



COMMUNITY PRESERVATION COMMITTEE AGENDA

October 11, 2022 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.

Ruthanne Fuller
Mayor

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: **84389887819**

Barney S. Heath
Director of Planning and
Development

To join this meeting on your computer, go to:
<https://us02web.zoom.us/j/84389887819>

COMMUNITY PRESERVATION COMMITTEE

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

One tap mobile: **+13092053325,,84389887819#**

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

- 1) Update on Existing Projects and Funding Recommendations
- 2) Review of Current Finances
- 3) Review of Updated Logo Design
- 4) Approval of June 14, July 12, and August 9 Minutes
- 5) Other

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

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.

Newton

Community Preservation Program

Meeting Materials



Proposals and Project Reviews

For the second month in a row, there are no new proposals or pre-proposals submitted for CPA funding. There are a few potential projects that may be coming in in the next few months but it looks like this fall is going to be pretty quiet for applications.

OTHER BUSINESS

- 1) Update on Existing Projects and Funding Recommendations – Attached is an updated spreadsheet showing our currently approved projects and their funding status. We have one project that is still under review with the City Council – the CPA funding for the Newton Affordable Housing Trust, which I am anticipating will be voted on Oct. 17.

I've been reaching out to some of our longer standing projects and will report on their status as well. One of them, the Pigeon Hill Trail Design project, is nearing the end of their funding use period. This project hit some snags early in the design process and has since started working with MassDOT to roll the construction of the new trail into their work on the I90 bridge over the Charles River, which the Commonwealth Avenue Redesign Work is also involved in. They are making progress on that front and an update from the applicant (the Riverside Greenway Working Group) is attached with a summary from their Aug. 2022 meeting with MassDOT. I am expecting to receive a formal request from the applicant soon – their funding was originally proposed to be expended by this January.

I've also attached a copy of the potential project list that was updated in August.

- 2) Review of Current Finances – Attached is the most recently updated version of the Finances at a Glance document. I've been working with the Comptroller's office over the last few months on the closing amounts for the FY22 accounts and this version now shows the final numbers for our carry overed and beginning balances.

For CPC public meeting on October 11, 2022

- 3) Review of Updated Logo Design – I've reached out to the Newton North program on this and am hoping to have more information on the status by the 11th. If I get any draft materials before the meeting, I will send them out separately.
- 4) Approval of June 14, July 12, and August 9 Minutes – Copies of all of the draft minutes are attached for review.
- 5) Other - Just in case.

**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
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$83,483	\$336,517	Work in progress - Parks and Rec working with two consulting firms who will share the design work
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$3,793,160	\$421,462	Work in progress - Funding expended up to 10% hold back
FY21, FY23	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$523,002	\$315,342	\$207,660	Design work in progress - Addnl Funding approved Aug 8
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	Gath Memorial Pool Feasibility Study	256 Albemarle Road Newtonville	Recreation	\$60,000	\$49,000	\$11,000	Project Underway - Bargmann Hendrie + Archetype chosen to complete work.
FY23	Gath Memorial Pool Enhancements - Phase II	256 Albemarle Road Newtonville	Recreation	\$486,500	\$0	\$486,500	Bargmann Hendrie + Archetype will complete once Phase I finalized
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$4,045,371	\$449,486	Project underway - Four requisitions to date and have used all funding except 10% retainage
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	\$1,433,000	\$901,410	\$531,590	Upper section of tower fully restored, cleaned and waterproofed and upper scaffolding ready to come down. Repointing underway below cornice in August, expect to work on wood tracery frames in September.
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$2,769,910	\$307,990	Project 25% complete - have used all funding except 10% holdback to date
Multiple	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$164,454	\$44,246	Retaining wall work complete, replacement fencing in progress
FY23	Jackson Homestead Basement Rehabilitation, Phase I	537 Washington Street, -2458	Historic Resources	\$75,000	\$0	\$75,000	City Council approved funding Oct. 3, 2022.
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$2,200	\$26,790	Project originally delayed to 2022 - now working with new vendor and waiting for new proposal
FY22	Levingston Cove Improvements Project	Crystal Lake, Lake Avenue, Newton Highlands	Open Space/Recreation	\$1,440,344	\$0	\$1,440,344	Funding Approved Oct. 2021 - Project permitted and completing bid process Fall 2022
FY22	New Art Center/Church of the Open Word Restoration	19 Highland Avenue, Newtonville	Historic Resources	\$94,600	\$0	\$94,600	Funding Approved Oct. 2021, Grant Agreement to be signed
FY23	Newton Affordable Housing Trust	Various	Community Housing	\$1,948,056	\$0	\$1,948,056	Project funding chartered by City Council - anticipate vote on recommendation on Oct. 17
FY22	Newton Architectural Survey, 1940-1972	Various	Historic Resources	\$17,500	\$0	\$17,500	Project bidding complete - City working on contracts with MHC and consultant. Expect to start work by early Nov. 2022
FY22	Newton Community Farm	303 Nahanton Street, Oak Hill	Historic Resources	\$88,554	\$0	\$88,554	Public Buildings gathering bid information on water infiltration repairs
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 sent to MHC for final signatures
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kesseler 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	\$2,584,958	\$624,092	In Progress
FY22	Nonantum Village Senior Housing Preservation	241 Watertown Street	Community Housing	\$500,000	\$246,290	\$253,710	Roof work complete, HVAC equipment purchased
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	10/4/22 - Working with MassDOT to coordinate design/build contract with upcoming work on I90 and would like to use CPA funding to integrate this project into the larger construction work. Anticipate requesting a time extension for this work.
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY22	West Newton Armory Affordable Housing Development	1135 Washington Street	Community Housing	\$3,000,000	\$0	\$3,000,000	City Council approved funding July 11, 2022. Grant Agreement to be drafted
Project Totals				\$41,545,675.00	\$30,458,144.71	\$11,087,530.29	

August 2022 Potential Future Project List

Potential Project Name	Applicant	Potential Funding Request	Category	Description	Timeline	Other
Adams Street Shul	Adams Street Shul	\$10,000 (or less)	Historic Resources	Restoration of Historic Front Doors, possible masonry work	TBD	Initial discussion Aug. 2022
Albemarle Park Renovations	Parks, Recreation and Culture	\$5 million	Recreation	Reconfigure and Rehabilitate all fields including pathways based on study currently underway	Fall 2023	Rough Estimate of \$7 million for all four parks projects
Brown and Oak Hill Fields Restoration	Parks, Recreation and Culture	\$500,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
Burr School Fields Restoration	Parks, Recreation and Culture	\$500,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
Gath Pool Construction	Parks, Recreation and Culture, Public Buildings	\$5 million	Recreation	Potential future request for funding to implement results of current Gath Pool Feasibility Plan including replacement, restoration, and/or repair	Fall 2023	Holding \$6 million in budget with \$1 million anticipated from other City sources
Jackson Homestead Basement Restoration/ Rehabilitation	City of Newton, Historic Newton	TBD	Historic Resources	Construction funding for work to remediate water and humidity issues, address accessibility, preserve historic artifacts	TBD	Funding and timing information will be available following completion of current study
McGrath Park Restoration	Parks, Recreation and Culture	\$600,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
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	TBD	Invitation issued for full proposal Oct. 2021 - Project on hold
Pellegrini Field House Restoration	Public Buildings	TBD	Historic Resources	Funding to restore exterior of existing Fieldhouse at Pellegrini Playground	TBD	
First Baptist Church Bell Tower Restoration	First Baptist Church, Newton Center	TBD - initial discussion anticipated work to be in millions	Historic Resources	Restoration of badly deteriorated bell tower	TBD	Emergency work already underway to prevent tower's collapse. Study in progress to develop plan and estimates for restoration
Estimated Funding Requests At This Time: \$12,000,000 - \$15,000,000						
New Trail	Conservation Committee	TBD	Open Space/ Recreation	Create Trail from Harwich Road to Lagrange		City has some funding but not anticipated to be enough for boardwalk and bridge needed in area
Newton Highlands Women's Club Building	Newton Highlands Women's Club	\$60,000	Historic Resources	Restoration work on existing historic building	?	Initial email conversations with Alice in 2019, me in 2020 - no specifications on work to be done as of March 2020
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		
Potential Accessible Affordable Housing Project	55 Chinian Path	?	Community Housing	Purchase existing property and construct fully accessible affordable group home.	Unknown	ca. 1940s House currently used as affordable group home. CT organization contacted City interested in purchasing and redeveloping site
Historic Properties Grant Program	TBD		Historic Resources	Grant Fund to pay for difference between repairs and historically correct rehabilitations/repairs on eligible properties		Cambridge has similar program - others?
Small Scale Affordable Housing Projects	TBD	\$300,000	Community Housing	Funding to restore, rehab, and/or preserve existing affordable housing units in Newton		Funding to restore, rehab, and/or preserve existing affordable housing units in Newton
Affordable Housing Plan	Affordable Housing Trust	TBD	Community Housing	Community Affordable Housing Plan to assist new Affordable Housing Trust on determining needs of community, potential uses for Trust funds		
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	?	

