



Welcome

Town of Hamilton
Community Preservation Committee
Public Hearing
Tuesday, May 24th, 2016

Introductions



First Congregational
Church Historic Bell

- ❖ **Town Officials**
- ❖ **CPC Members**
 - ❖ **Peter Britton** *at large; Affordable Housing Trust*
 - ❖ **Jay Butler** *vice chair; at large*
 - ❖ **Tom Catalano** *chair; Historic District Commission*
 - ❖ **Mimi Fanning** *Housing Authority*
 - ❖ **Shawn Farrell** *Board of Selectmen*
 - ❖ **Edwin Howard** *Planning Board*
 - ❖ **Robert Preston** *at large*
 - ❖ **Ray Whipple** *at large*
 - ❖ **open**; *Conservation Commission*

CPC Duties



Patton Homestead

- ❖ **Study the needs, possibilities and resources of the town regarding community preservation**
 - ❖ Consult with town boards
 - ❖ Hold a public hearing – *tonight!*
 - ❖ Update the Community Preservation Plan
- ❖ **Make recommendations to Town Meeting for the use of community preservation funds**
 - ❖ Meet on the second Thursday of the month
 - ❖ Review and vote on applications

Agenda



Senior Center Kitchen

- ❖ 7:00pm **Welcome & Introduction**
- ❖ 7:10pm **Overview of CPA & Surcharge**
- ❖ 7:30pm **Town Board Comments**
- ❖ 7:45pm **CPA Grantee Comments**
- ❖ 8:00pm **Public Comments & Summary**

Conduct



Town Cemetery

- ❖ **Speak When Recognized by the Chair**
- ❖ **Speak Once for Three Minutes**
 - ❖ Unless Allowed by the Chair
- ❖ **Courtesy and Respect**
- ❖ **Written, Audio and Video Recording**



Overview of CPA

Tom Catalano, Chair
Community Preservation Committee
Town of Hamilton

Community Preservation Act

- ❖ **Enacted in 2000**
- ❖ **Cities and towns can adopt CPA**
 - ❖ Local tax surcharge of 0.5 - 3%
 - ❖ Matching state funds from Registry of Deeds
 - ❖ For historic preservation, community housing, open space and recreation
- ❖ **160 cities and towns have adopted CPA**
- ❖ **74 communities have adopted a 3% surcharge**

Community Preservation Act

- ❖ **Adopted in Hamilton in 2005 with 2% surcharge**
- ❖ **Local communities with 3% surcharge include Boxford, Georgetown, Groveland, North Andover, Rockport, Rowley, Wenham, West Newbury**
- ❖ **Community Preservation Committee created to review and recommend potential projects to Town Meeting**
 - ❖ Eligibility and Funding Applications
 - ❖ Download from www.hamiltonma.gov/CPC

Eligibility Application

Categories

	Historic Preservation	Community Housing	Open Space	Recreation
Acquire	Yes	Yes	Yes	Yes
Create	-	Yes	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	-	Yes	-	-
Rehabilitate or Restore	Yes	Yes, if acquired or created with CPA	Yes, if acquired or created with CPA	Yes

Actions

Funding Application

- ❖ **General Criteria**, such as
 - ❖ Consistency with town planning documents
 - ❖ Leverages other public or private funds
 - ❖ Conserves threatened resources
 - ❖ Practical, feasible and expeditious
- ❖ **Specific Criteria** for each category, such as
 - ❖ Contiguous with protected land *for open space*
 - ❖ Gives priority to local residents *for housing*
- ❖ **Specific Goals or Priorities**

Eleven Years of CPA in Hamilton



Top Ten Contributions

Community Housing Hamilton Housing Authority



Fiscal Years: 2007, 2010, 2011, 2016

Expensed: \$260,408

Description: **Restoration of Housing Authority Units**

Community Housing Harborlight Community Partners



Fiscal Year: 2010

Expensed: \$180,000

Description: Create four new
affordable apartments.

Historic Preservation Town Hall



Fiscal Years: 2007, 2008, 2010, 2014

Expensed: \$181,647

Descriptions: **Repair heating system; paint;
restore front and rear steps.**

Historic Preservation Community House



Fiscal Years: 2008, 2009, 2014, 2016

Expensed: \$181,050

Descriptions: Portico study; rehabilitate portico;
rehabilitate cupola and preserve façade.

Historic Preservation Old Library - COA Building



Fiscal Years: 2009, 2012, 2014, 2016

Expensed: \$92,445

Descriptions: Restore flooring, roof, kitchen, sign;
paint; ensure ADA accessibility.

Historic Preservation Dodge School - American Legion



Fiscal Years: 2012, 2016

Expensed: \$138,000 + \$65,000 Appropriated

Description: **Replace the heating system and electrical system and restore the floors, windows and doors.**

Open Space and Recreation Donovan Property



Fiscal Years: **2011 thru 2020**

Approved: **\$733,000** including **\$127,200** Outstanding Debt

Descriptions: **Acquisition and site preparation.**

Open Space and Recreation Patton Park



Fiscal Year: 2007, 2008, 2009, 2010, 2013, 2015

Expensed: \$78,004

Descriptions: **Baseball diamond;
Weaver Pond restoration; playground.**

Open Space and Recreation Patton Park



Approved: \$1,531,120

Descriptions: Pool study, design, and construction.

Open Space and Recreation Landfill Site Assessment

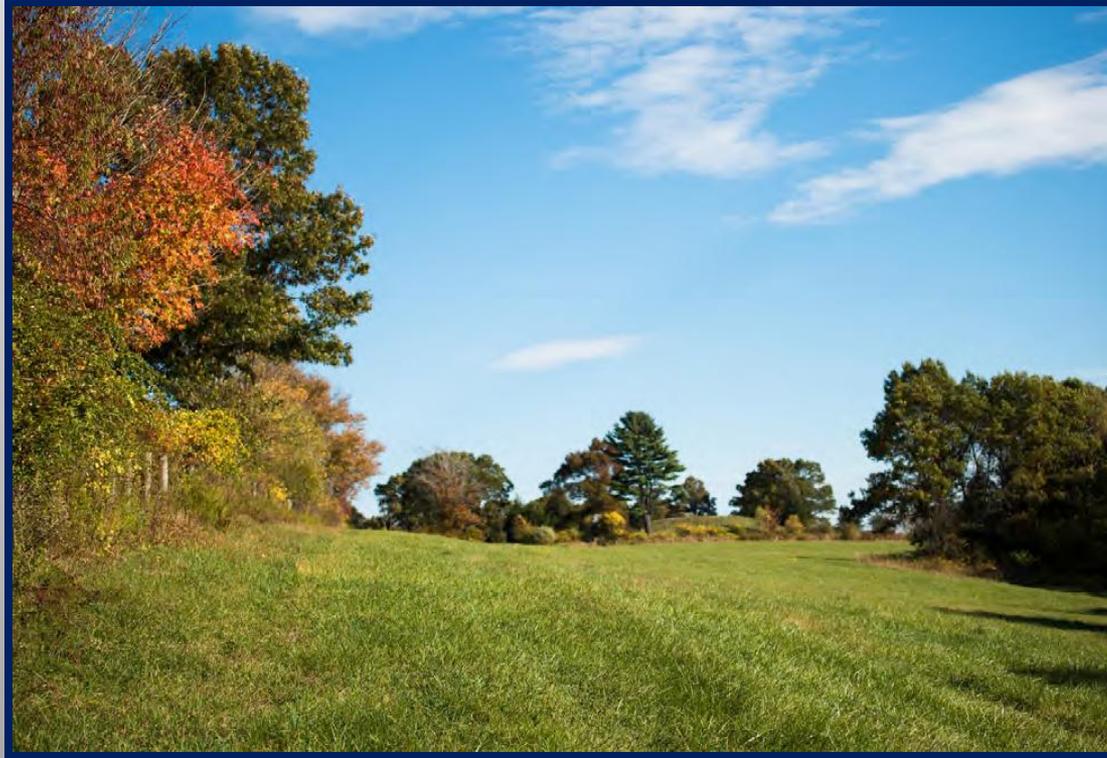


Fiscal Year: 2008

Expensed: \$111,026

Descriptions: Study of environmental
condition and potential for reuse.

