



COMMUNITY PRESERVATION COMMITTEE AGENDA

December 13, 2022 at 7:00 P.M.

Ruthanne Fuller
Mayor

Barney S. Heath
Director of Planning and
Development

COMMUNITY PRESERVATION COMMITTEE

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

www.newtonma.gov/cpa

Program Staff

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The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: **822 9168 8488**

To join this meeting on your computer, go to:

<https://us02web.zoom.us/j/82291688488>

One tap mobile: +13092053325,,82291688488#

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

- 1) Discussion on ideas and plans for CPA Program Outreach and Workshop
- 2) Review of Existing and Potential Future Projects
- 3) Update on Dudley Road Estate potential project
- 4) Review of Current Finances
- 5) Review of Updated Logo Design
- 6) Approval of October 11 Minutes
- 7) Other

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Newton

Community Preservation Program

Meeting Materials



Proposals and Project Reviews

I've sent out a few applicants over the last month but as of today, no new proposals or pre-proposals have been submitted for CPA funding. I'll have a list of potential projects that I'm aware of for review at the meeting.

OTHER BUSINESS

- 1) Discussion on ideas and plans for CPA Program Outreach and Workshop - Over the last few months, I have been thinking a lot about what we can do to get the word out more widely about the CPA program and encourage more neighborhood groups and organizations to consider CPA funding proposals. Recently I've been working with Nevena Pilipovic-Wengler, the City's Community Planning and Engagement Specialist, on developing a plan for outreach and public engagement in the new year - Nevena has done an amazing job gathering input on the City's rezoning project and has some great ideas for developing an information meeting and workshop program that we can get started on in the new year. Nevena will be at the meeting to go through some of these ideas and help us develop a plan for future outreach efforts.
- 2) Review of Existing and Potential Future Projects – The updated spreadsheet on current projects is included in this packet along with an updated Future Projects lists. No major changes in the current projects but we have had a few new potential projects come up over the last few months and I am expecting that we will see applications for at least a few of them in the new year.
- 3) Update on Dudley Road Estate potential project – This was discussed briefly at a previous meeting. The City has been given an opportunity to acquire a nearly 15 acre site located between Dudley Road and Newton South High School just south of Route 9. The site is largely undeveloped and the City issued a Request for Expressions of Interest in November to seek potential partners for a future project here that develops the site with affordable housing, open space project, and some municipal uses included. We received nine responses by the December 1 deadline which are available on the website [here](#). A review team made up of City

staff, officials, and experts in affordable housing and open space protection is working its way through the responses now with the goal of having a recommendation to make to the Mayor for a partner before the end of the year. This is on the agenda to bring you all up to speed on the status of the project, as it is anticipated that CPA funding will be requested at some point in the future for the open space and/or affordable housing on the site.

- 4) Review of Current Finances – Attached is the most recently updated version of the Finances at a Glance document. The only change this month is that we now have the official numbers from the State on our FY23 match which is \$1,161,473, or a 30.3% match to our FY23 local surcharge funds. This is just over 10% more than we had originally estimated and does not include the \$20 million which the legislation added to the CPA Trust Fund late in the budget process. Those funds have yet to be divided up between the communities, so I am expecting that our match will change again but am not sure of the timeline.
- 5) Review of Updated Logo Design – We have two draft versions of the logo for review that are based on the edits requested in October. In October, the CPC had requested that the logo design be altered as follows:
 - The four category boxes should have bigger and bolder words.
 - The four drawings should have bolder drawing lines and be larger in comparison to the lettering.
 - The green boxes should be outlined bolder.
 - The left side (categories) and right side (organization name) would be more visually balanced.The revised drafts are included in this packet.
- 6) Approval of October 11 Minutes – The draft minutes are attached for review.
- 7) 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	\$134,962	\$285,038	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	\$370,850	\$152,152	Design work in progress - Adnl 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	\$58,700	\$1,300	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	\$1,022,254	\$410,746	Work wrapped up for the winter. Anticipated completion Spring 2023. Preservation Restriction drafted and sent to applicant for review.
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	Groundbreaking scheduled for Tuesday Dec. 13
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 signed and waiting for applicant to submit requests for reimbursement
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
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
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
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kessler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$3,209,050	\$2,584,958	\$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 Army 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	\$30,695,675.79	\$10,849,999.22	

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
Dudley Road Estate	?	TBD	Open Space/ Recreation/ Community Housing	Purchase of land for conservation and recreation and/or funding for additional affordable housing units	TBD	Could be requested for City's contribution to a larger development project with City partner.
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
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	
Warren House Exterior Restoration and Preservation	Newton Community Development Foundation	\$1 million - \$3 million	Historic Resources	Exterior masonry work and window repair/replacement on former middle school building. Property has a preservation restriction given to the City for prior CPA funded work	2023-2024	Property is going through refinancing process which will impact timing of the work.
Estimated Funding Requests At This Time: \$13,000,000 - \$16,000,000						
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 December 9, 2022

Fiscal Year 2023

Revenue

Beginning balance	6,309,217
Local CPA surcharge	3,922,024
State match	
Budget for this FY	771,569
Additional from prior FY	714,416
Total Available Resources	<u>11,717,226</u>

Expenses

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

Current Fund Balance 8,200,939

Fiscal Year 2024

Revenue

Beginning balance	8,200,939
Local CPA surcharge	4,069,100
State match	
Budget for this FY	784,405
Additional from prior FY	389,904
Total Available Resources	<u>13,444,348</u>