City of Newton Community Preservation Committee

Finances At a Glance

As of October 4, 2022

Fiscal Year 2023

Revenue

Beginning balance	6,309,217
Local CPA surcharge	3,922,024
State match	
Budget for this FY	766,256
Additional from prior FY	878,578
Total Available Resources	11,876,075

Expenses

Bond repayment obligations	694,353
New funding authorizations	2,642,558
Administrative costs	179,376
Total Expenses	3,516,287

Current Fund Balance	8,359,788
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Fiscal Year 2024

Revenue

Beginning balance	8,359,788
Local CPA surcharge	4,069,100
State match	
Budget for this FY	784,405
Additional from prior FY	
Total Available Resources	13,213,293

Expenses

Bond repayment obligations	694,853
New funding authorizations	-
Administrative costs	179,376
Total Expenses	874,229

Projected Fund Balance	12,339,065
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Spending Compared to Program Area Targets

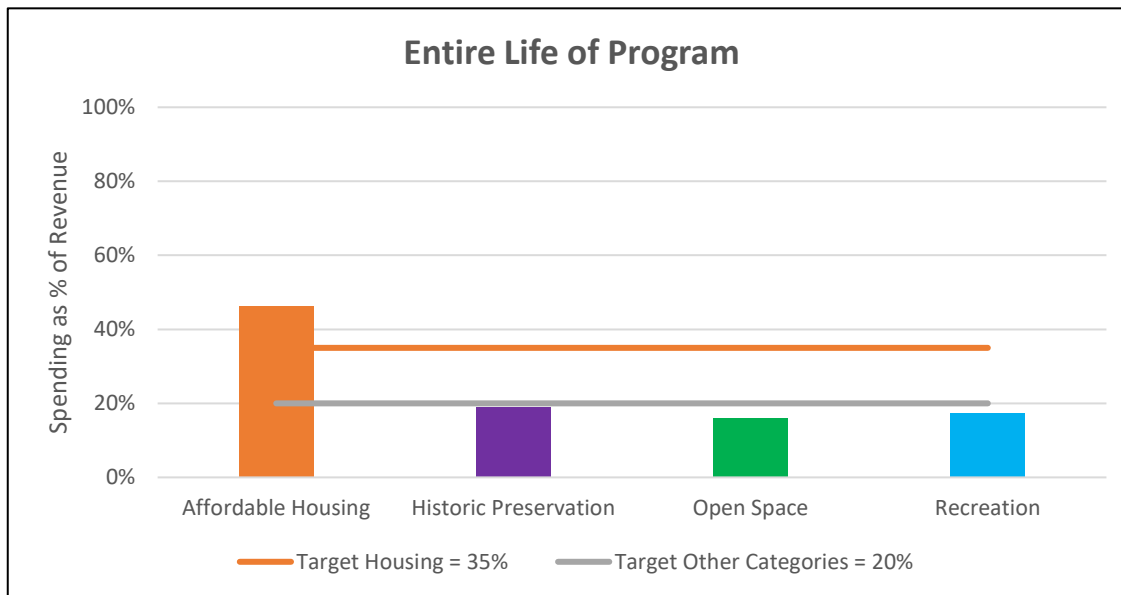
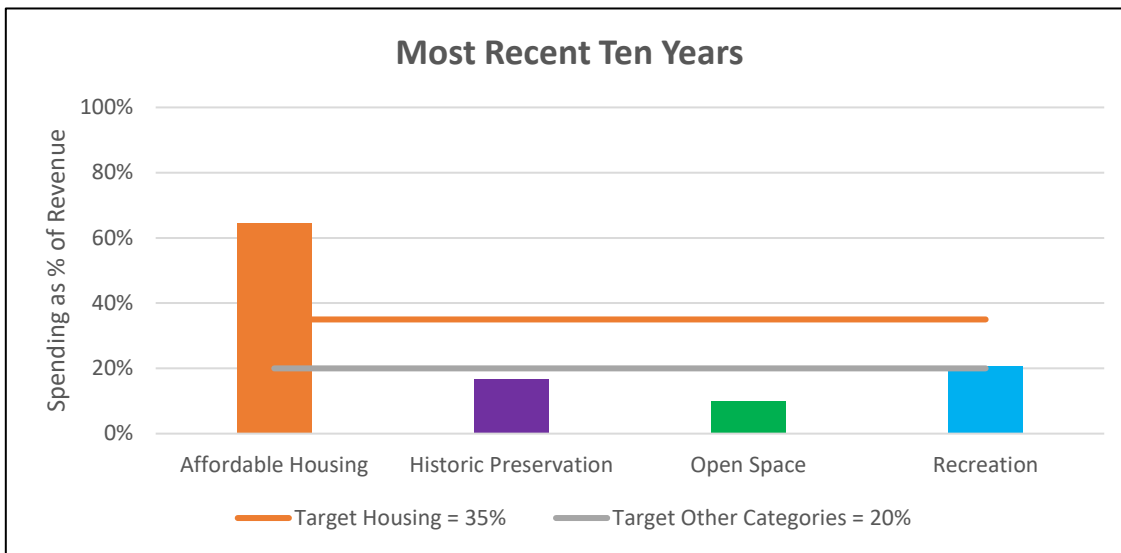
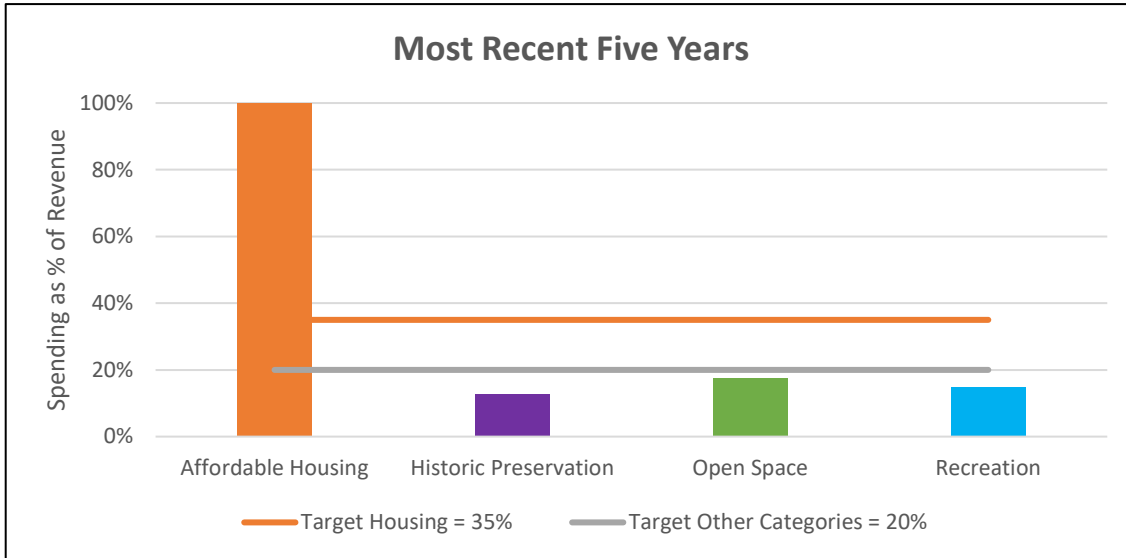
Comparisons Based on % of Current Revenue

As of October 4, 2022

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	21,085,829	2,354,528	3,235,723	2,714,277	714,753	30,105,110	18,434,168
% of Total Current Revenue	114%	13%	18%	15%	4%		163%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	79%	-7%	-2%	-5%	-1%		
Most Recent Ten Years							
Spending	24,134,232	6,291,367	3,744,223	7,703,774	1,312,300	43,185,896	37,398,625
% of Total Current Revenue	65%	17%	10%	21%	4%		115%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	30%	-3%	-10%	1%	-1%		
Entire Life of Program							
Spending	35,979,883	14,760,781	12,347,601	13,378,019	2,477,519	78,943,803	77,536,558
% of Total Current Revenue	46%	19%	16%	17%	3%		102%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	11%	-1%	-4%	-3%	-2%		