Open Space and Recreation Sagamore Hill



Fiscal Year: 2016

Approved: \$1,750,000

Description: Preservation of 170 acres of open space.

CPA Financial Overview



Revenues
Appropriations and Expenses
Fund Balance Reserved and Unreserved
Bonding Capacity

Revenues



Guidelines

- ❖ **CPA Revenues Come From:**
 - ❖ A 2% Surcharge on property taxes in Hamilton
 - ❖ Matching State Funds from fees at the Registry of Deeds

Surcharge Calculation

If a home is assessed for \$444,400 and the tax rate is \$17.25 (per \$1,000), the Community Preservation surcharge would be computed as:

$$\begin{array}{c} \text{FY2016 Median Property Value} \\ \downarrow \\ (\$444,400 - \$100,000) \times \overbrace{\$17.25 \div \$1,000}^{\text{FY 2016 Annual Tax Rate}} \times \underset{\substack{\uparrow \\ \text{Surcharge}}}{2\%} \\ \uparrow \\ \text{Residential Exemption} \end{array} = \underline{\underline{\$119}}$$

Median CPA Surcharge in Hamilton in FY 2016

Surcharge Exemptions

Low- and Moderate-Income Senior (60+) Households

2016 Income Limits:

1-Person Household: \$69,000

2-Person Household: \$78,800

3-Person Household: \$88,700

**Households must submit an application
to the Board of Assessors each year
between September and the end of March.**

Surcharge Exemptions

Low-Income Non-Senior Households

2016 Income Limits:

1-Person Household: \$55,200

2-Person Household: \$63,000

3-Person Household: \$70,900

4-Person Household: \$78,800

**Households must submit an application
to the Board of Assessors each year
between September and the end of March.**

Matching State Funds

❖ Distributed in Three Rounds

❖ Round 1 – *80% of State Funds*

- ❖ Distributed to all 160 CPA cities and towns as a percentage of the collected local surcharge

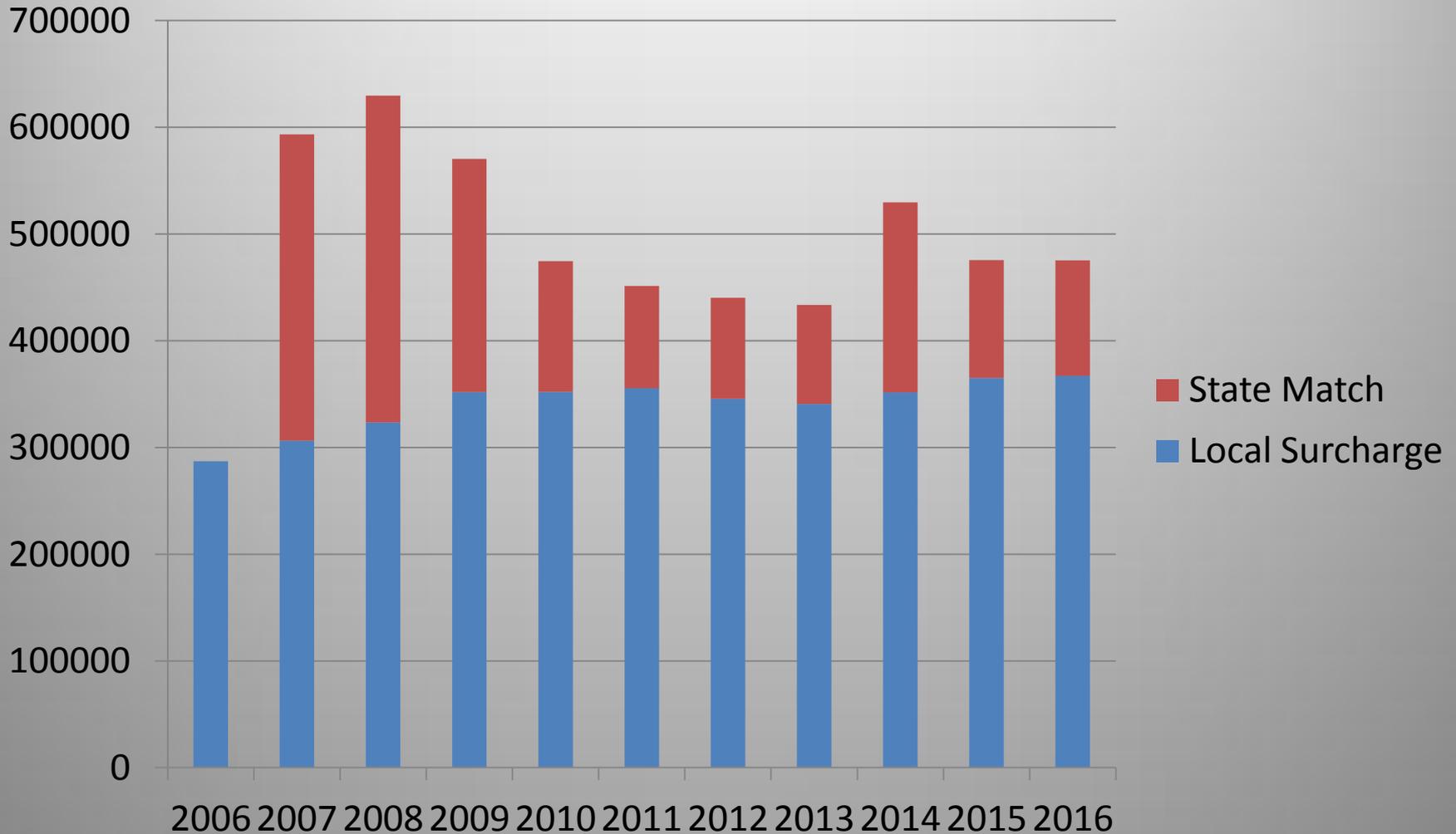
- ❖ Average Percentage (last five years) – 33%