Expenses

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

Projected Fund Balance 12,570,119

Spending Compared to Program Area Targets

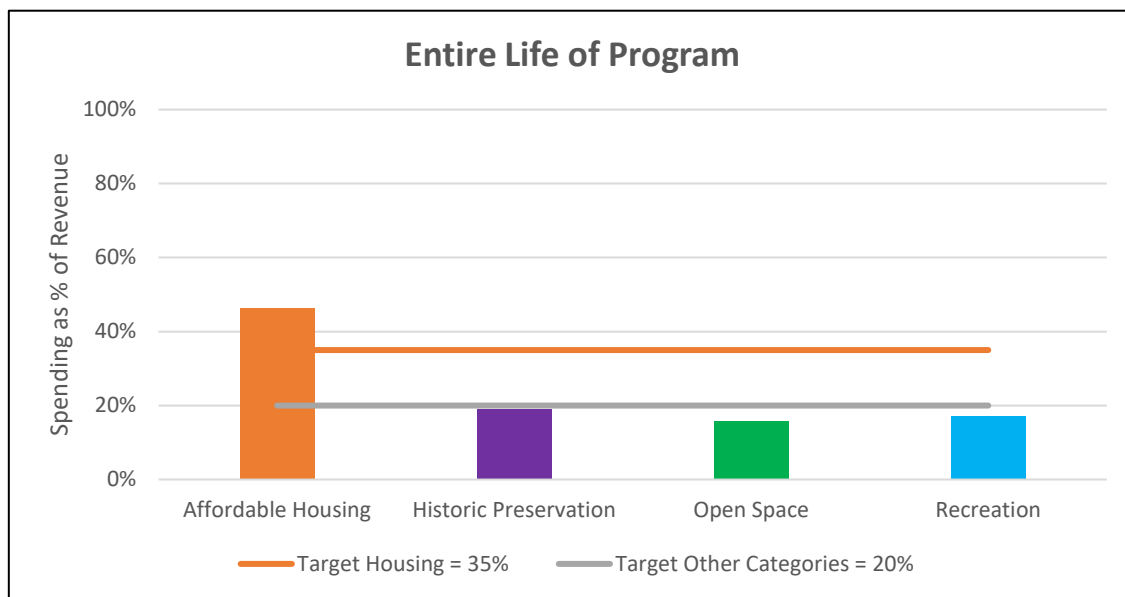
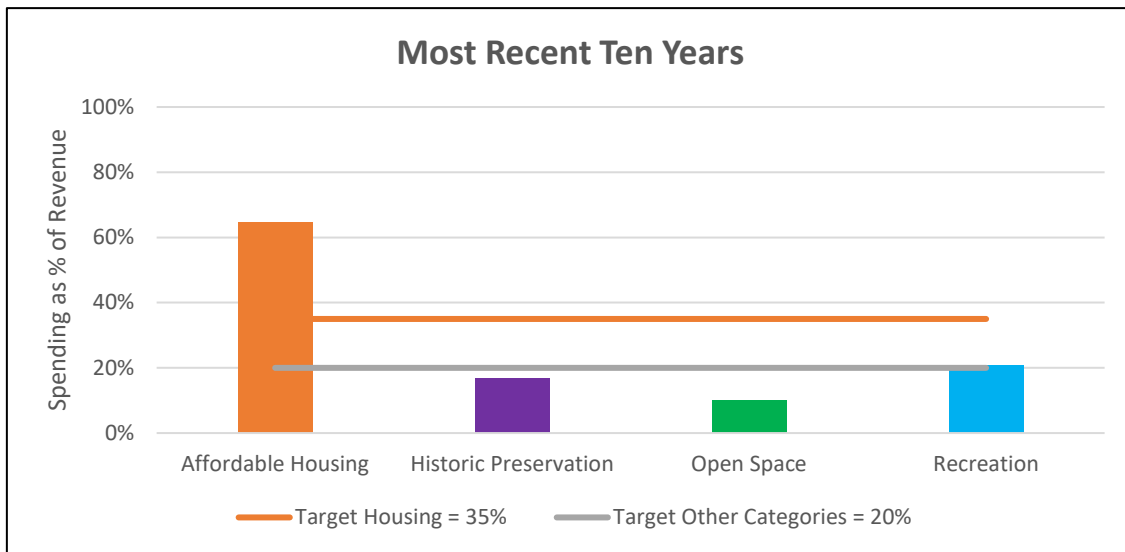
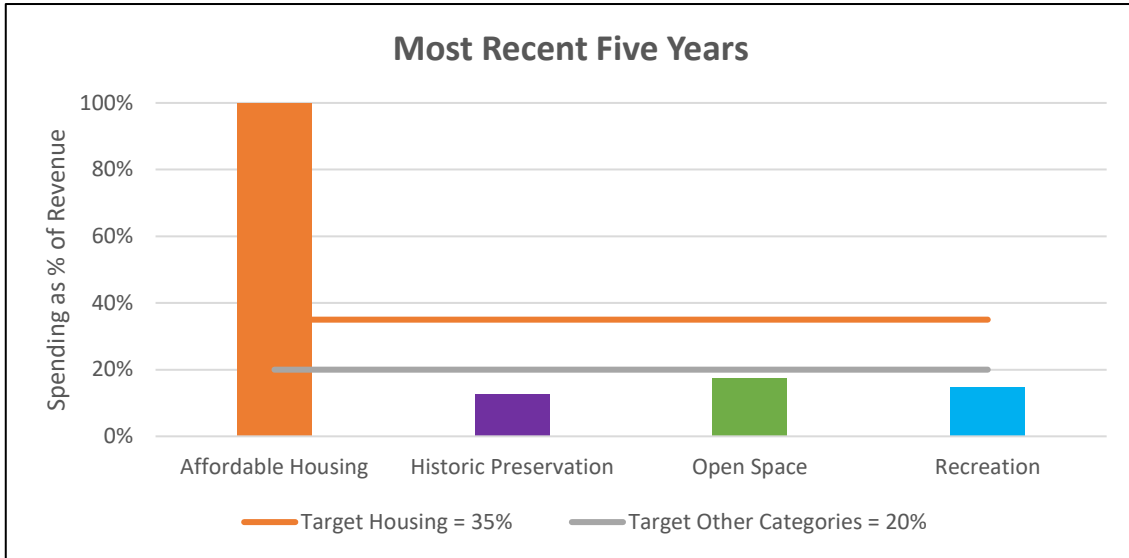
Comparisons Based on % of Current Revenue