Spending as % of Program Revenue, Compared to Guidelines



Spending Compared to Program Area Targets

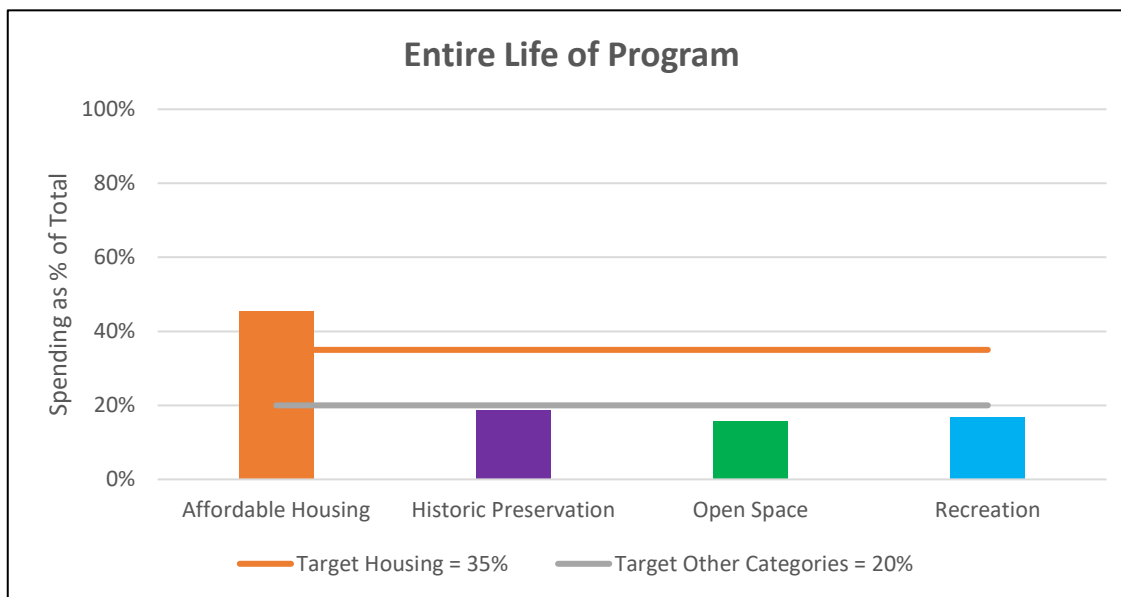
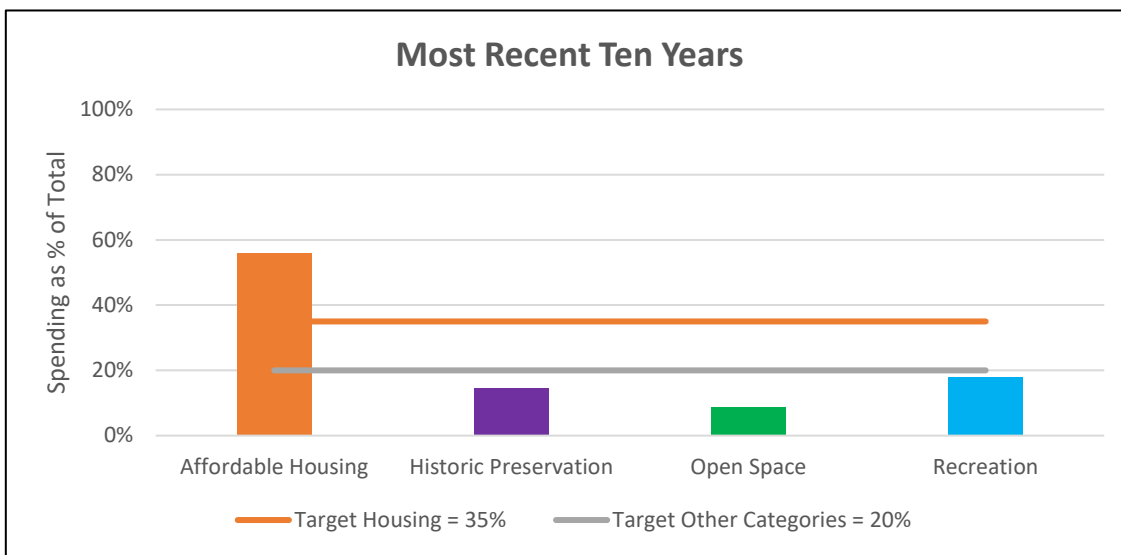
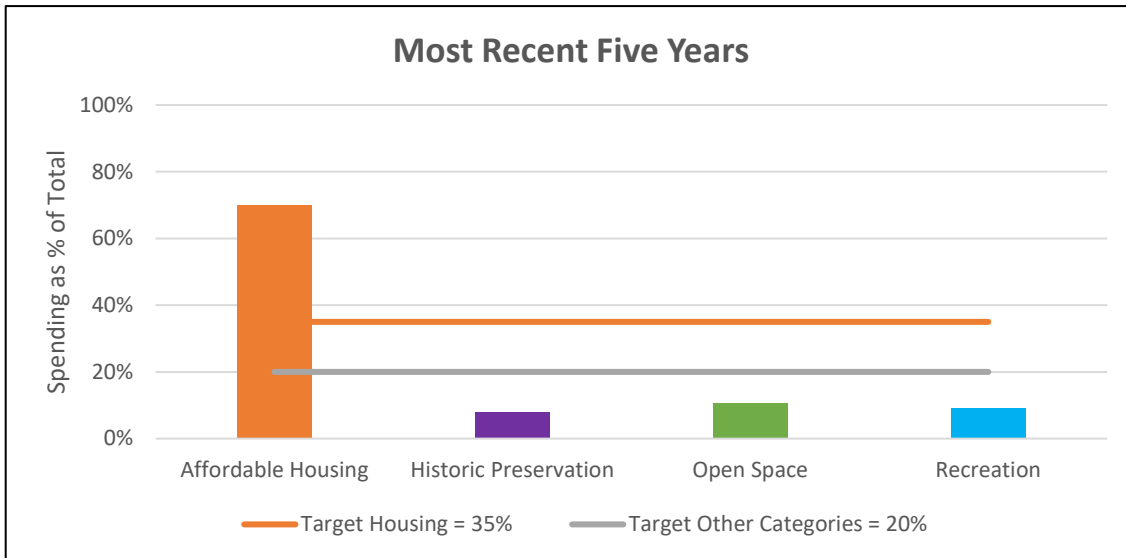
Comparisons Based on % of Current Spending

As of October 4, 2022

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

	Program Area					Total Spending
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	
Most Recent Five Years						
Spending	21,085,829	2,354,528	3,235,723	2,714,277	714,753	30,105,110
% of Total	70%	8%	11%	9%	2%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	35%	-12%	-9%	-11%	-3%	
Most Recent Ten Years						
Spending	24,134,232	6,291,367	3,744,223	7,703,774	1,312,300	43,185,896
% of Total	56%	15%	9%	18%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	21%	-5%	-11%	-2%	-2%	
Entire Life of Program						
Spending	35,979,883	14,760,781	12,347,601	13,378,019	2,477,519	78,943,803
% of Total	46%	19%	16%	17%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	11%	-1%	-4%	-3%	-2%	

Spending as % of Annual Spending, Compared to Guidelines



Spending History

Note: for projects funded by bond issues, list only the annual debt service payments on this sheet

Fiscal Year	Project	Phase	Debt Service Payment?	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	Total	Status
2024	Administration							179,376	179,376	Approved
2024	Webster Woods		Debt			694,853			694,853	Approved
2023	Administration							179,376	179,376	Approved
2023	Webster Woods		Debt			694,353			694,353	Approved
2023	Newton Affordable Housing Trust Fund			1,948,056					1,948,056	Rec'd by CPC
2023	Jackson Homestead Basement Rehabilitation	Phase I			75,000				75,000	Approved
2023	Gath Pool Enhancements	Phase II - Design and Construction Documents					486,500		486,500	Approved
2023	Commonwealth Ave Carriageway Redesign	Additional Funding to Complete Final Design					133,002		133,002	Approved
2022	Administration							132,299	132,299	Actual admin
2022	West Newton Armory Affordable Housing	Construction of 43 Affordable Housing Units		3,000,000					3,000,000	Approved
2022	Webster Woods	Bond Payment	Debt			693,103			693,103	Approved
2022	Grace Church Tower Restoration	Stone tower stabilization and restoration			441,755				441,755	Approved
2022	Levingston Cove Improvements Project	Construction of open space/recreation amenities				288,069	1,152,275		1,440,344	Approved
2022	Athletic Fields Improvements	Design through construction of six sites					420,000		420,000	Approved
2022	Nonantum Village Place Affordable Housing	Roof, Siding and HVAC Repair/Replacement		500,000					500,000	Approved
2022	New Art Center/Church of the Open Word Restoration	Feasibility and Design			94,600				94,600	Approved
2022	Newton Architectural Survey 1940-1972	140 Inventory Forms			17,500				17,500	Approved
2022	Newton Community (Angino) Farm Farmhouse Rehabilitation and Restoration Project				88,554				88,554	Approved
2021	Administration							125,572	125,572	Actual admin
2021	Coleman House Preservation			4,214,622					4,214,622	Approved
2021	Commonwealth Ave Carriageway	Initial Funding for Redesign					390,000		390,000	Approved
2021	COVID-19 Emergency Housing Assistance	Phase 2		724,124					724,124	Approved
2021	Durant-Kenrick Homestead	4 Gutter and Window Repair			16,884				16,884	Approved
2021	Gath Pool Enhancements	Design study					60,000		60,000	Approved
2021	Golda Meir House Expansion			1,244,857					1,244,857	Approved
2021	Grace Church Tower Restoration	Stone tower stabilization and restoration			991,245				991,245	Approved
2021	Haywood House Senior Living			77,900					77,900	Approved
2021	Jackson Homestead Museum	Fence Replacement			28,990				28,990	Approved
2021	Webster Woods		Debt			697,699			697,699	Approved
2021	West Newton Armory Affordable Housing			21,270					21,270	Approved
2020	Administration					-		145,932	145,932	Actual admin
2020	COVID-19 Emergency Housing Assistance	Phase 1		2,000,000					2,000,000	Approved
2020	Kessler Woods	Newton Conservators CR oversight				15,000			15,000	Approved
2020	Newton Housing Authority Acquisition of CAN-DO Portfolio			1,105,000					1,105,000	Approved
2020	Pigeon Hill Trail	Trail design					50,000		50,000	Approved
2020	Webster Woods	Professional services				740,000			740,000	Approved



Ruthanne Fuller,
Mayor

Newton, Massachusetts
Community Preservation Committee
COMMUNITY PRESERVATION PLAN
 Revised December 14, 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 projects in community housing (affordable housing), historic resources, open space, and recreation, within certain constraints:

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

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

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

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

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

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

The CPA legislation allows funding to be used for projects in Community Housing, Historic Resources, Open Space, and Recreation. It also requires communities to spend at least 10% of each year's new funds on each of three of those categories – Community Housing, Historic Resources, and Open Space. Funds may be allocated in the year they are received or retained for future projects. Unless exceptional needs require otherwise, Newton's CPC aims to end each year with approximately one year's worth of funds (currently about \$4.5 million) in reserve so that the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital

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

improvements to public buildings or parks, may also be funded by selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding in each eligible project category are intended to be flexible guidelines, not rigid quotas. These targets reflect Newton's past funding patterns, available information about possible future proposals, and feedback on the City's priorities received through community surveys and public hearings.