❖ Rounds 2 & 3 – *20% of State Funds*

- ❖ Distributed to 74 cities and towns with 3% surcharge

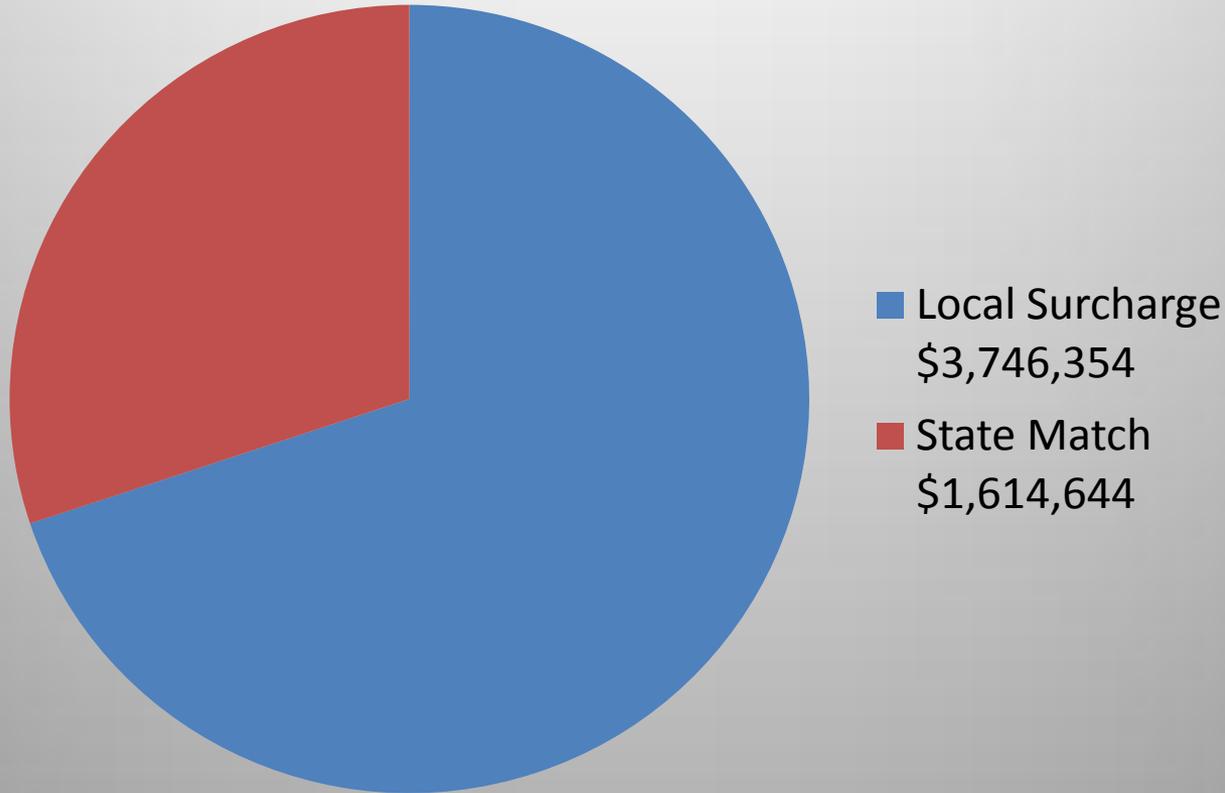
- ❖ Hamilton does not qualify

CPA Revenues Since 2006



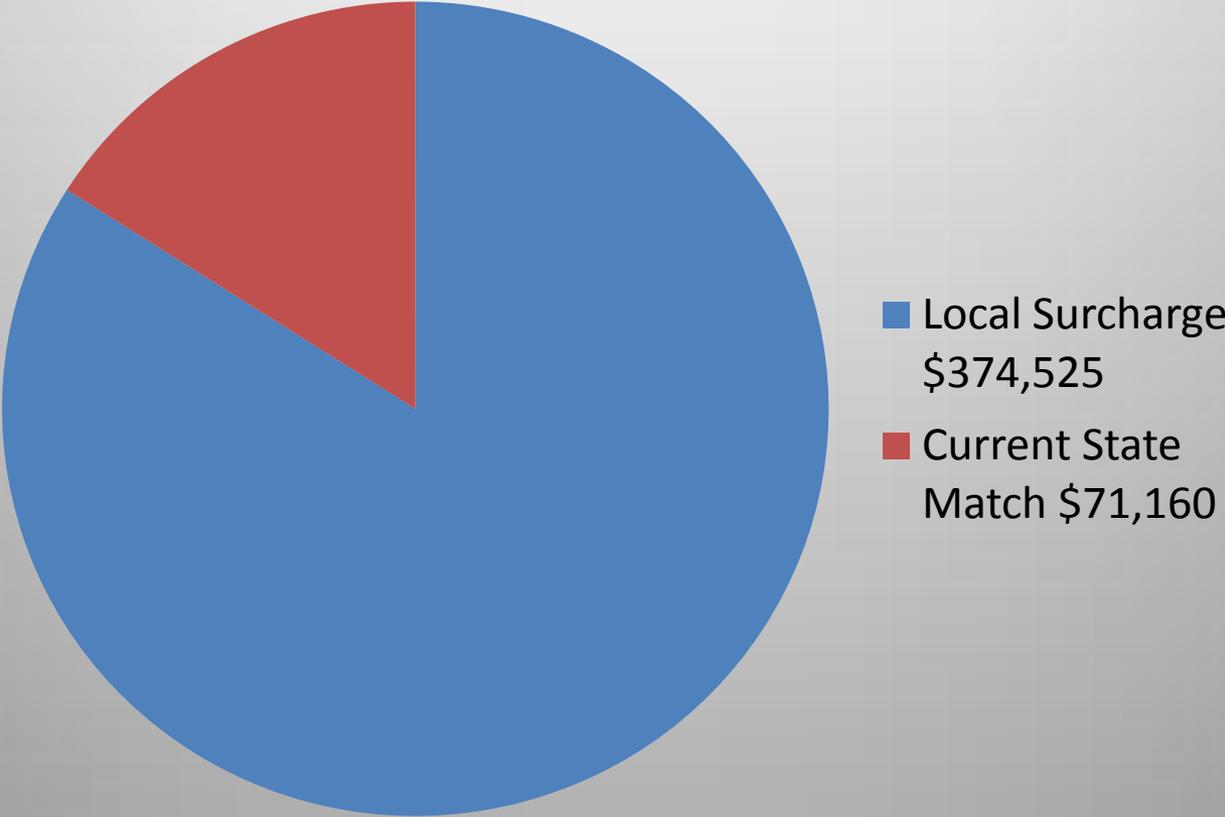
CPA Revenues Since 2006

Includes Estimated Fiscal Year 2016 Revenues



Total: \$5,360,998

Projected Fiscal Year 2017 Revenues

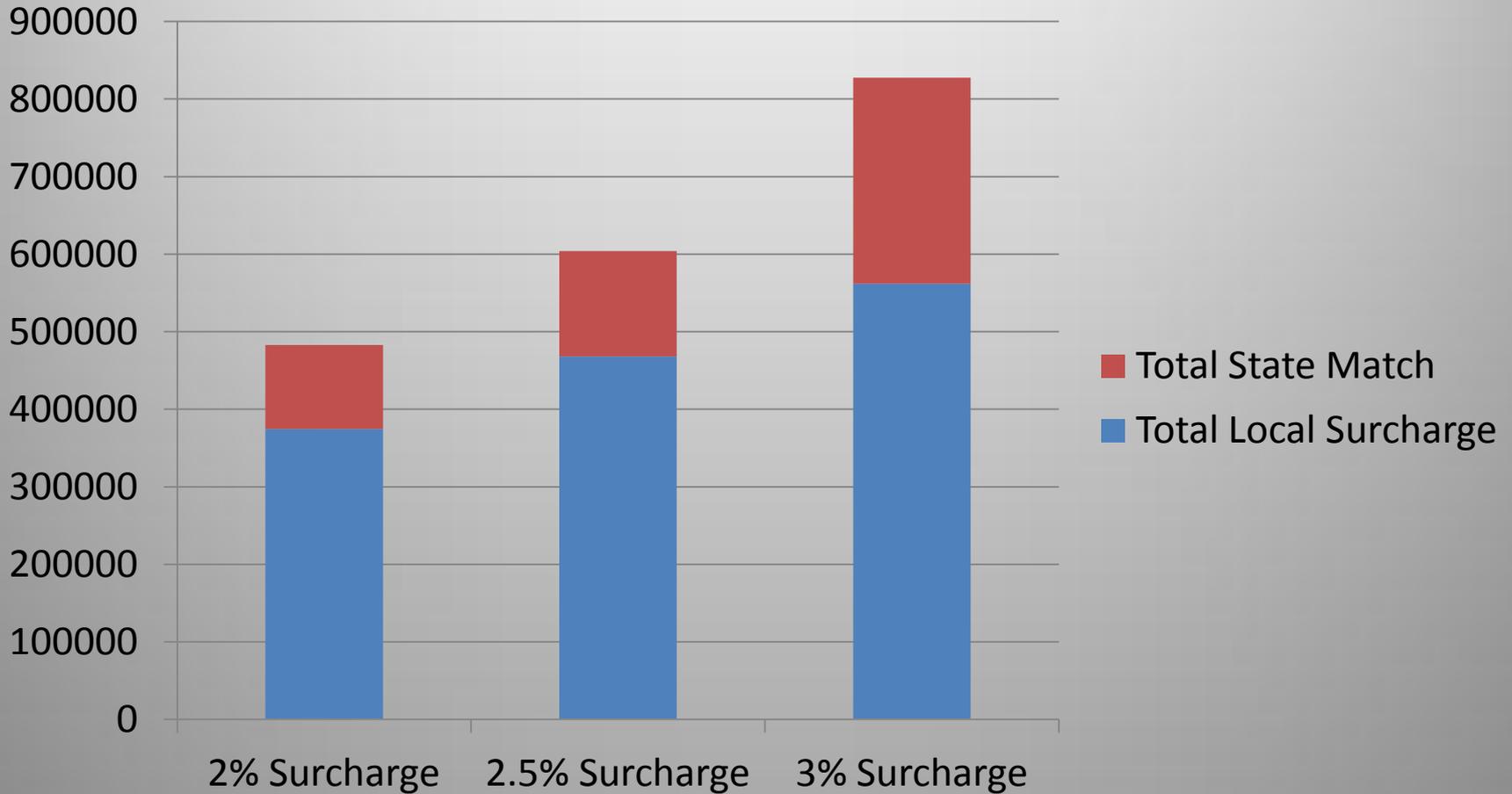


Total: \$445,685

FY 2016 Revenue Comparison by Surcharge Percent

Surcharge	Median Household Local Surcharge	Median Household State Match	State Match Percent	Total Local Surcharge	Total State Match	Total Annual Revenue
