

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

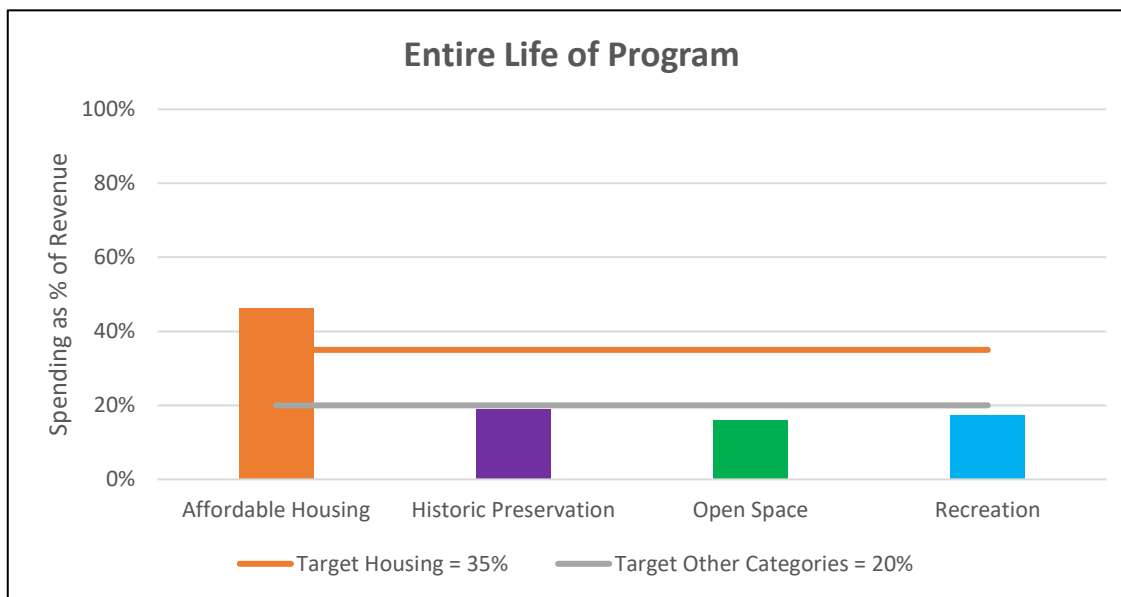
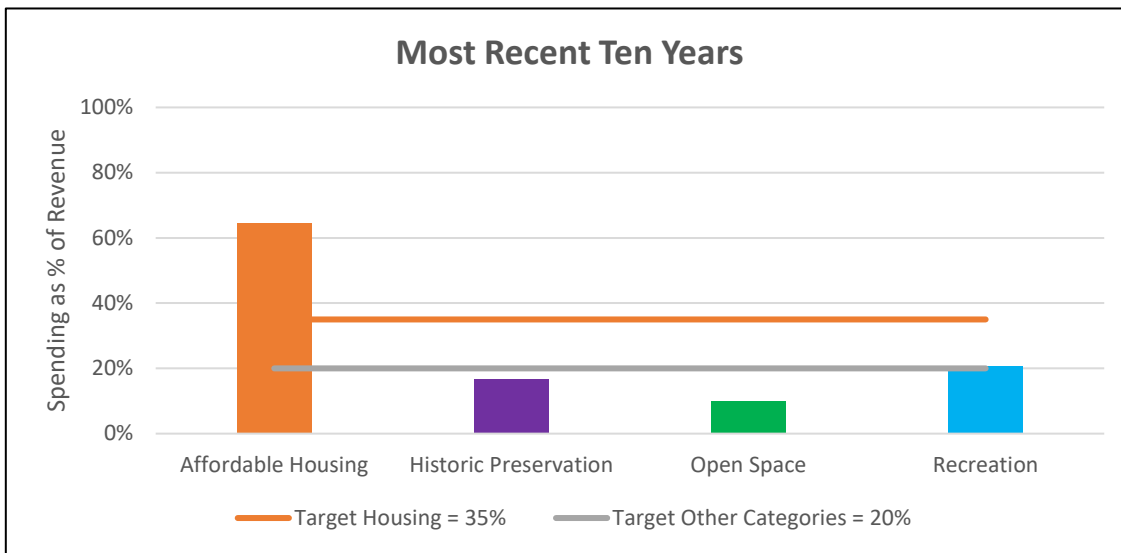
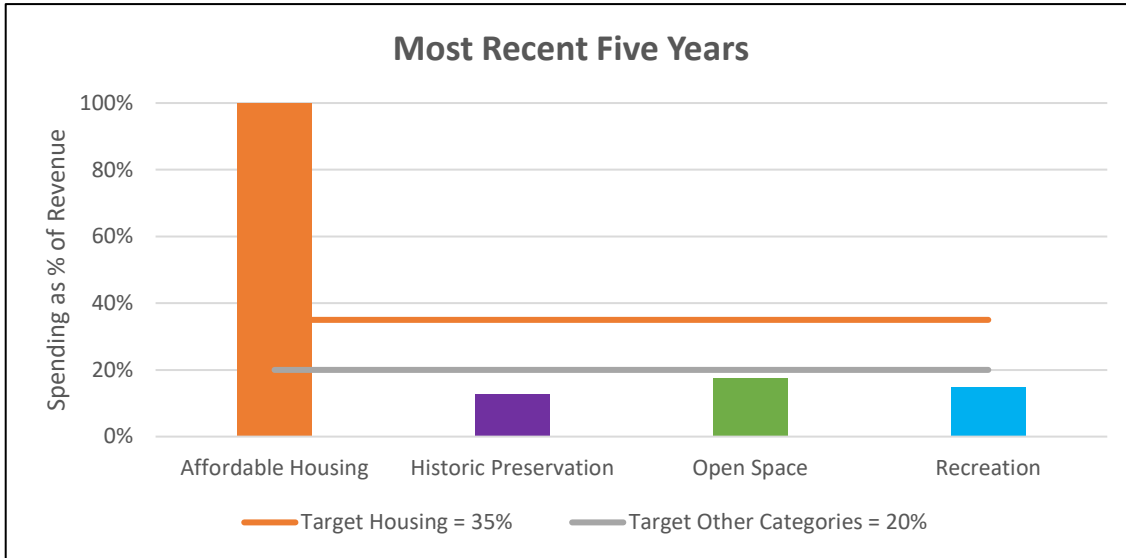
Comparisons Based on % of Current Revenue