Newton CPA Allocation Targets: Balancing Funds Across Resources	
Community Housing (statutory minimum 10%)	35%
Historic Resources (statutory minimum 10%)	20%
Open Space (statutory minimum 10%)	20%
Recreation	20%
CPA Program Administration	5%

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

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

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

4. Extent to which the Project benefits the Community

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

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

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

5. Extent to which the Project includes Sustainable Development Design Elements

The CPC supports the City's goal to reach carbon neutrality by 2050 and encourages all applicants to incorporate sustainability into their projects through design decisions such as: eliminating or reducing fossil fuel use; reducing embodied carbon, especially by reusing existing resources, prioritizing energy efficiency through methods like the Passive House standard, incorporating EV charging stations and/or solar panels, etc. CPA funding applicants should also consider that any projects over 20,000 sq. ft of new construction or substantial reconstruction will be expected to meet the City's Sustainable Development Design requirements as outlined in Section 5.13 of the Zoning Ordinance as the project goes through the Special Permit process. Additional information on these requirements is available on the City's website at: <https://www.newtonma.gov/home/showpublisheddocument?id=29553>

The CPC feels strongly that new CPA funded projects should move the City forward in meeting its sustainable energy goals and is aware that by adding in energy-saving measures a project may have higher upfront costs, particularly for renovations. The CPC encourages projects to incorporate all relevant energy efficiency and electrification measures into their proposals to be included in their discussions with the CPC. Any project which does not include these elements will be expected to provide a written explanation as to why they cannot be incorporated into the project with their funding proposal.

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

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

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

7. Evaluate completed projects to ensure accountability and improve future projects

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

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

Newton Community Preservation Plan

Current & Future Proposals Compared to Available Funds & Allocation Targets					
	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 October 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 25, 31, 81 (54) 37.2) 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 90 (35.2) 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>				
Multiple CIP listing for individual properties included in project	Municipal Historic Exterior Building Envelope Study <i>In September 2021, Public Buildings submitted a pre-proposal to study 15 existing municipal buildings. CPC invited a full proposal at their Oct. meeting.</i>		\$100,000		
Total Requested Funding by Category		\$0	\$100,000	\$0	\$0
Percentage of Allocation by Resource		0%	100%	0%	0%
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)					
CIP Priority (Urgency) Oct. 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 33 (53.3)	Pellegrini Park Field House Exterior Impmts		\$200,000		<i>could also be listed here</i>
CIP 38 (52.9)	New Park at 150 Jackson Road				TBD
CIP 40 (52.7)	Gath Memorial Pool Project (<i>replacement</i>)				\$5,060,000
CIP 44 (51.9)	Brown/Oak Hill Middle Schools Fields Development				\$1,000,000
CIP 45 (49.8)	Burr Elementary School Fields Development				\$1,000,000
CIP 46 (48.3)	McGrath Park Fields Redesign and Development				\$1,000,000
CIP 47 (47.9)	Marty Sender path Phase 2 - Boardwalk and Trail Improvements				\$150,000
CIP 51 (46.9)	Halloran Field Lights and Field Reconfiguration Phase I (at Albemarle)				\$3,270,000
CIP 76 (37.9)	Crystal Lake Beach Improvements				\$500,000
CIP 1717 (30.3)	Jeanetter Curtis West Rec Ctr (The Hut)		<i>Could also be listed here</i>		\$2,500,000
CIP 122 (29.7)	Waban Library Accessibility Upgrades		\$150,000		
CIP 123 (29.7)	Old Cold Spring Field				\$350,000
CIP 132 (28.9)	Burr Park Fieldhouse Accessibility/Site Upgrades		\$250,000		<i>could also be</i>
CIP 134 (28.6)	Forte Park Lighting and Accessibility (<i>including synthetic turf, which cannot be purchased with CPA funds</i>)				\$2,000,000
CIP 140 (28.1)	Kennard Estate Accessibility, gutters, plumbing and		\$500,000		
CIP 142 (28.1)	Crafts Street Stable (<i>DPW</i>)		\$3,000,000		
CIP 144 (27.8)	Auburndale Library - Windows and Doors		\$200,000		
CIP 151(29.6)	West Newton Police Annex Building Envelope, Windows, Doors		\$200,000		
CIP 151 (26.9)	Police Annex - Exterior Windows and Doors, Building Envelope		\$200,000		
CIP 153 (27.5)	Crystal Lake Bathhouse		<i>could also be listed here</i>		\$5,000,000
CIP 154 (26.8)	City Hall - Clerks OfficeArchives (<i>facilities</i>)		\$100,000		
CIP 155 (26.4)	Vernon Street Building - Building Envelope		\$335,850		
CIP 160 (25.6)	Burr Park Fieldhouse Building Envelope and Window Restoration		\$313,500		<i>could also be listed here</i>
CIP 163 (25.6)	West Newton Police Annex Roof Restoration/Repair		\$255,825		
CIP 167	City Hall Exterior Restoration		\$3,000,000		
CIP 168 (24.7)	Pellegrini Field Lights				\$250,000
CIP 172 (23.7)	Upper Falls/Braceland Playground				\$1,675,000
CIP 176 (22.7)	Former Newton Centre Library Building Envelope		\$1,500,000		
CIP 178 (22.2)	Auburndale Library - Accessibility and Site Upgrades		\$265,000		
CIP 180 (21.4)	Newton Corner Library - Exterior Windows and Doors		\$217,000		
CIP 185 (20.8)	Nonantum Library - Accessibility/Site		\$204,000		
CIP 188 (20.7)	Kennard Estate Building Envelope, Windows and Doors		\$240,000		
CIP 189 (20.7)	City Hall Historic Landscape		\$1,500,000		
CIP 190 (20.7)	Chaffin Park Wall (Fy21) (<i>abutting Farlow Park</i>)		\$200,000		
CIP 194 (20.0)	Crafts Street Stable Building Envelope Restoration, Windows, Roof		\$2,000,000		
CIP 199 (17.9)	Waban Library Building Envelope and Entrance		\$325,000		
CIP 204 (15.1)	Jackson Homestead Doors & Windows		\$250,000		
CIP 207 (9.6)	Nahanton Park Accessibility (<i>renovate parking areas, path to Nature Center</i>)				\$150,000
CIP 209 (9.4)	City Hall Doors & Windows		\$3,125,000		
CIP 213 (9.0)	Waban Library Exterior Windows and Doors		\$118,500		
CIP 214 (8.0)	City Hall Cupola/Roof Repair/Replacement		\$1,700,000		
CIP 215 (8.7)	Auburndale Library Building Envelope and Roof		\$260,900		
Other Potential Projects Total By Category		\$0	\$20,610,575	\$0	\$23,905,000
% Allocation by Resource		0%	46%	0%	54%
CPA Target Allocations by Resource		35%	20%	20%	20%

City of Newton



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

Community Preservation Committee

DRAFT MINUTES

June 14, 2022

Barney S. Heath
Director

The virtual meeting was held online on Tuesday, June 14, 2022, 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, Martin Smargiassi, and Judy Weber. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Dan Brody opened the Community Preservation Committee's public meeting at 7:00 P.M and introduced the CPC members present at this time. Mr. Armstrong agrees to be the reviewer for the minutes of the meeting.

Pre-Proposal Review of Gath Pool Project - Design and Construction Drawings

Commissioner of Parks, Recreation and Culture Nicole Banks introduced the team who had been working on the first phase of the Gath Memorial Pool Restoration project for the last nine months including PRC Assistant Director Greg Mellett, Open Space Coordinator Luis Perez Demorizi, Public Buildings Project Manager Rafik Ayoub, and Bargmann Hendrie + Archetype (BH+A) lead consultant Tom Scarlata. She explained that the first phase of this project had considered the feasibility and needs for restoring and rehabilitating the 60 year old pool facility with the result that they were recommending full replacement.

Mr. Demorizi began his PowerPoint presentation on the project with a review of the project's goals and objectives. He explained that they were working to both maintain and activate the space and improve the user group experience and entry and arrival sequence. Mr. Demorizi went through the list of goals and improvements for the space including energy efficiency and meeting all the accessibility codes and requirements. He explained that the City had hired consultants BH+A to study the site. The consultants held their first meeting on the project in September 2021 and have had five meetings since then to work with the Parks and Recreation Commission, Conservation Commission, Commission on Disabilities, and Design Review Committee on the proposed changes. In addition, they have met with interested neighborhood, LBGTQ, and disability groups and organizations. Mr. Demorizi noted that the City recognizes that there is an interest in having the potential for year round swimming and that they were looking into those options elsewhere. He reviewed the feedback that the City had received during these discussions and noted that the project was also being done in coordination with the Albemarle Fields project. The site plans for both projects were intertwined as the pool is at the core of Albemarle Park and sits 4-5 feet above the surrounding grade with a retaining wall across the front of the site and landscaped berms on either side.

website www.newtonma.gov/cpa

staff contact Lara Kritzer, Community Preservation Program Manager

email lkritzer@newtonma.gov, *phone* 617.796.1144

Mr. Scarlata explained that Gath Pool was a very typical 1965 pool. It is Z shaped with 6 racing lanes that vary in depth from 3 to 12 feet. The pool currently has no easy access for children or seniors and everyone must use a ladder to enter the pool. The site has a small wading pool that is separated from the main pool and bathhouse and accessible only by steps. Both pools, though, use the same filter system. The site lacks deck space and the community has been pushing for more deck space, shade and amenities. The existing bath house sits high above the ground to avoid flooding which makes it difficult to access. Over the years, the City has added ramps to the site to provide accessible entry but these enter the pool at the rear of the site.