2%	\$119	\$34	29%	\$374,525	\$108,237	\$482,762
2.5%	\$149	\$43	29%	\$468,156	\$135,765	\$603,921
3%	\$178	\$84	47.31%	\$561,787	\$265,725	\$827,452

FY 2016 Revenue Comparison By Surcharge Percent



Bonding Capacity

Surcharge	Bonding Capacity
2%	\$2,410,000
2.5%	\$3,210,000
3%	\$3,860,000

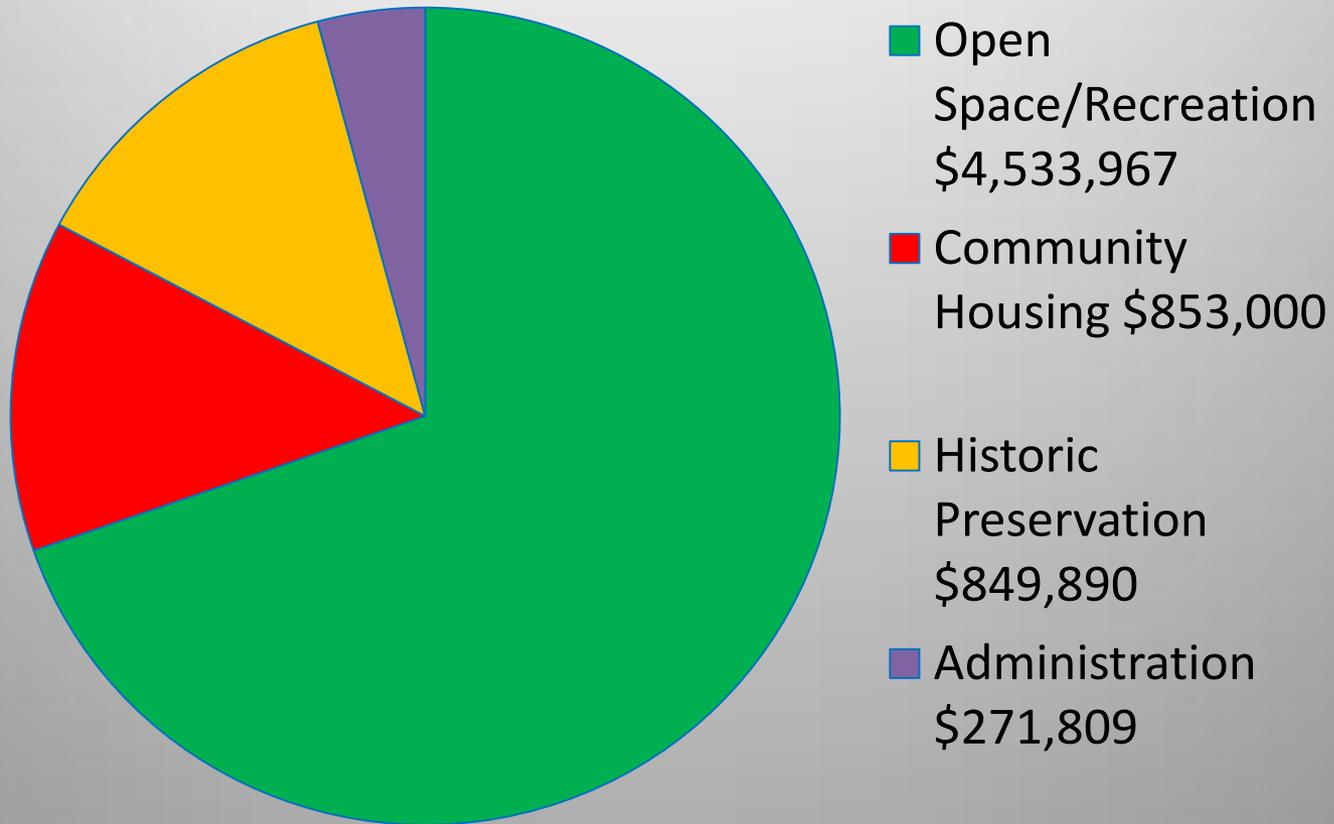
Appropriations and Expenses



Guidelines

- ❖ **Each year, allocate** (appropriate or reserve) **at least 10% of total projected revenues to each category from surcharge revenues**
 1. Historic Preservation
 2. Community Housing
 3. Open Space and Recreation
- ❖ **May appropriate up to 5% of projected revenues for administrative costs**