As of December 9, 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	713,752	30,104,109	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	1,311,299	43,184,895	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	2,476,518	78,942,802	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

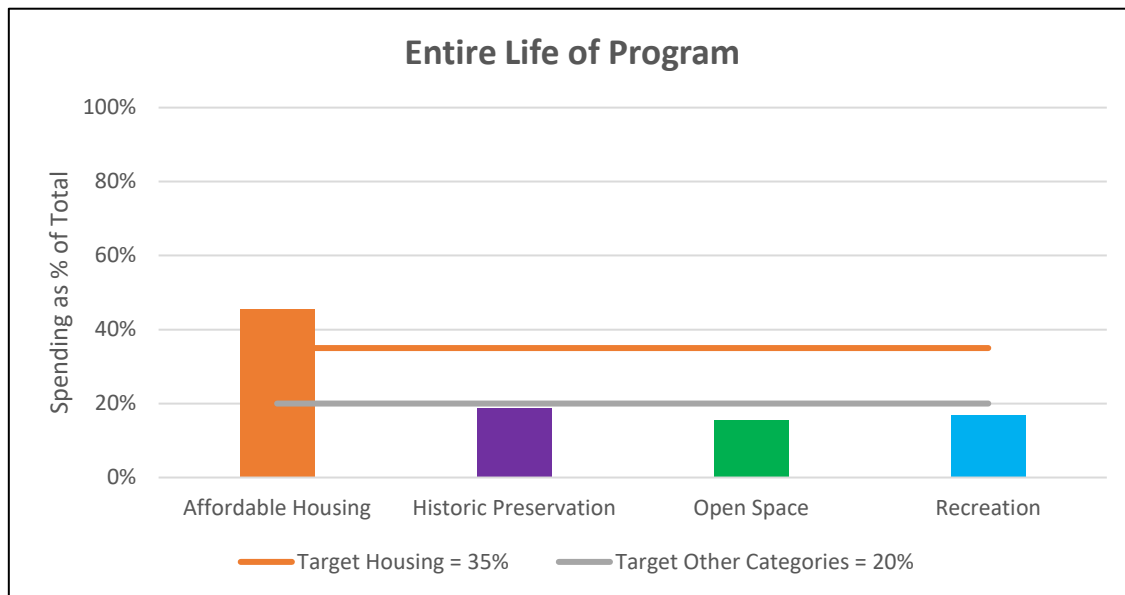
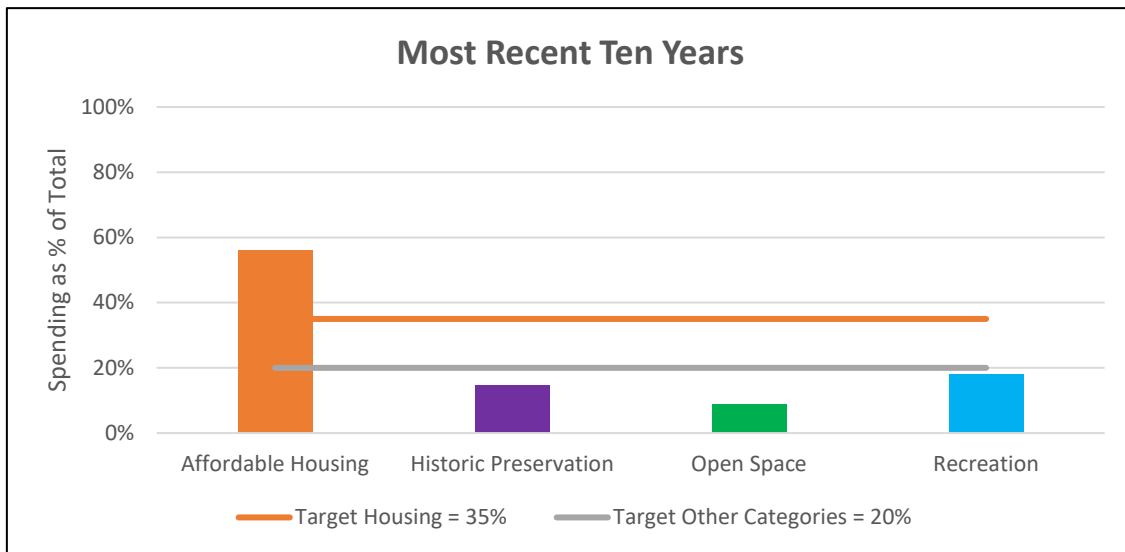
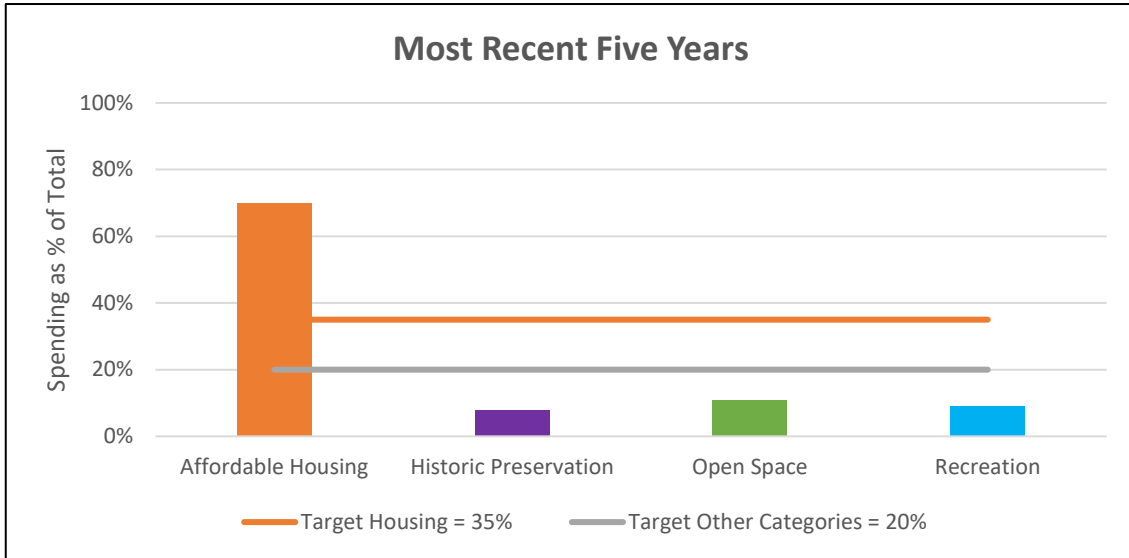
Comparisons Based on % of Current Spending