Mr. Scarlata went on to explain that the new design reorganizes the site with entrance ramps at the front of the bathhouse. He reviewed the proposed layout and site lines for the new facility, explaining that users would now have direct access to the pool without having to entry through the locker rooms as currently designed. The new pool deck would be flush with the building which would be redesigned to have more compact spaces for restrooms and showers and more useable space overall. The new design created more staff space and would add three gender neutral facilities as well as family and disabled facilities which would be accessible directly from the pool deck. The new pool deck would also have a rinse station. Mr. Scarlata reviewed the typical amenities in the facility such as a waterproof wheelchair and noted that they would be introducing skylights into the building for more light. He also showed how the manager's office would be pushed out onto the deck to provide better overall visibility.

The applicants next reviewed the site plan for the property and explained how they would be leveling off the drive to the south and building out over the open area below. The new design had segregated deck areas for eating and shade. The new pool would have an eight lane lap pool, zero depth area, defined walking area and large open area. The pools would be linked by a slide splash down area as well. They explained how the new pool would have uniform slopes and lane widths. The redesigned space would also have a new marshalling/set up area to the side of the pool which could be used for access and as a viewing area that was level with the pool. Standing and spectator space was being added to the east side of the site

A terraced splash pad was also proposed for the north side of the pool. They were working with Weston and Sampson, the fields consultants, to create space for the splash pad and additional seating areas and were currently planning a design with a lower and upper terrace to transition between the pool and the field. The splash pad would be designed to be all inclusive with features for older and younger children. Mr. Scarlata showed examples of potential amenities and features of the site as well as a cross section of the pool and deck. He also reviewed details on the deck space, shading and fencing including the use of cantilevered canopies to allow fewer posts.

It was noted that the new uniform slope to the pool would maximize the competitive swimming options. The applicants reviewed the schematic design and features including the locations of the new ramps and explained that the new seating would be moveable to maximize space. The study had developed three options for the site which were also reviewed at this time.

Mr. Demorizi explained the project timeline. He noted that the Phase I work was nearly complete and that the consultants were drafting the final report. Phase II would build on this work to complete the

schematic design as well as the site plan approvals necessary for construction. He reviewed all of the work and steps needed for this phase and how it would also include design development and construction documents and bidding materials. Ideally, Phase II would be completed within ten months and they hoped to have the existing consultants, BH+A, extend their contract to oversee that work. Mr. Demorizi reviewed the budget for Phase II and explained that they planned to be back in the future for construction and project management funding. At present they were working on sending the recommended design to the Parks and Recreation Committee for review.

Ms. Lunin thought that this was a very important project which the City needed and will be proud of. Ms. Molinsky also thought that it was an exciting project and a beautiful design. She asked the applicants what the plan was for the field house and other areas of the property, how these plans would all mesh together, and whether there was any sustainability built into the design. She also asked if any thought had been given to extending the pool season.

Mr. Demorizi stated that the one thing that was still missing was how this project would fit into the larger plan for the park. He noted that they were planning to take out the existing tennis courts to add six new pickle ball courts and would move some tennis courts to an existing pickle ball area. The field house has been left out of this current project would be renovated and refreshed along with the pool house. In regard to extending the season, they hoped to address this by installing the new splash pad which would allow the amenities to be open for longer. Mr. Demorizi added that sustainability was hard to address with a pool.

Ms. Molinsky asked the applicants to put this project in context with the range of other requests that they would be coming in with for Recreation funding. Mr. Demorizi stated that they would have more financial information on the park and field work at the next meeting. Mr. Brody asked the applicants to provide information on what else was on the Department's radar so that the CPC could plan for funding in the future. He asked them to consider what might be requested from the CPA fund over the next five to ten years as the CPC might want to consider bonding to spread out these costs. Mr. Demorizi thought that they were getting to the point that they could come back with some numbers for the Albemarle Park and Athletic Fields Masterplan. He noted that they might not have everything by then next meeting but would do their best to gather the information.

Mr. Smargiassi echoed the support expressed for the project and agreed that this was a much needed amenity for the City. He commended the design and the thought that had gone into it and asked how firm they could be on costs and whether they knew how much they would be saving by addressing the leaks. Mr. Scarlata stated that they thought the leaks were due to faulty valves between the wading pool and the main pool and suspected that it was 6-7 feet down. He explained that they were trying to address the problem but that it was hard to reach but that all of the systems would be replaced with the new pool. Ms. Banks added that they were tracking the water bills and explained that there had been a 20,000 gallon a day water loss pre-Covid. Last summer, the pool was losing 40,000 gallons a day which cost the program about \$60,000 more than usual to address. Mr. Demorizi stated that they were still evaluating the construction costs for the new pool. Mr. Scarlata added that the volatile construction market currently made it hard to know for sure how much things would cost and that it would be hard to know the cost until things settled down or they were ready to bid.

Ms. Datta thought that it was great to see the evaluation of the design and the information on the community meetings. She thought that the project had a good balance of reusing the existing site and installing new amenities. She asked if there were any other resources which could be used to leverage funding for this or other recreation projects. Mr. Demorizi stated that the Friends of Albemarle were doing fundraising and that they had some teams who were sponsoring the field work. He added that they would address this in the full application. Ms. Banks stated that this project was the Department's top priority and that this had been true since the work was originally proposed. She stated that the Albemarle Park work was getting a lot of interest and that they were hopeful that this would generate support. They anticipated the Albemarle Park and pool projects to take up the majority of the funding and that the other field projects would be much smaller. They were working with the Mayor on this and expected the City to provide a \$1 million match which they will have confirmed for the full proposal.

Mr. Armstrong asked if they would be meeting the full accessibility requirements for the site with this design. Mr. Demorizi answered yes and Mr. Armstrong questioned whether the second ramp on the site façade took up too much space. Mr. Armstrong also asked if the City was ready for the additional labor costs associated with a larger pool. Ms. Banks answered that they were working to develop a new staffing plan and understood that a new facility would draw in additional people. Mr. Scarlotta stated that the staffing was based on the square footage of water in the facility and that they were working to improve visibility with the placement of the guard stands in the new design. He added that he was very aware of this question and were working to address the staffing needs for the slide and the new and different uses of each area. Ms. Banks stated that they had had questions raised about creating a longer season and also noted that the splash option was a nice option as it did not require a guard. She explained that staffing was one of their hardest issues to address.

Mr. Maloney thought that this was a terrific project and that a facility like this would bring people together, which was something that was more and more rare in the community. He asked about the \$60,000 in additional water costs and Mr. Demorizi confirmed that that was the additional cost for the ten week season. Mr. Maloney asked if there was anything salvageable from the pool house to the back of the site. Mr. Demorizi answered that they could only reuse the building as there was nothing else that they could still work with.

Mr. Brody asked what the timeline was for construction if everything went according to plan. Mr. Demorizi answered that they would like to start at the end of the 2023 season and have the new pool ready for use in 2024. He added that this same timeline was planned for Albemarle Park. Mr. Brody moved to invite the applicants to submit a full proposal for this project. Mr. Maloney seconded the motion which passed by unanimous voice vote.

OTHER BUSINESS

Elections for Chair and Vice Chair

Mr. Brody noted that there was an unstated expectation that the Vice Chair would take over as Chair the following year. Mr. Armstrong moved to nominate Ms. Molinsky to serve as Chair. There were no other nominations. Ms. Weber seconded the motion which passed by unanimous voice vote.

Ms. Datta stated that she was willing to serve as Vice Chair if nominated. Ms. Weber motioned to nominate Ms. Datta to serve as Vice Chair. Ms. Lunin seconded the motion which passed by unanimous voice vote.

Review of Current Finances

Ms. Kritzer briefly reviewed the status of the CPC's ongoing projects and current finances. Members discussed the potential Recreation projects that were expected to come in for funding over the next few years and it was noted that the CPC might want to consider bonding in the future.

Approval of April 12 and May 10 Minutes

Members had reviewed both sets of minutes prior to the meeting. Ms. Lunin moved to approve both the April 12 and May 10 minutes as submitted. Ms. Weber seconded the motion. The motion passed by unanimous vote for the April 12 minutes and with a vote of 8 to 0 with one abstention for the May 10 minutes. Ms. Datta abstained from voting on the May minutes as she had not been present at that meeting.

Other Business

Ms. Kritzer explained that when the Covid-19 Emergency Housing Assistance Program was closed in the fall, there was \$475,876.14 left in the project account. To use the funding for another project, the CPC needed to vote to return the funds to either the Housing Reserve Fund or the Unrestricted Reserve Fund. Members noted that there was no guidance in the CPA Ordinance or the project materials as to where any returned funding must go. Members agreed that they would prefer to see this funding added to the Unrestricted Reserve Account so that there would be more options for its future use. It was noted that the program had already exceeded its 10% minimum for Housing Projects this year. Members agreed that this was a decision of the Committee at this time and would not set a precedent for the allocation of other returned funds in the future. Mr. Maloney moved to recommend that the unused Covid-19 Emergency Housing Assistance Program funds be returned to the Unrestricted Reserve Fund for future use in another project. Ms. Lunin seconded the motion which passed by unanimous voice vote. Ms. Kritzer noted that the recommendation would be docketed with the City Council for approval to reallocate the funding.

Members received a brief update on the Affordable Housing Trust and asked to have this update added to the agenda as a regular item. Members also to be copied on the agenda for future Trust meetings.

Mr. Brody moved to adjourn. Mr. Maloney seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 9:00 P.M.

City of Newton



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

July 12, 2022

The virtual meeting was held online on Tuesday, July 12, 2022, beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Dan Brody, , Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky, and Judy Weber. Committee Members Mark Armstrong, Eliza Datta, and Martin Smargiassi were not present at this time. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Jennifer Molinsky opened the Community Preservation Committee's public meeting at 7:00 P.M and introduced the CPC members present at this time. Ms. Molinsky also agreed to be the reviewer for this meeting's draft minutes.