Total CPA Funds Appropriated From 2006 through Town Meeting 4/2/2016



Total: \$6,508,666

Fund Balance Reserved and Unreserved



Guidelines

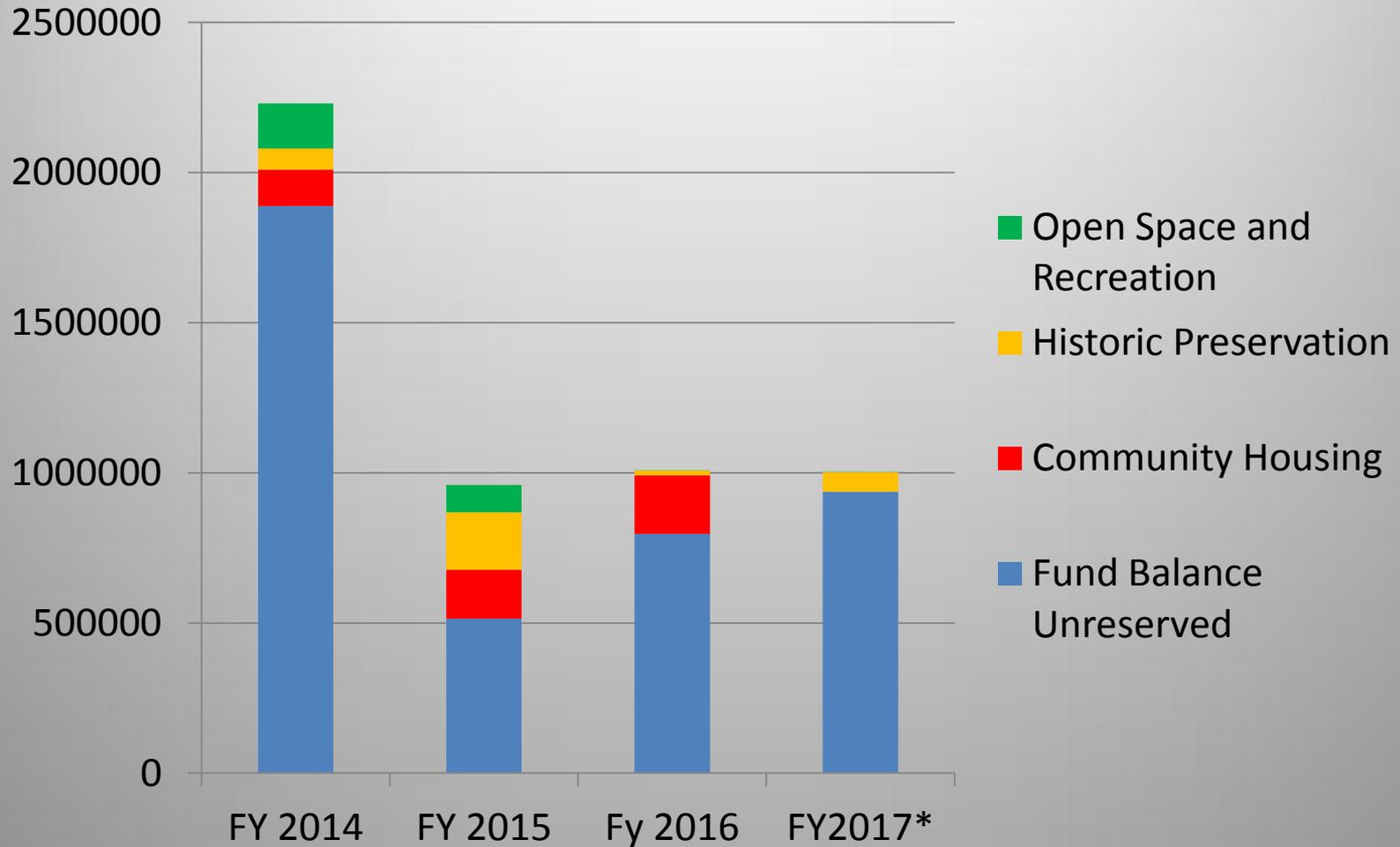
❖ **Fund Balance Reserved**

- ❖ Monies that are reserved for a given category

❖ **Fund Balance Unreserved**

- ❖ Monies that are not allocated (appropriated or reserved), but available to be spent on any of the project categories or administration (within 5% limit)

Fund Balances



* Reflects Action of April 2, 2016 Annual Town Meeting

Anticipated Projects – Category A: Eligible Project, Detailed Cost Estimate, Strong Support

Community Housing	Hamilton Housing Authority	Railroad Ave. Apartments Exterior Repairs	\$138,000	2017
Community Housing	Hamilton Housing Authority	Paint Exterior of Union Street House	\$10,000	2017
Community Housing	Hamilton Housing Authority	Railroad Ave. Apartments Windows	\$47,010	2017
Historic Preservation	Town of Hamilton	Town Hall Construction Documents	\$550,000	2017
Historic Preservation	Town of Hamilton	Renovation of Town Hall	\$2,000,000	2019
Open space / Recreation	Hamilton Horseshoe Club	Restore Patton Park Horseshoe Pit	\$50,000	2017

Anticipated Projects - Category B: Some Question on Eligibility, cost guesstimate, project needs more definition

Open Space / Recreation	Recreation Board	Turf Field at High School	\$200,000	2017
Open Space / Recreation	Recreation Board	Garage at Patton Park	\$50,000	2018
Open Space / Recreation	Recreation Board	Small Playground at Fairhaven Field	\$12,500	2018
Open Space / Recreation	Recreation Board	Grading and Drainage Improvements to Donovan Field	\$100,000	2019

Anticipated Projects - Category B: Some Question on Eligibility, cost guesstimate, project needs more definition

Historic Preservation	Patton Homestead Board	Renovations to the Patton Homestead	\$250,000	2017
Historic Preservation	Community House	Replace Heating and Cooling Systems	\$50,000	2018
Historic Preservation	Community House	Brick Work Repointing and Slate Roof Work	\$50,000	2018
Community Housing	Affordable Housing Trust	Construction of New Community Housing	\$500,000	2018

Anticipated Projects – Category C: No Project Definition, Costs Unclear, Project Support in Question

Open Space/ Recreation	Planning Board	Feasibility Study for Chebacco Lake Beach Improvement	\$25,000	2020
Open Space/ Recreation	Planning Board	Feasibility Study for Sledding Slope on Donovan Hill	\$25,000	2020
Historic Preservation	Council On Aging	Installation of Elevator and Fire Escape	\$203,100	2017

Bonding Capacity



Guidelines

- ❖ **The town can use CPA revenues to bond debt for CPA projects**
 - ❖ Requires 2/3 vote at Town Meeting

Bonding Capacity

- ❖ **Limited by:**
 - ❖ **Surcharge Revenues**
 - ❖ The debt payments must come from the surcharge revenues (not the state match nor the fund balance)
 - ❖ **Each year, allocate at least 10% to each category**
 - ❖ The debt payment can be used towards the 10% for applicable categories