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

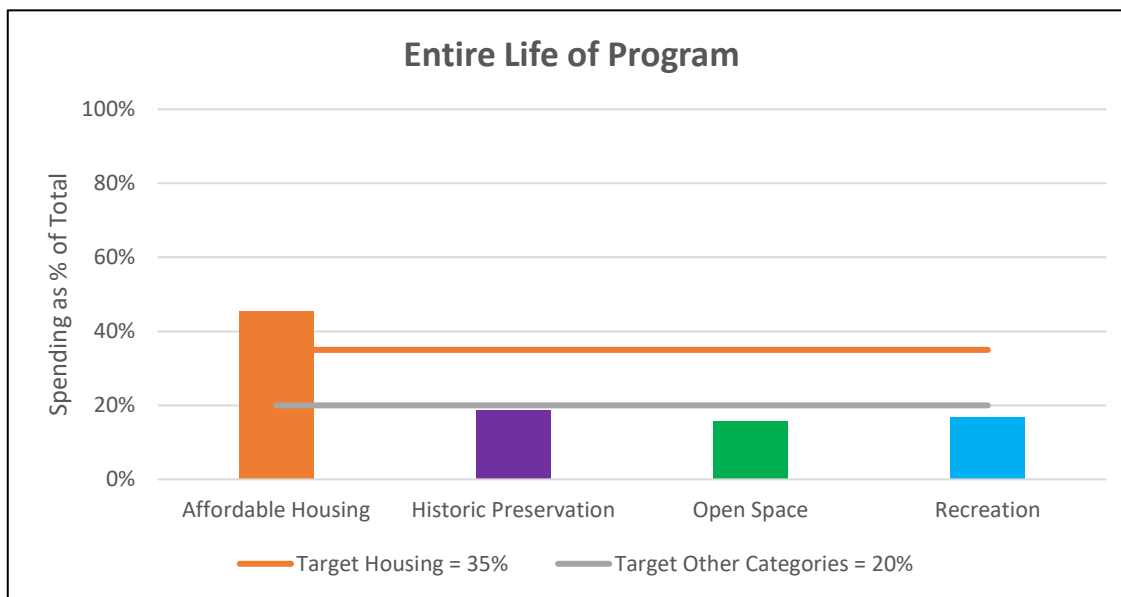
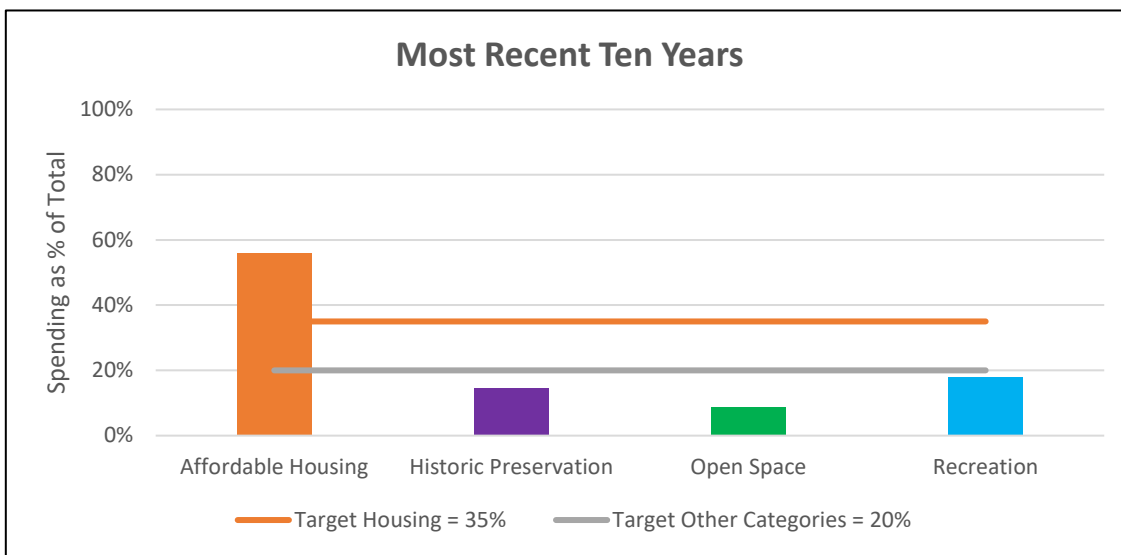
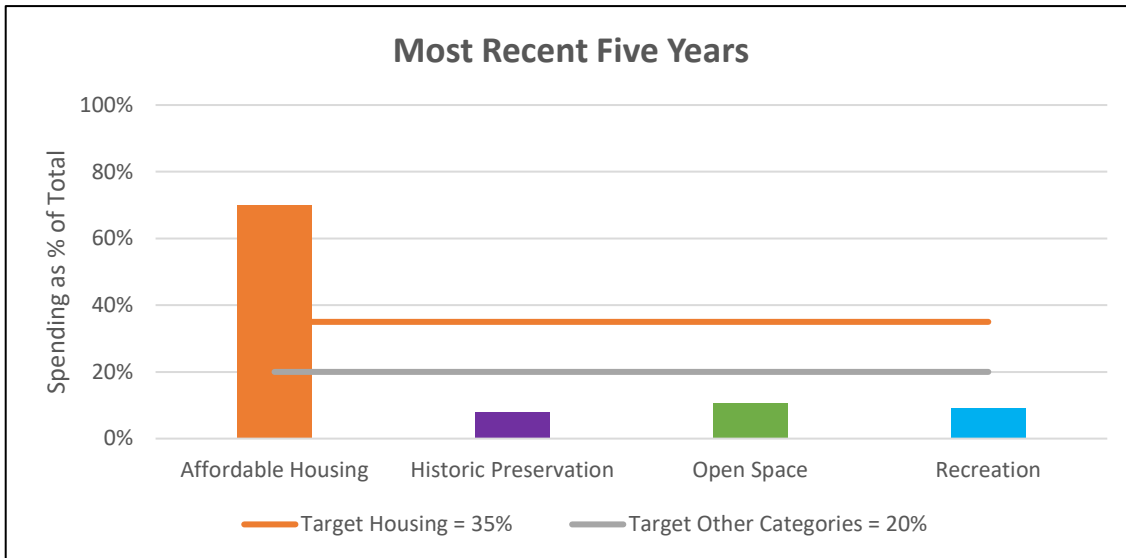
Comparisons Based on % of Current Spending

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

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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.

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%