As of December 9, 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	713,752	30,104,109
% 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	1,311,299	43,184,895
% 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	2,476,518	78,942,802
% 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



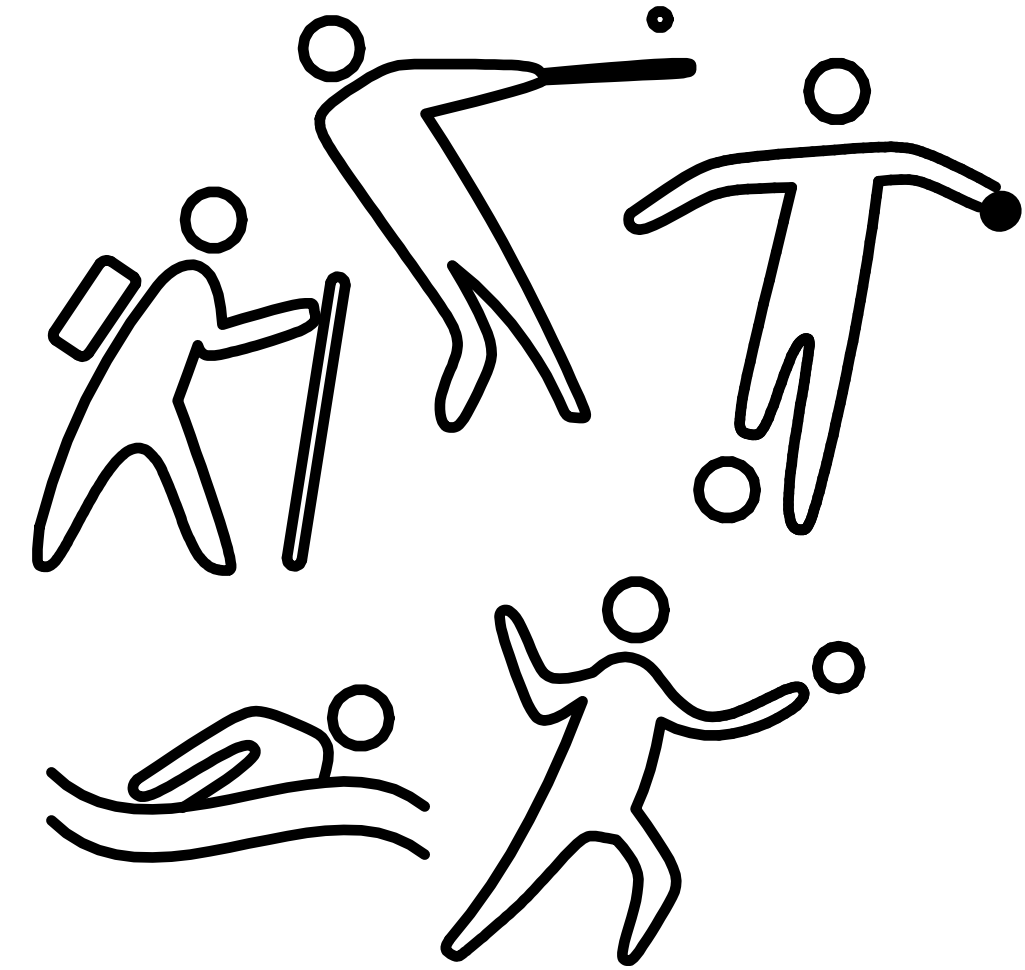
Spending History

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	Approved
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							131,298	131,298	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 Restoratio	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