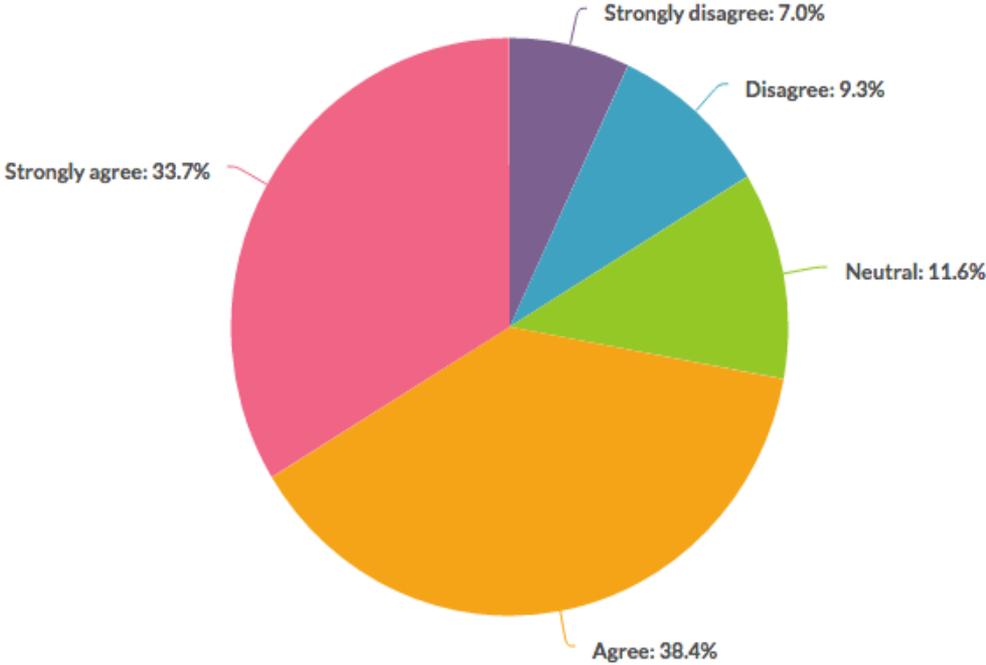
Bonding Capacity

Surcharge	Bonding Capacity
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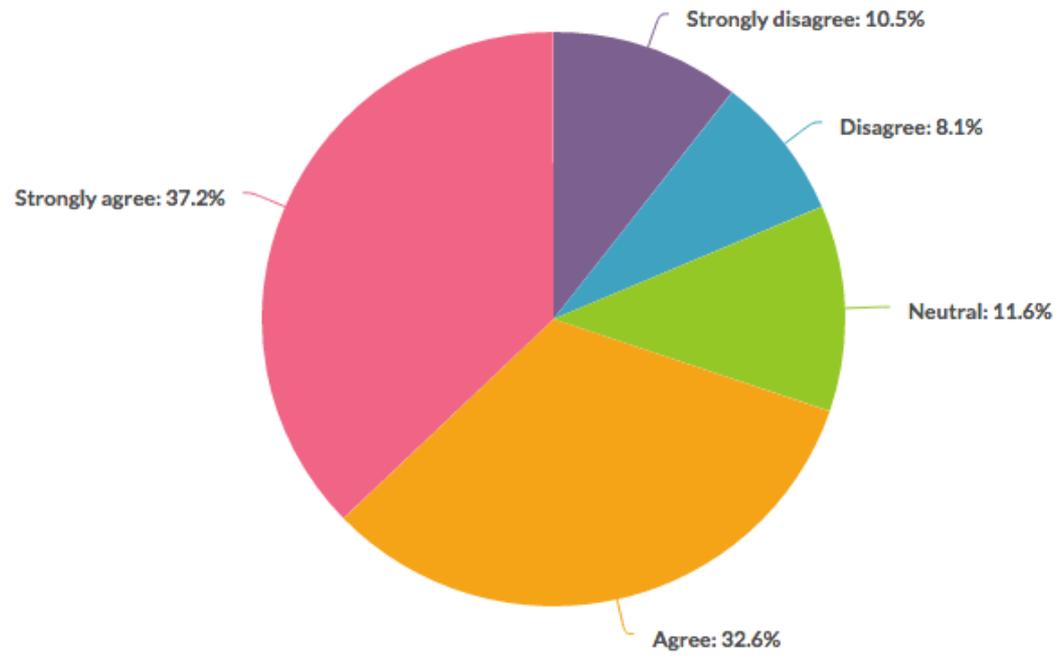
Comments: 2016 CPC Survey (84 responses)

1. Do you support the protection of additional open space through the use of Community Preservation Act funds in the Town of Hamilton?



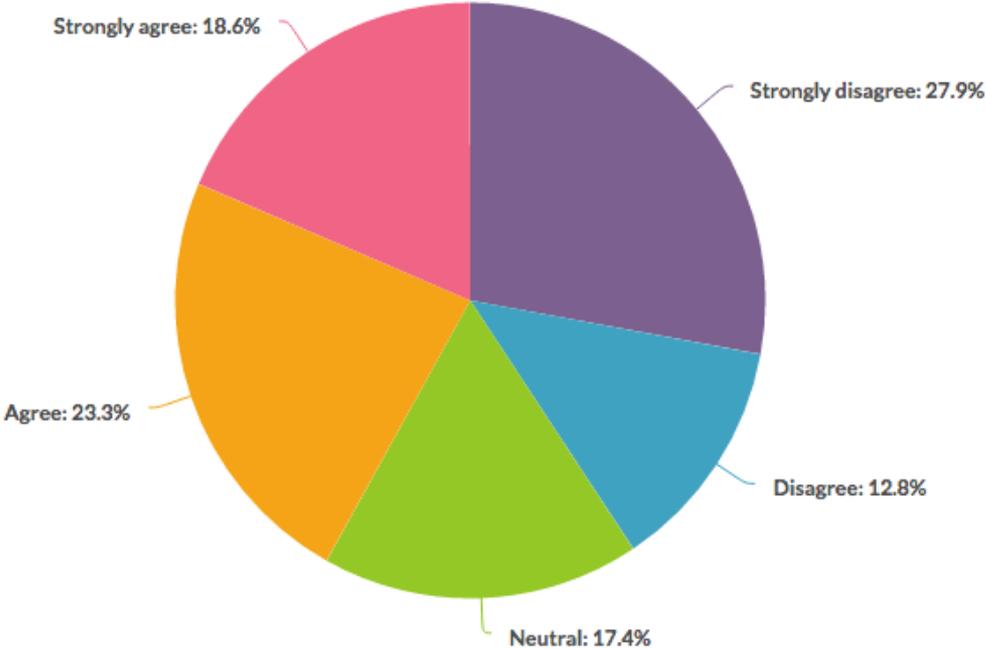
Value	Percent	Count
Strongly disagree	7.0%	6
Disagree	9.3%	8
Neutral	11.6%	10
Agree	38.4%	33
Strongly agree	33.7%	29
Total		86

2. Do you support the creation and rehabilitation of recreation facilities through the use of Community Preservation Act funds in the Town of Hamilton?



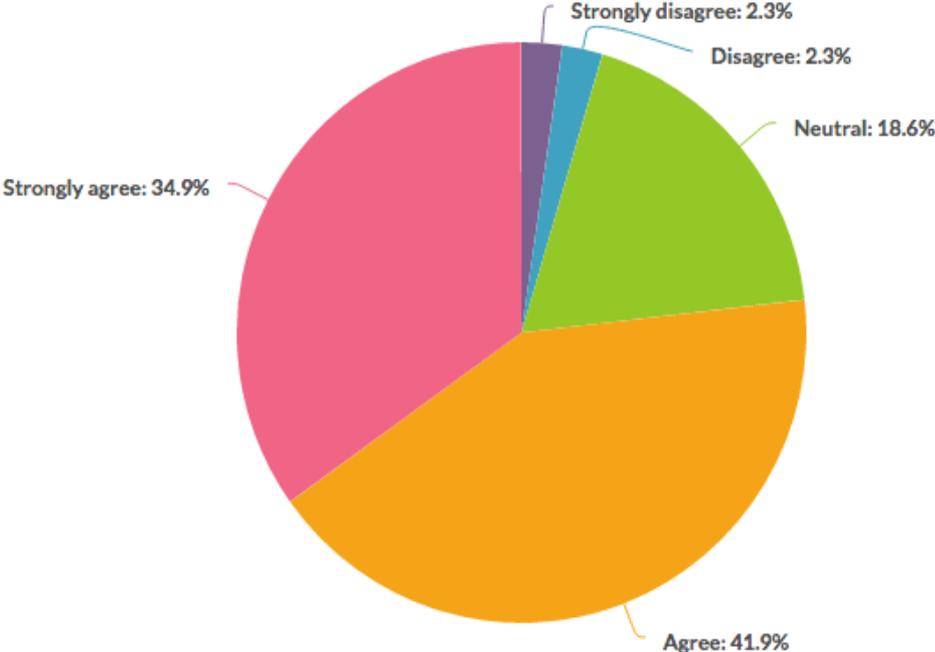
Value	Percent	Count
Strongly disagree	10.5%	9
Disagree	8.1%	7
Neutral	11.6%	10
Agree	32.6%	28
Strongly agree	37.2%	32
Total		86

3. Do you support the creation of affordable housing through the use of Community Preservation Act funds in the Town of Hamilton?



