter Sargent, Chair FY19 (Mayoral Appointee, Community Housing)
- ◆ Martin Smargiassi (Mayoral Appointee, Historic Resources, starting November 2019)



Webster Woods Acquisition

Projects  
Completed in  
Fiscal Years  
2019 and  
2020



Heartbreak Hill Park at Waban Hill Reservoir

Newton Community Preservation Program website

[www.newtonma.gov/cpa](http://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.

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