Community Housing



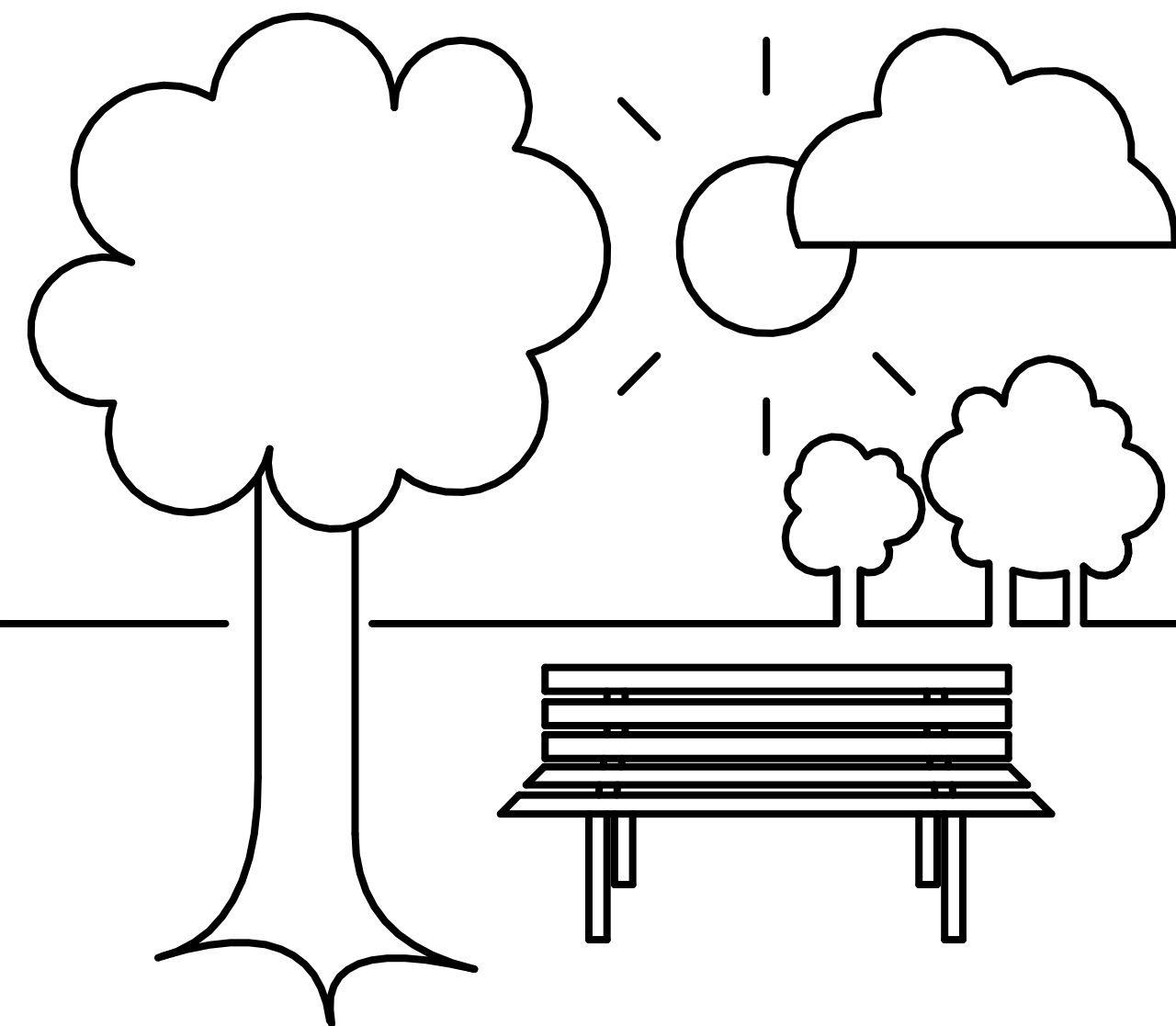
Recreation

Newton

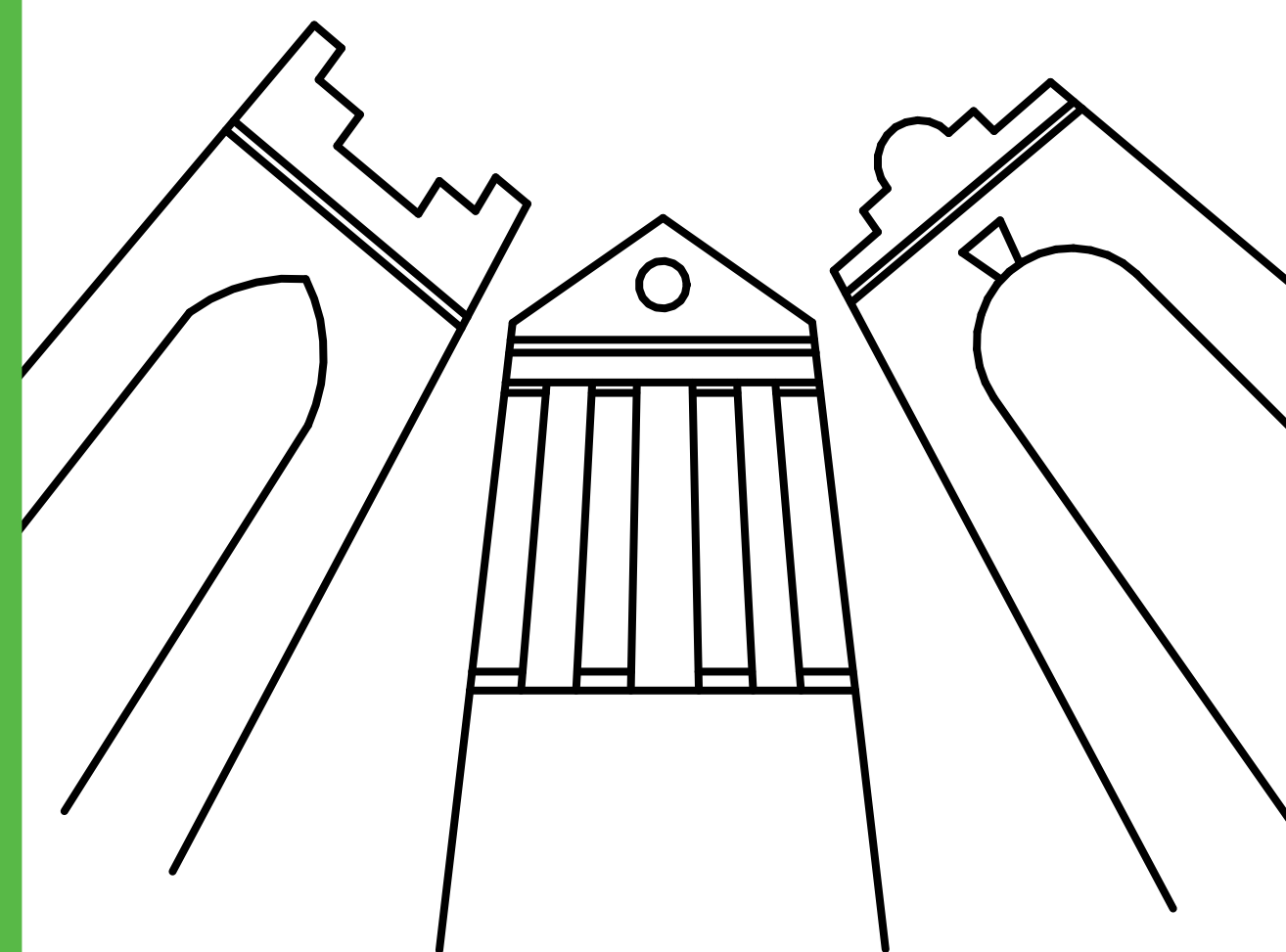
Community

Preservation

Program



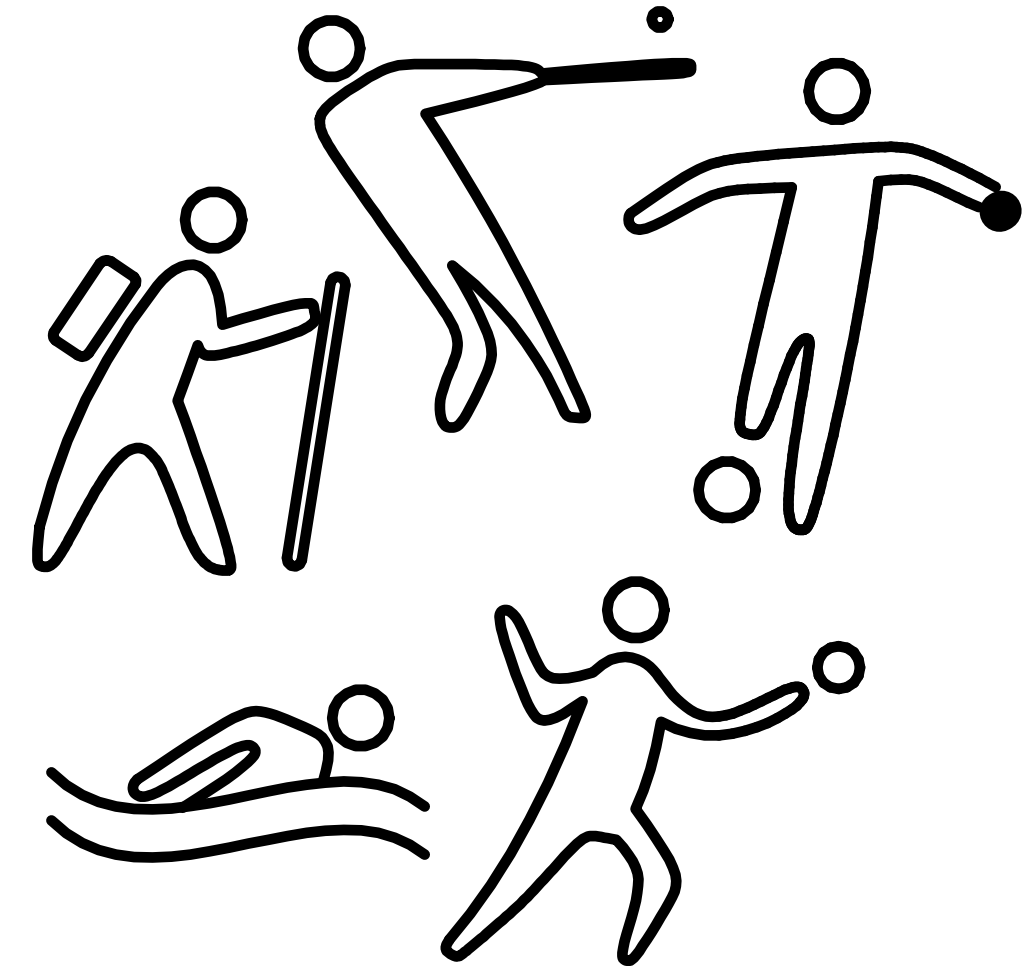
Open Space



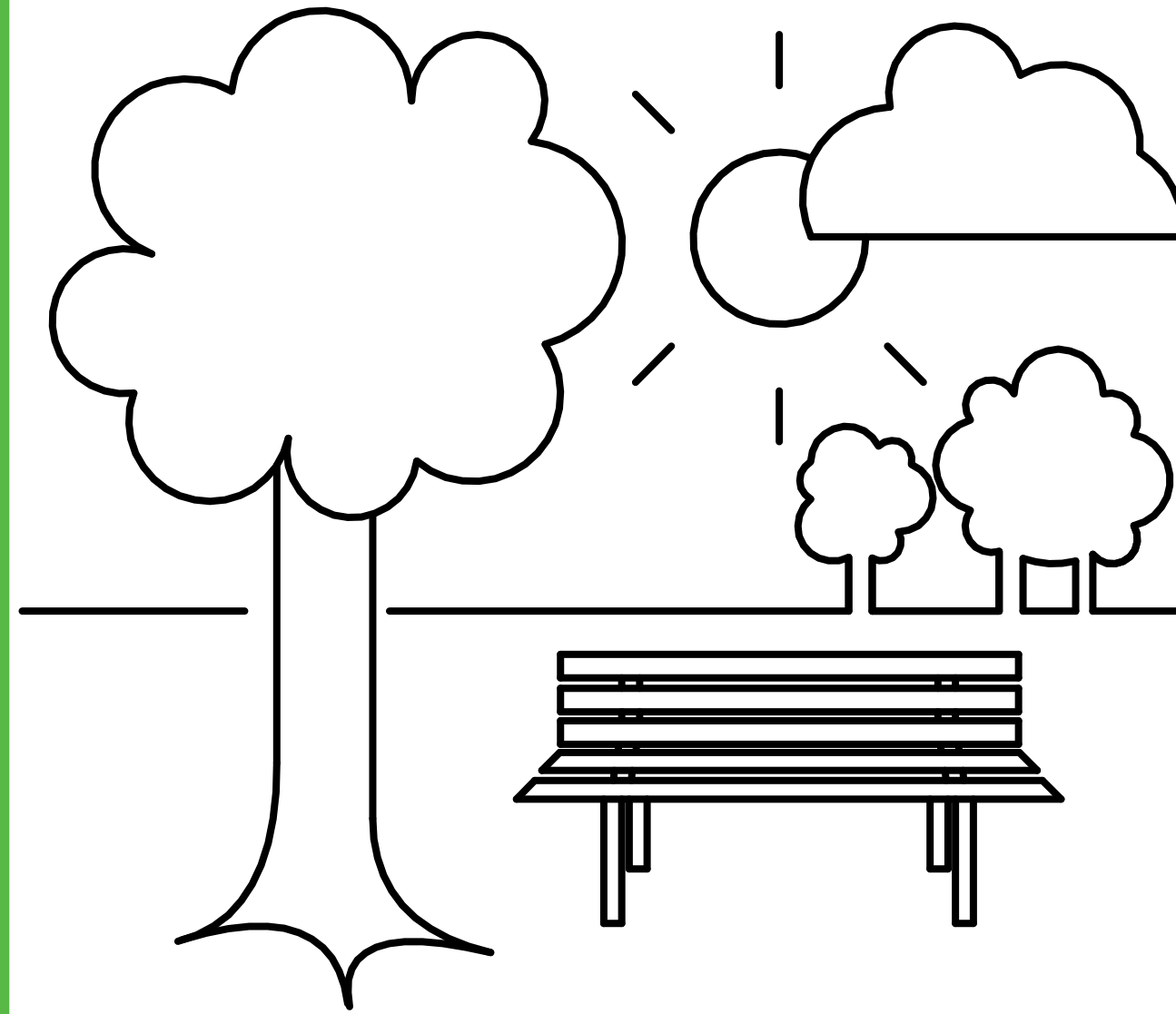
Historic Resources



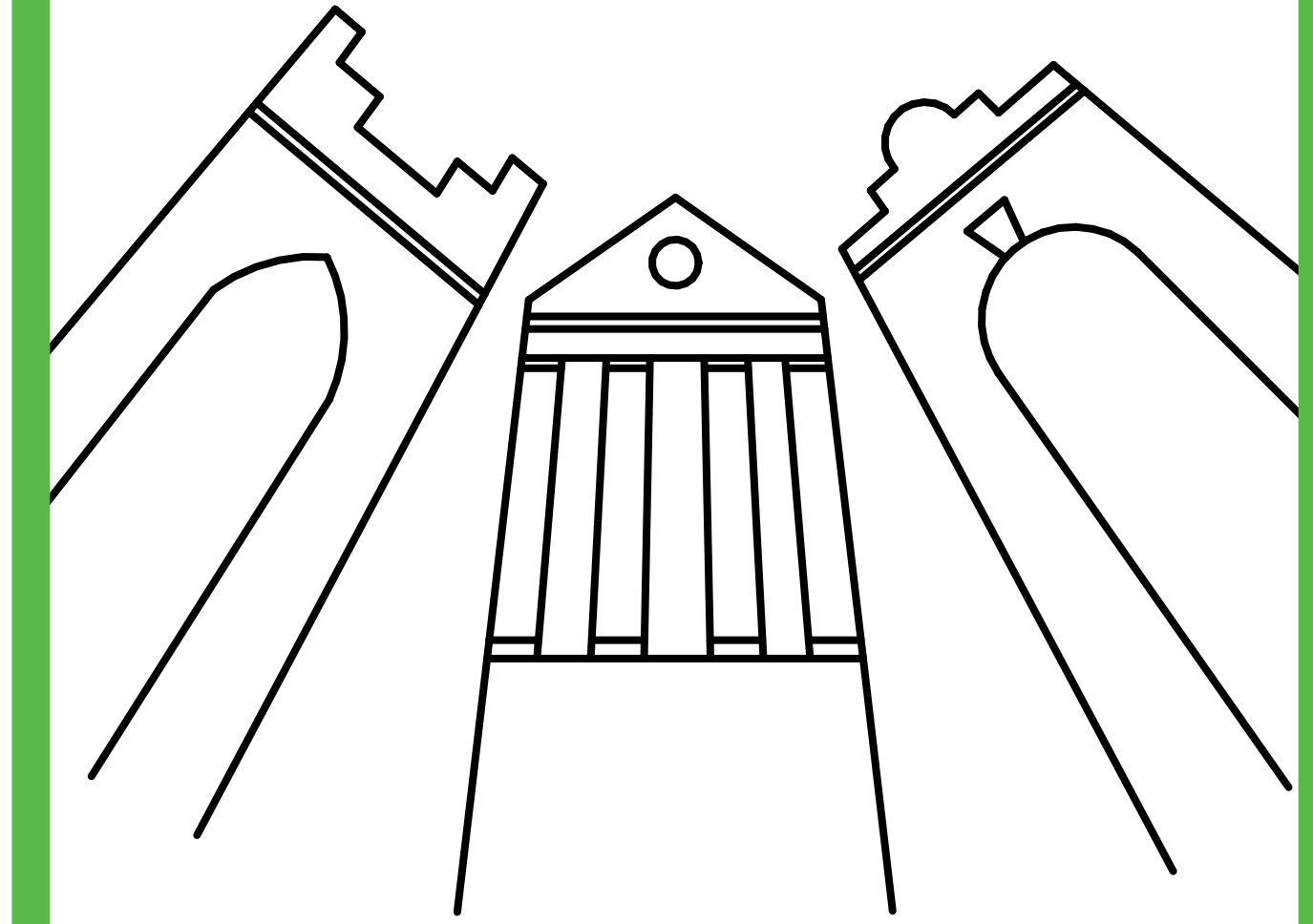
Community Housing



Recreation



Open Space



Historic Resources

Newton Community Preservation Program

City of Newton



Ruthanne Fuller,
Mayor

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Barney S. Heath
Director

Community Preservation Committee

Draft MINUTES

October 11, 2022

The virtual meeting was held online on Tuesday, October 11, 2022, beginning at 7:03 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong, Dan Brody, Eliza Datta, Byron Dunker, Susan Lunin, Robert Maloney and Judy Weber. Committee Members Jennifer Molinsky and Martin Smargiassi were not present at this time. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Vice Chair Eliza Datta acted as Chair for this meeting and opened the Community Preservation Committee's public meeting at 7:00 P.M and introduced the CPC members present at this time. Ms. Datta noted that there were no new proposals to review at this time but invited the public to stay for the discussion on existing projects. Ms. Weber offered to review the draft minutes for this meeting.

Update on Existing Projects and Funding Recommendations