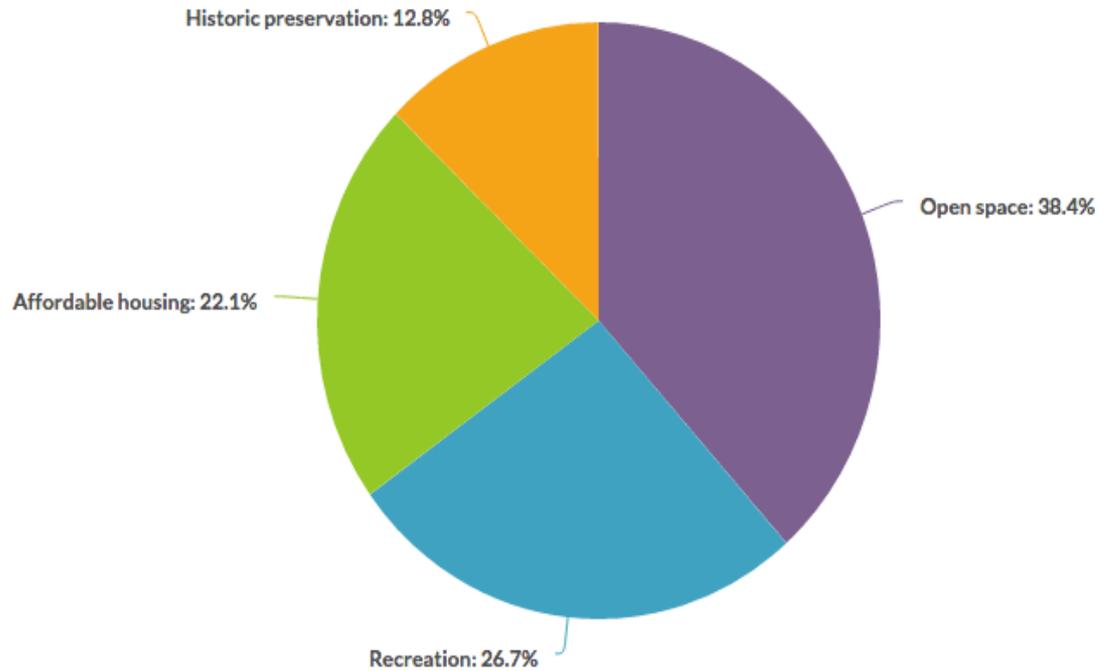
Value	Percent	Count
Strongly disagree	27.9%	24
Disagree	12.8%	11
Neutral	17.4%	15
Agree	23.3%	20
Strongly agree	18.6%	16
Total		86

4. Do you support the preservation and restoration of historic resources through the use of Community Preservation Act funds in the Town of Hamilton?



Value	Percent	Count
Strongly disagree	2.3%	2
Disagree	2.3%	2
Neutral	18.6%	16
Agree	41.9%	36
Strongly agree	34.9%	30
Total		86

5. Which of these categories (Open Space, Recreation, Affordable Housing, Historic Preservation) is most important to you to expend Community Preservation Act funds in the Town of Hamilton?



Value	Percent	Count
Open space	38.4%	33
Recreation	26.7%	23
Affordable housing	22.1%	19
Historic preservation	12.8%	11
Total		86

6. Do you have suggestions for future Community Preservation Act projects?



1. Playground at Pingree Park to replace the one that was just taken down. 2. Turf or new playing fields at hightschool as well as tennis courts at highscool 3. public paddle courts

Affordable housing SHOULD NOT be on their agenda, not part of their mandate.

Anything but Longmeadow Way

Better athletic facilities for all town residents please.

Better recreational infrastructure and fields for our community and the youth of our community

Better walking and biking paths that connect our community to others.

Buy open land as it becomes available in order to preserve open spaces. Help horse farms to stay.

Do not fund projects such as the proposed Miles River Project on Longmeadow way.

Hamilton Housing Authority

I thank you are in a positive track by doing this survey. I think you should have a firm policy in place regarding how funds should be spent.

Kill Longmeadow. The density and location do not make sense for our town. And for that matter that many grouped together anywhere in town doesn't make sense. It doesn't matter if they are affordable or million dollar units. It is not consistent with the town or why we moved here.

Longmeadow and other affordable housing projects Renovated recreation complex at High School, including turf field and lights

More affordable housing projects

No

No CPA funds for Longmeadow Way 40B project.

Not for school fields!

Patton homestead, town hall, high school

Preserve the land proposed for use in the Miles River project.

Public paddle courts in Patton or Pingree park. Alexander Hamilton and General Patton sections of wenham museum or Patton estate. Groomed cross country trails. Swim team at pool.

Rehab Patton Park Horseshoe Pits Town Hall Artificial Turf fields at HWRHS Affordable housing

Renovate Town Hall

Restore or somehow protect the stone building at Bradley Palmer entrance on Highland Street. It is an "attractive nuisance" and might cause harm to someone fooling around there. It is a beautiful old structure in need of rehabilitation. Someone could possibly live there and work in the park. Prevent further deterioration.

Spend less on recreation and more on affordable housing

The HDC bought Mac's properties to develop downtown (parking, RR Ave septic, mixed affordable housing and commercial uses). It's RFP was not successful. CPC should fund a co-housing project for seniors living in Hamilton who would sell their larger homes to downsize to rent affordable prices apartments in a community sponsored co-housing project built on that lot. It could be mixed use but should not require state funding where renters are selected by lottery. This should be partly sponsored by the Senior Center which took a survey about housing needed to stay in the town. CPC should sponsor the organization, design and financing under Tom Catalono's supervision of this type of project. We have identified another 6-8 town-owned properties where small affordable rental projects could be built on town property.

The Patton Homestead

The old Hamilton Town Beach on Chebacco Rd is an unused resource. I always thought, when we started collecting for CPA, that it would be a logical use of those funds. I was surprised that the Chebacco Lake & Watershed Assoc. had never sought CPA funding for any of its functions, such as the portable toilets at the boat ramp, the testing they provide several times a year.

Town Hall

Town Hall renovations

Turf field site work, Patton park improvements

Turf fields for our children

Walking trails for runners and walkers, rebuild the playground at Pingree Park and mostly, more playing fields and a turf field at the HS.