Update on Future Recreation Projects from Parks, Recreation, and Culture Department

Nicole Banks, Commissioner of Parks, Recreation and Culture, and Luis Perez Demorizi, Director of Parks and Open Space, presented an update on the Parks and Recreation projects that were anticipated to be coming to the CPC for funding over the next few years. Commissioner Banks gave an overview of their programs and projects with a focus on the work underway on the Athletic Fields Project. She summarized their ongoing Master Planning efforts, explaining that they were looking at how to balance and manage the parks as both open space opportunities and public grounds. Their five year strategic plan looked at how the City could increase its ongoing investment in the athletic fields through expanded opportunities, evening play improvements, and multi-year capital improvement projects as well as how the Department could expand its project management team. Commissioner Banks explained that they were prioritizing these projects and explained their review criteria. The Department's goals were to improve lighting in the parks to allow more evening play, increase the size and quality of the playing fields, and implement smart and sustainable techniques and technologies where possible.

Commissioner Banks went on to explain that since last summer, they had hired two firms – CDM Smith and Weston & Sampson – to serve as the consultants for the Athletic Fields project. The consultants were working with concerned groups and had held three community meetings on the future design of Albemarle Park and two meetings on the potential changes at the Brown/Oak Hill, Burr School, and McGrath playing fields. Commissioner Banks reviewed their capital projects list and noted where ARPA funding was anticipated to be used. In total, the City had ten projects proposed for eight locations at this time. She noted that they were also looking at adding lighting and replacing the synthetic turf fields at the high schools but would not be coming to the CPC for those projects.

website www.newtonma.gov/cpa

staff contact Lara Kritzer, Community Preservation Program Manager

email lkritzer@newtonma.gov, *phone* 617.796.1144

Commissioner Banks explained that they were looking at other potential sites for lighting systems and where there were opportunities for every play expansion. The high schools were critical locations for this but there would be other locations as well. She explained that the City also had thirty softball fields and that they were considering where they could overlay these with multi-purpose fields. They were also considering where they could reduce maintenance costs and improve their operating plans. Commissioner Banks explained that the softball diamonds were expensive to maintain and that they were considering where these fields could be removed or adjusted as well as where synthetic fields could be added.

Commissioner Banks stated that they were also looking at the City's racquet sport courts. The City had 67 tennis courts in 18 locations, some of which also had an overlay for pickle ball. The City wanted to expand its recreational offering by adopting more of these courts as pickleball was a popular multigenerational sport. However, finding a location for the pickleball courts was challenging as the game could be loud and it was recommended that there be 150 feet between the court and adjacent properties. They were currently looking for the best sites to use for future pickleball courts as the overlaid courts were creating competition between tennis and pickleball users. Commissioner Banks added that they could fit two pickleball courts in the space used by one tennis court and that they could not add overlays to the high school courts because pickleball was not a competitive sport.

Commissioner Banks and Mr. Demorizi next reviewed the proposed changes to the City's recreation inventory. Splash pads were to be installed in Upper Falls and at the new Gath Pool facility and State funding was being used to look at potential work at the Crystal Lake Beach. The Burr School, McGrath, and Brown/Oak Hill field improvement plans were also underway. They were considering removing the existing pickleball courts at McGrath because they were too close to surrounding homes but planned to keep the courts at their other sites. McGrath Park would also have a new pathway added to improve accessibility and walking opportunities and they were considering options for reusing its underutilized soft ball fields. It was noted that a primary goal of the Department as to provide more regulation lacrosse fields.

Burr Park was anticipated to be a "swing space" for other facilities when they were under construction. Commissioner Banks reviewed the existing conditions of the site, noting that the parcel was uneven and the work would include leveling the field and repositioning pathways around its perimeter. They planned to also install multipurpose fields here but to also leave space for future expansion work at the school.

It was noted that the Brown/Oak Hill fields were also used by Newton South High School and that each had a baseball and softball field. The plans for this site included adding more pathways, removing an unused agility playground, and installing new multipurpose fields.

Albemarle Park was anticipated to have much larger site changes and Commissioner Banks reviewed the proposed plans. She noted that some of the multiple uses on the site conflicted now and explain how they would be reorganizing the site for the softball and little league. The park was being reimagined with the new pool at its center and they were looking at how to continue pathways from Crafts Street to Watertown Street in such a way that they would create loops for walking. She explained that it was a challenge to accommodate all of the needed uses at this site, including the City's fireworks display, which needed a minimum radius area as well. Members discussed the

competing interests at this site and it was noted that it might be a secondary site for a future synthetic field.

Commissioner Banks stated that if everything moved forward perfectly, they would begin construction on Burr Park in Spring 2023, anticipated to cost \$500,000, followed by Albemarle Park in Fall 2023, which was currently anticipating a \$5 million construction cost due to the complexity of the project. These would be followed by McGrath Park at a cost of \$600,000 and the Brown/Oak Hill fields at \$500,000. The total rough estimate for the overall Athletic Fields project was \$7 million. Their next step would be to refine the plans, prioritize the first three fields to be completed, and begin the process of gaining the necessary project approvals for construction. Ms. Weber thanked the representatives for the presentation and asked if the estimated total was the price of the work without the new pool. Commissioner Banks answered yes, that the cost was only for the field work.

Public Hearing on the Gath Pool Project - Design and Construction Drawings

Commissioner Banks stated that it was a pleasure to be back before the CPC on this project. She introduced project consultant Tom Scarlata of BH+A, Inc., and explained that he would be presenting. She noted that the consultants had been very busy over the last year and had been involved with many community groups to develop design concepts that would address the City's needs. Mr. Demorizi introduced the rest of the project team and noted that the current proposal was only for the additional funding needed to complete the design and permitting. He reviewed the goals and objectives of the project and the numerous meetings and focus groups that had been held as part of the consultant's process. Mr. Demorizi explained that they were continuing to design the spray pad, deck, ramp and stairs, which they were adjusting based on additional public input. He reviewed the feedback that they had received to date on the project and explained that their concept was of a pool at the center of a park. He noted that they would need to address other interested and concerns in the area and how the pool site was elevated to address flooding, an issue that also needed to be addressed in the new designs.

Mr. Demorizi stated that the existing site had a Z shaped pool with lane lines. The new pool would upgrade these facilities and incorporate a toddler pool area. He noted that the bath house currently had a very convoluted floor plan which did not allow for easy or direct access to the pool. In addition, the projected costs for the existing pool had been increasing due to the leaking water and the need for additional chemical use. Mr. Demorizi stated that the current facility was in dire need of replacement.

Mr. Scarlata began his presentation with the bath house, which would be reconfigured to create a lobby and allow views through the building directly to the pool. An additional ramp would be installed at the front entrance and the interior would be redesigned to create more compact locker and changing areas as well as three gender neutral changing areas that the current facility lacks. The changes would also provide direct access to restrooms from the deck and allow visitors to skip the locker rooms and directly enter the pool area. Mr. Scarlata pointed out the lifeguard and first aid areas in the new building and how they would be moving the pool manager's office out onto the deck to provide full visibility. The work also included bring the pool deck up to be flush with the pool house as well as other new amenities.

Mr. Scarlata went on to review the pool layout. He noted that it would be a combined pool with separate recreational and lane areas. The new pool was designed with a zero depth entry area a recreational play area, and an exercise area, all of which would have improved accessibility. He noted that the current pool had six lanes and that the new one would have eight lanes with a uniform bottom and noted their locations on the plan to the side of the pool area. He explained that the new deck would have space for spectators as well as seating areas. The new splash pad would be terraced down to the existing grade and would be broken down into zones for different age groups. Mr. Scarlata noted that they were still developing the plan for the splash pad and that the existing adjacent field house would remain in place with additional seating areas to be installed in the same area.

Mr. Scarlata noted the viewing areas to the site and reviewed renderings and sections of four potential options for the site design. He presented several 3D images of the site and explained that this would be a pool that was designed for everyone's use. He reviewed the options that had been considered during the review process before moving to the conceptual construction budget. Mr. Scarlata stated that the budget was designed with a hefty contingency and anticipated additional mark ups for materials. He explained that the proposed design with a larger splash pad was \$11 million.

Mr. Demorizi stated that the current proposal to complete Phase II of the project was anticipated to take 10 months. He reviewed the elements of the plan approval process that would need to be done to take the project all the way through the bidding process. He then reviewed a breakdown of the design fee and how the current request for \$486,500 had been reached. It was noted that this breakdown did not include the construction administration for the next phase which would be covered by the \$96,000 in staff time from the City.

Mr. Brody asked about the anticipated construction costs. Mr. Demorizi stated that they were budgeting \$6 million for the pool work and that the \$11 million was estimated to cover all of the proposed goals. He added that they were currently working on the updated totals for the new budgets now. Mr. Brody asked if the CPA would be asked to fund all of the proposed construction. Mr. Demorizi answered that they were looking at other options as well. Commissioner Banks noted that the current estimates were preliminary and that the market was volatile. She stated that they were holding the Gath Pool budget at \$6 million and expected the City to provide \$1 million in funding. They were also looking at State earmarks for other funding resources as well as potential grant opportunities. The idea of the current Gath Pool funding request was to bring the project's design to a point where they could get an actual estimate ready. She added that they wanted to manage the budget while keeping as many of the goals intact in the project scope as possible.

Ms. Weber noted that the surrounding Albemarle Park project was estimated to be \$7 million and asked if the two projects would be completed in roughly the same time frame. Mr. Demorizi answered that they were looking at how best to stage the work as they did not want the park to go fully offline if possible. They were also looking at other funding sources and were expecting to complete both the park and the pool area separately over at least two stages. Commissioner Banks noted that they were trying to have the pool opened throughout next summer and to have work ready to begin in the fall. For the fields, they were considering doing the north and south in sections and could begin work on the lighting as soon as they knew where they would be located.