Ms. Kritzer reviewed the Active Funded Projects Current Status report with members at this time, noting their completion status and the amount of funding used to date. She noted that the Crescent Street Site Assessment, Feasibility and Design project is still listed as an open project but has been on hold since 2018. Mr. Brody explained the history of the site, which was originally taken by the State for the Massachusetts Turnpike construction. The Turnpike construction caused the destruction of much of the Myrtle Baptist Church neighborhood but not all of the sites were actually needed in the end, and the property was later declared surplus and given to the City which used it as the headquarters for the Parks and Recreation Department until relatively recently. The CPA funding was allocated to the City in two funding rounds to consider the construction of a new park and affordable housing on the site. Mr. Brody explained that the project had been very controversial, with many in the affordable housing community concerned with the low number of units in the development and the high cost per unit of the construction. Ms. Kritzer stated that she had reached out to the project applicants about the status of the project.

Members discussed the prior history of the Crescent Street project. Ms. Weber thought that it might be worth bringing the new Newton Affordable Housing Trust (NAHT) into the discussion. Ms. Datta agreed that the Trust might want to add it to their list of potential future project sites and asked whether there was a deadline for the use of the funds. Ms. Kritzer explained that the grant agreements always included a requirement that the funding be used by a specified date but that City projects did not have grant agreements, so there was no set time limit for those funds. Ms. Datta stated that she was not aware that the City projects did not have grant agreements and members