Ms. Molinsky opened the discussion to public comment. Cedar Pruitt, President of the Friends of Albemarle Park, stated that their organization now had 450 members and that there was a lot of passion in the community for Gath Pool. He felt that this was a great place for the City to invest its CPA funding and noted that there had been a great deal of collaboration between the consultants, residents, and staff. Gath Pool meant so much to the community and while there were private pools, many in the area did not have access to them. The facility was seen as an important recreational asset for the community that allowed for competitive meets as well and the Friends were excited about the new vision for the space.

The public hearing as closed at this time. Ms. Molinsky noted that the project before the CPC tonight was just for the design work and asked if there would be additional design work needed if the City could not afford these plans. Mr. Demorizi answered that there would be milestones throughout the process that would help staff to meet this challenge. They would be working closely with the consultants throughout the process and could adjust the scope as needed to complete a set of construction documents which could move forward with the proposed budget. He did not believe that additional design funding would be needed. Mr. Scarlata added that the cost of the project was based on the current design and concept and that they were anticipating that there would be a lot of back and forth on the project details over the next few months. The project was also estimated with a \$2 million contingency but they were hoping that the market would calm as the design moved forward so that this could be reduced. Mr. Scarlata believed that the proposed amount of funding would cover the cost of the project unless the site changed and noted that the current phase of work was less impacted by inflation.

Ms. Weber stated that in the not too distant future the CPC could expect requests for approximately \$13 million and asked if that would be staged over three to four years. She wanted to have a better understanding of the scale of the upcoming request. Commissioner Banks explained that they needed to work through the rest of the design but that their goal was to keep the pool project within the \$6 million range. She explained that they were looking to provide a facility that met the Community's needs within that existing budget goal and that they needed to continue to work on the project details to get to that point. Mr. Demorizi added that they were looking to complete this work on a shorter time frame because of the condition of the facility and explained that they were taking an aggressive approach to meeting their five to ten year goals. Ms. Morse understood the CPCs concerns that all of these funding requests were coming at once and thought that it would make sense for their team to come back to the Committee in the fall when they had more details and information on these projects.

Ms. Molinsky agreed that that would be helpful. She thought that the current proposal was a good use of funding to move the project forward to the next stage and that there would be a lot of opportunities over the next year to revise and refine the project scope. Mr. Maloney moved that the Committee recommend full funding of the project as submitted. Ms. Lunin seconded the motion which passed by unanimous voice vote.

Public Hearing on the Jackson Homestead Basement Rehabilitation Study

Historic Newton Executive Director Lisa Dady was present and noted that most of the members had been present for the earlier pre-proposal discussion. She noted that the pre-proposal had requested funding for the full cost of both the design and construction to address the water issues in the

basement of the Jackson Homestead and create a museum quality space for the City's collections. Their project team had since decided to break the project into smaller phases and were only requesting funding at this time to hire a consultant to complete a study of the space and develop plans for its rehabilitation. Ms. Dady noted that the Committee had had a lot of concerns at the last meeting about the overall cost. She thought that the RFP might come in with a lower project amount and explained how this work would allow them to plan by using numbers that were developed based on professional estimates. She had included the scope for the RFP with the full proposal and noted that it would be managed by Rafik Ayoub in the Public Buildings Department. Architects Larry Bauer and Russ Feldman were also assisting with this project. Ms. Dady reiterated that the project would stabilize the crumbling stone and brick foundations and create a watertight envelope to insure the long term stabilization, moisture control, and useability of the space. As part of this work, they would also be looking at the HVAC system.

Ms. Dady imagined that the results of the study would be a list of options and trade-offs and that the consultants would provide them with the information they needed to have a discussion about what could be done given the realities of the space and collection. She added that they also wanted to consider Universal design elements as well and had discussed what firms might be a good fit for this work. She ended by noting that the budget would keep in mind both the design and inflation.

Mr. Brody asked whether the HVAC system was a gas system and whether they would be considering zero carbon options. Ms. Dady stated that the furnace was only two years old and was not sure whether they would make any changes to it at this time. Mr. Morse stated that they wanted to start with the envelope first and that once that had been addressed, they would look at dehumidification, which often involved a heat pump system. He thought that it could make sense to change out the heating system but that the study would drive that decision and provide them with the best options for the building.

Ms. Molinsky asked about the time frame of the project. Ms. Dady answered that they anticipated that 80% of the RFP would be ready by the time the funding was approved. They would then work with Purchasing and anticipated a two month turn around time to review the bids and get the project underway. Ms. Molinsky noted that Mr. Armstrong and Mr. Smargiassi had previously offered to take a look at the basement and wondered if that site visit had happened. Ms. Dady answered that it had not taken place yet but that they could set one up at any time. She noted that those members had thought that the work could be done for less funding. Mr. Morse explained that there were a number of things that would need to be covered in this project. He explained that fifteen years ago they had done an exterior project to install a ramp and that accessibility to the space was an issue. They would need to water seal the foundation by developing a plan to direct water way from the foundation, seal the existing stone and brickwork, and install exterior and interior drains as needed. The problem was a dewpoint issue as well as a water infiltration one and was also impacting the fieldstone. He stated that he had been with the City for 14 years and that the last project at the Jackson Homestead had involved multiple funding requests. He explained that he would rather put in one request for more funding and return some than need to come back for additional funding in the future.

A question was raised about the use of CPA funding for the exhibit space. It was noted that CPA funding could be used for the preservation of the building and collections and for accessibility improvements but not for the exhibit itself. Mr. Morse stated that the scope would be developed as

they went and that it was possible that it would be below the \$1 million in the pre-proposal. . Mr. Maloney moved that the Committee recommend full funding of the project as submitted in the new full proposal. Ms. Lunin seconded the motion which passed by unanimous voice vote.

OTHER BUSINESS

Review of Current Finances

Ms. Kritzer briefly reviewed the status of the CPC's ongoing projects and current finances. It was noted that CPA funds could be requested in the future for a potential land acquisition in addition to the Recreation projects previously discussed. Members discussed where the funding stood and how much could potentially be proved for new projects in the future.

Members agreed to take some time at the August meeting to discuss what projects were in development and what might be coming in for funding in the next few years. Members asked for more information on what projects were in the City's Capital Improvement Plan and how the City allocated its own funding for these projects.

It was noted that the Affordable Housing Trust would also be coming before the CPC in August for funding. Members discussed how to consider this request and what amount might make the most sense to allocate at this time.

Approval of June 14 Minutes

There were no minutes ready at this time.

Other Business

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

City of Newton



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

Community Preservation Committee

DRAFT MINUTES

August 9, 2022

Barney S. Heath
Director

The virtual meeting was held online on Tuesday, August 9, 2022, 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, Martin Smargiassi, and Judy Weber. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Jennifer Molinsky opened the Community Preservation Committee's public meeting at 7:00 P.M and introduced the CPC members present at this time.

General Discussion on Current CPA Program Finances and Potential FY23 Proposals

Ms. Molinsky explained that this was a general discussion on the "Big Picture" concerning anticipated funding requests and how the CPC might approach them moving forward. Members had received a list of potential projects in the meeting packet which were reviewed at this time. It was noted that these were all projects that were expected to come in in the next 2-4 years.

Ms. Datta noted that the CPC could expect to see a request for annual funding amounts for these projects for the next three years. Ms. Webber noted that these amounts did not include the annual Affordable Housing Trust fund requests. Mr. Brody noted that the Committee could consider bonding for some of the proposed projects. He noted that the CPC had done this 4 or 5 times in the past and that it did not need to be a huge amount of money. He explained that if the CPC was interested in bonding, then they needed to make a case that the project will last a long time so that there is no worry that the funding will not be paid off before the work is out of date. He noted that projects like the Gath Pool were once in a generation projects that could qualify for bonding and thought that the fields work might be harder to justify as there were so many of them.

Mr. Dunker explained that the proposed field work would get the City to where it wanted to be by renovating the large fields at Albemarle Park, Burr School, and the middle schools. He stated that this work would take care of all of the projects that the Recreation Commission had discussed and did not think that there were any other large recreation projects to be done. Mr. Brody suggested that it might make sense to bond all of the field projects together for a ten year bond. He noted that the work was within the Committee's goals for recreation funding and thought that they should be able to do it. Mr. Dunker agreed and noted that if the City spread this work over the next ten years, that there would be kids who never got to see the fields renovated whereas if they did all of the work at this time, including adding new lighting, they would deal with a lot of the existing pressures for additional sites.

website www.newtonma.gov/cpa

staff contact Lara Kritzer, Community Preservation Program Manager

email lkritzer@newtonma.gov, *phone* 617.796.1144

Ms. Molinsky noted that the CPC had updated its Guidelines in 2021 and that the funding spent by category was pretty close to the funding targets over the life of the program. She noted how CPA funding had been used to leverage project funding over time and liked to see the 50% match for CPA funding. It was noted that affordable housing projects were often able to use State and Federal funds to match projects while Historic Resource projects generally used more grassroots sources. Recreation and Open Space projects often had a lower match from Friends groups or were City or City related projects. Ms. Molinsky suggested that the Committee encourage the City to search for more potential matching funds for these projects.

Members noted that the type and timing of CPA projects could be hard to predict and that the submission of new proposals was outside of the CPC's control. Members discussed the review considerations, uncertainties in the process, and the potential to bond or request additional funding sources. Ms. Weber raised the question for the City projects of whether it would be advisable to have more involvements with long range planning. Members discussed the question of whether a project was maintenance or a capital improvement and whether the CPC should try to work more closely with the City to plan for these projects. Mr. Dunker thought that it would be nice to know more about what the City can contribute to a project and noted what projects were underway elsewhere. He offered to talk with Commissioner Banks and thought that it would be good to see when the City's ARPA or other funds could be used for these projects.