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discussed the post funding process. Mr. Brody noted that there was not a great deal of funding left in the Crescent Street account.

Members continued their review of the list of current projects. Ms. Weber noted that the Haywood House project was anticipated to be ready for occupancy in February 2023. Ms. Kritzer updated members on the status of the New Art Center, which was in the process of finishing their grant agreement and had recently contacted staff about accessing their funding. Mr. Brody asked about the status of Boston College's lawsuit over Webster Woods and noted that the City might come back with a request for more funds depending on the results of that case. Staff stated that they had not had a recent update and would check with the Law Department.

Concerning future projects, Mr. Dunker stated that the Parks and Recreation Department was getting ready to submit a large project application in November. Ms. Datta suggested that the CPA funding requests include the Trust funds request for next year as well. It was also noted that the Committee was interested in doing a bonding analysis to see if that could be an option for the anticipated Recreation requests. Mr. Dunker thought that the overall amount that would be requested for the Athletic Fields and Gath Pool construction could be close to the amount bonded for the Webster Woods project.

Review of Current Finances

Members reviewed the most recent Finances at a Glance document at this time. Ms. Kritzer noted that all of the CPA funding recommendations had now been passed by City Council.

Review of Updated Logo Design

Members reviewed the updated draft logo designs that were received from the Newton North High School's graphic design program and sent out prior to the meeting. Ms. Weber stated that she liked the drawings but thought that the text might be too small. Other members were also concerned with the scale of the draft logo. Members also stated that they would like to see the design revised so that the picture "popped" a little more. Overall Members agreed that the design was good and that they liked the three color scheme. Members asked staff to also pass on the following edits to the NNHS designers:

- The four category boxes should have bigger and bolder words.
- The four drawings should have bolder drawing lines and be larger in comparison to the lettering.
- The green boxes should be outlined bolder.
- The left side (categories) and right side (organization name) would be more visually balanced.

Approval of June 14, July 12, and August 9 Minutes

Members had reviewed the draft minutes prior to the meeting. Ms. Lunin moved to approve the draft minute for the June 14, July 12, and August 9 meeting as submitted. Mr. Armstrong seconded the motion which passed by unanimous voice vote.

Other Business

Mr. Armstrong moved to adjourn. Ms. Lunin seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 7:47 P.M.



Ruthanne Fuller,
Mayor

Newton, Massachusetts
Community Preservation Committee
COMMUNITY PRESERVATION PLAN
 Revised December 14, 2021

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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

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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.