Ms. Weber agreed and thought that it would also be good to know more about the timing of the projects. Mr. Dunker agreed and noted that the City cannot do all of the recreation projects at one time as they will need to always have some available. He believed that the plan was to do the Burr School Fields first followed by Albemarle Park. Ms. Datta agreed with the point that the athletic fields will be a rolling project for some time. Ms. Lunin felt the same way about the housing projects and asked if the new Trust could be used as a way to plan for future housing projects. She noted that they had not considered that a project would want to come in again for more funding in the future.

Ms. Weber provided a brief update on the status of the new Affordable Housing Trust (AHT) and their work to date. Ms. Lunin noted that the CPC had pledged to provide 35% of its annual funding to the Trust and wanted to work with that number while also considering what will be needed for other funding categories. Mr. Brody noted that a long range possibility for the program could be to increase the funding surcharge level. However, he thought that that idea would need to come from the City if it was ever to be done. He added that he had heard rumors about a tax override in the next year but thought that the CPC should not forget its options. Ms. Datta was glad to see that bonding was under consideration for larger projects. She asked what parameters the CPC should be considering and was happy to volunteer to dig into these options for the future. She stated that she was curious to better understand what this would translate into as a regular payment and thought it would be helpful to inform their future considerations.

Mr. Brody stated that when the CPC was in conversations over Webster Woods, they considered the big picture in terms of future impacts and the 20% funding target. The CPC was comfortable committing half of their Open Space funding stream to the project over thirty years. He explained that the City issued bonds had a fixed amount owed each year over the term of the bond. He stated that they were able to plan for the bonding costs over time and that while it was a high percentage of the

Open Space funds in the early years, over time its impact was reduced as the annual revenue grew. While they paid more up front, they were able to have more flexibility for the funding in the future.

Ms. Molinsky asked if there was a creative way that the CPC could extend the fields costs out over time. Mr. Brody thought that the Committee should speak with the City's Treasurer but that it was possible. Ms. Webber thought that the CPC should get a better handle on what was needed and how it could be financed. She supported any program that would allow the CPC to be more proactive instead of just responding to requests. It was suggested that the CPC as a Committee should institute conversations with other organizations to gather more information on their potential projects and needs. Members discussed the CPC's responsiveness to past funding requests and ability to plan ahead.

Mr. Armstrong thought that the CPC did need to increase its marketing as there was funding that was available for use. He thought it was premature to discuss increasing the CPC funding surcharge and suggested that the Committee invite Public Buildings Commissioner Josh Morse to come in to talk about what is out there that may need funding in the future. Ms. Molinsky noted that the CPC did currently have a cushion and that the question was whether the Committee felt comfortable spending it. Mr. Armstrong noted that those questions were raised with the Trust and that it was good to hear what they might do in the future. Ms. Weber suggested that the Committee add a future agenda item to meetings for reporting to the CPC on the AHT.

Public Hearing on the Newton Affordable Housing Trust Funding

Affordable Housing Trust Chair Ann Houston and Vice Chair Peter Sargent introduced themselves as the officers of the newly established Affordable Housing Trust (AHT). Ms. Houston thought that the CPC had placed an instrumental role in creating the Trust and that its early support for the program had been crucial. She explained that they were before the CPC at this time for their first official funding request for the Trust. She stated that early and timely funding of the AHT was absolutely crucial to its work and explained how she had seen affordable housing projects fall apart while waiting for funding approvals. The AHT had just met with the Zoning and Planning Committee which was also discussing an amendment to the Inclusionary Zoning Ordinance. The amendment would add a second funding source for the Trust for future affordable housing projects.

Mr. Sargent noted that this was a unique application for CPA funding in that they were asking for a transfer of funds but did not yet have a specific project. He explained that this was step one in their mission to make funding more quickly and easily available for affordable housing development. This funding would allow the City to support affordable housing and they were asking for the funds at this time so that the AHT could begin to look at what could be funded. Mr. Sargent also noted that the Trust members had excellent and varied backgrounds in affordable housing and included the Mayor and members with backgrounds in accounting, contracting, management and public housing. Ms. Houston added that it was a lively group and that they were ready to honor the spirit behind the ordinance.

Ms. Lunin asked to clarify the future affordable housing project review process and Mr. Maloney asked if all future affordable housing projects would go to the Trust rather than the CPC. Mr. Sargent answered yes that that was the idea behind the program. He added that the CPC would still control the

annual allocation of fund to the Trust. Ms. Weber noted the CPC's previous discussions about funding. She suggested that with several large future requests anticipated for other funding categories that it would be helpful for the CPC to consider how these annual requests would be made and to consider how to incorporate it into the CPC's long range planning. Mr. Sargent agreed and thought that the AHT and CPC should have regular contact and an understanding of where each group stood and what they needed.

Ms. Datta was thrilled to see the Trust up and running and thought that it was important to see more affordable housing for all household types. She was excited about the other funding sources for the Trust and thought they had good partners in the inaugural crew to help them work out this process.

Mr. Smargiassi asked if the Trust would continue to be reactive or if they would also create housing. Ms. Houston stated that they had had two meetings so far and that their third meeting would delve into what will be the Trust's priorities and what types of projects they wanted to do. She stated that they had already had several lively discussions about funding services. Their September meeting would focus on setting the initial priorities for the program's first year. Ms. Houston stated that over the course of the next year, the Trust would continue to consider and refine these goals and that they would love to get input from members and the CPC on this. She added that their work was also raising questions about zoning and other factors which impact the development of affordable housing in Newton. Mr. Sargent added that the Trust was also looking at downpayment assistance programs and had discussed what supporting resident services might look like.

Ms. Molinsky asked about questions of community benefit and sustainability goals and asked where the Trust stood on these issues. Ms. Houston noted that the Trust was brand new and that these were exactly the sorts of considerations that they hoped to delve in to in September. She added that in principle, they did not want to reinvent the process and that as much as possible they hoped to use the programs and systems that were already in place. Ms. Molinsky asked if this funding was for FY22 or FY23. Ms. Kritzer explained that the funding was based on the approved budget for FY23 and reviewed how the dollar amount had been reached.

Ms. Molinsky opened the discussion to the public at this time. Fran Godine stated that she felt strongly about the Trust and that it would only be successful with adequate funding resources. She supported the full funding of the project and appreciated this conversation.

The public hearing was closed at this time. Mr. Maloney moved to approve the full funding request as proposed. Ms. Lunin seconded the motion which passed by unanimous voice vote.

Request to include additional work in scope of CPA funding uses for Nonantum Village Place Senior Housing Preservation Project

Marcia Hannon from CASCAP stated that they appreciated the CPC's support for the project over the years and noted that Nonantum Village Place had been one of the first CPA projects constructed in Newton. She explained that their project to restore and rehabilitate the building was now also working in part to de-carbonize the building. She noted that the property was a HUD202 building and that they could not do this work without the CPA funding.

Ms. Hannon explained that she was before the CPC at this time to clarify the use of the CPA funds that had previously been awarded to the building. She explained that they were requesting other funding sources to do a solar installation and energy storage for the site while the CPA funding was being used to replace the roof and HVAC systems. For their solar funding grant, it would be helpful if they could state that any CPA funding that was left over once the HVAC and roofing work was complete could be used for the solar installation. She also noted that the HVAC systems that were to be installed on the roof for the common areas would now not be available until March 2023 and that this exceeded their time frame for using the CPA funding. As a result, they were also requesting an extension of the time period for the use of the CPA funds.

Ms. Datta asked for more information on the solar installation and grant funding. Ms. Hannon explained that the building was eligible for grants and that they had received one from the Resident Energy and Solar Design Association. She explained that they were already doing an electrical update for the building and were already pretty far along in the design of the solar elements. Newton was just beginning to look at battery backup systems as well so they were working to address some of those questions now.

Mr. Maloney asked if the solar system was to replace the energy used at the site. Ms. Hannon answered yes that the solar system would be exclusively used by the building and that they were working on those agreements now. Mr. Maloney asked if there were tax credits available for this work. Ms. Hannon answered that there were no tax credits but that there were some subsidies that would be helpful.

Ms. Lunin thought that the greener the building could be the better. Ms. Datta agreed that it was a great idea and was glad to see that they were adding solar. Ms. Molinsky asked how much of an extension they would need. Ms. Hannon answered that they would like to have the deadline extended to June 2023 as there were still a lot of uncertainties in the building process.

Members asked if there were any legal issues with expanding the use of the funds. Ms. Kritzer confirmed that she had checked with the Law Department and they had agreed that since the solar installation was on the roof that it could be considered as part of the original approval for roof work. It was also noted that the extension was a change to the grant agreement for the work, not the original City Council approval. Ms. Weber moved to accept the amendments to extend the deadline of the project to June 2023 and to allow leftover funds to be used for the solar installation as proposed. Mr. Armstrong seconded the motion which passed by unanimous voice vote.

Ms. Hannon thanked the Committee and noted that switching the building from gas to electric would be important in keeping its maintenance costs down.

OTHER BUSINESS

Review of Updated Logo Design

Ms. Kritzer stated that they were waiting for the updated design from the Newton North High School Program. Mr. Armstrong offered to review it as soon as it was available.

Approval of June 14 and July 12 Minutes

There were no minutes ready at this time.

Other Business

Ms. Lunin moved to adjourn. Ms. Data seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 8:15 P.M.