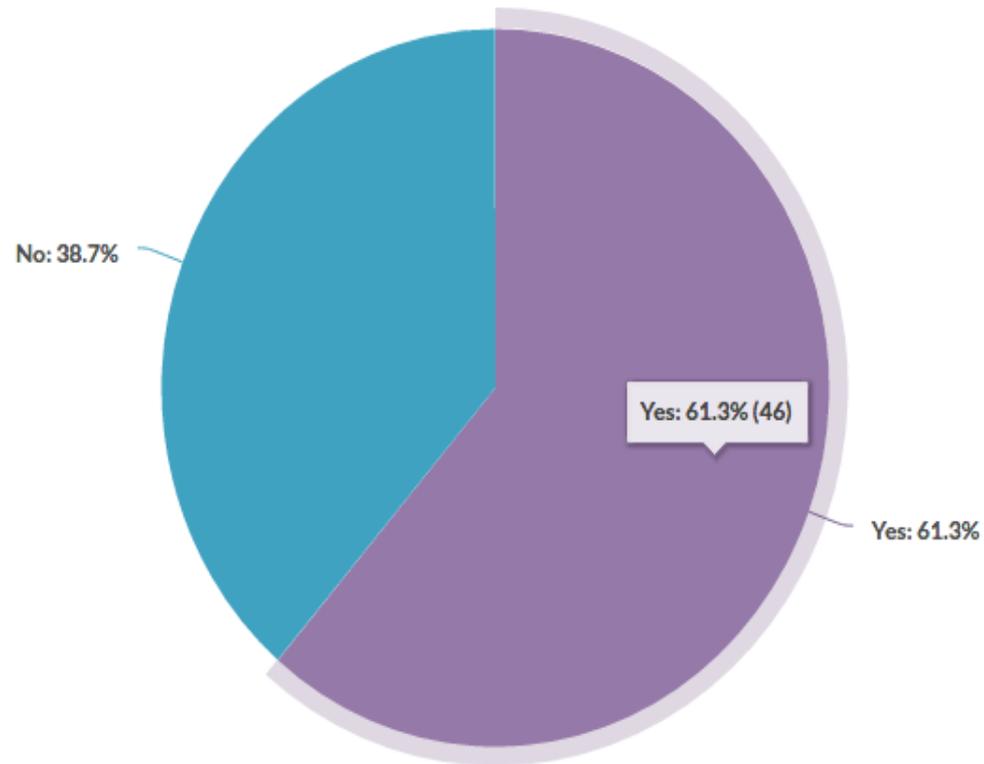
We need improvements and an increase on recreational field space.

add sidewalks to many dangerous hamilton roads

none

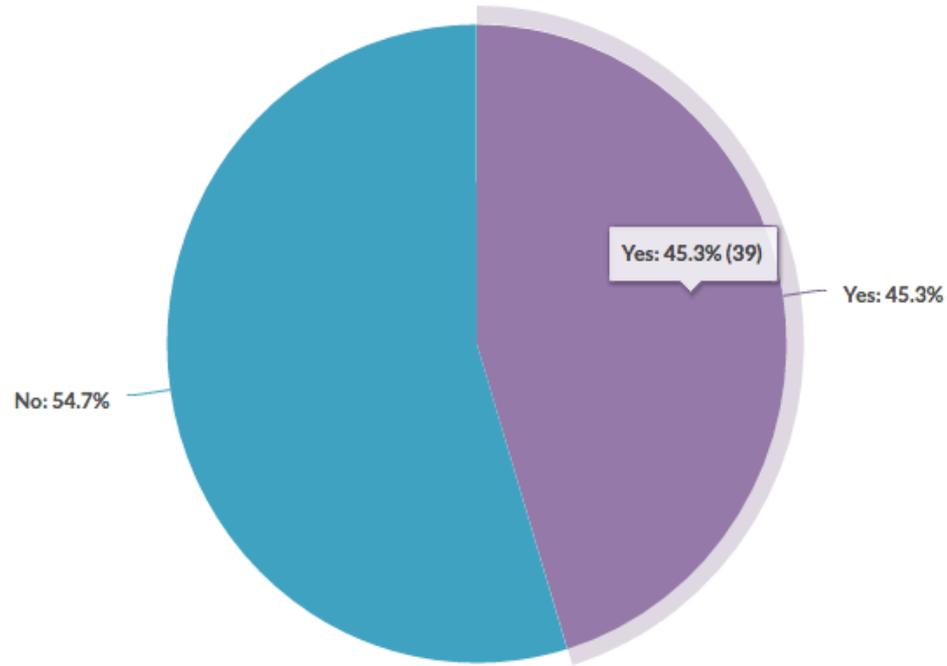
turf field in town for athletics

7. Do you think the current Community Preservation Act grant process is user friendly in the Town of Hamilton?



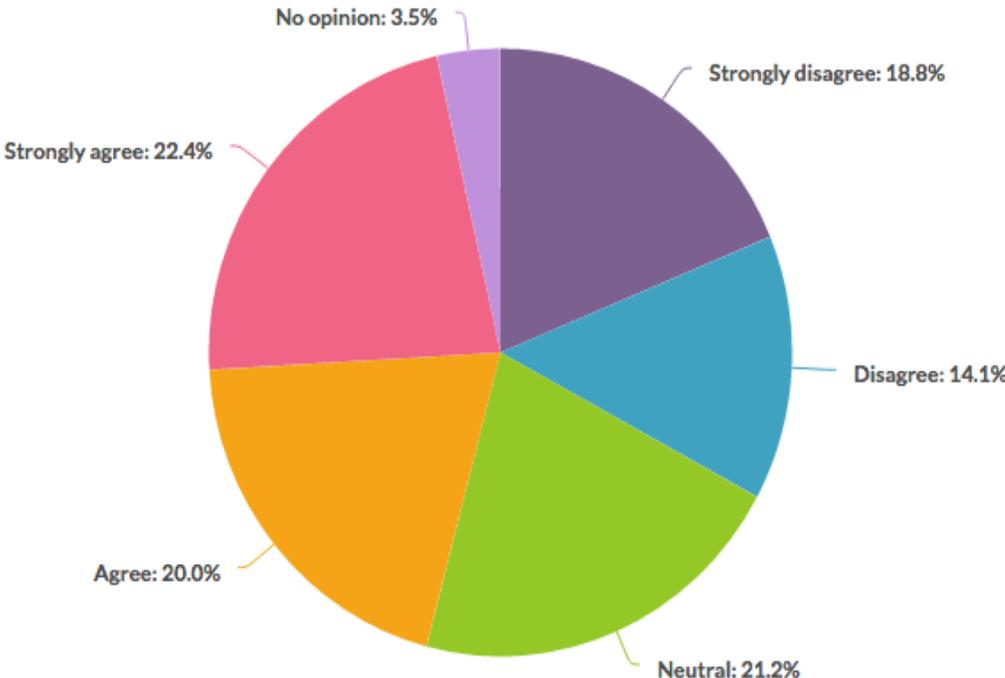
Value	Percent	Count
Yes	61.3%	46
No	38.7%	29
Total		75

8. Are you aware of the Community Preservation Committee surcharge exemption program for low income residents and seniors?



Value	Percent	Count
Yes	45.3%	39
No	54.7%	47
Total		86

9. Considering the major increase of state matching funds for communities with a 3% surcharge, would you like to see an increase in the surcharge from 2% to 3% in order to enable the Town of Hamilton to meet the priorities of all residents?



Value	Percent	Count
Strongly disagree	18.8%	16
Disagree	14.1%	12
Neutral	21.2%	18
Agree	20.0%	17
Strongly agree	22.4%	19
No opinion	3.5%	3
Total		85



Comments: 2016 Town-Wide Survey

8. Should the Town of Hamilton

	Yes	No	No opinion
Put More effort into protecting open space?	450 64.2%	170 24.3%	81 11.6%
Use taxes or other local revenue to buy land or development rights in order to preserve open space?	373 53.4%	249 35.7%	76 10.9%
Use taxes or other local revenue to buy acquire more recreation land?	317 46.1%	299 43.5%	72 10.5%
Seek grants or work with existing land preservation organizations to buy land or development rights in order to preserve open space?	547 79.2%	95 13.7%	49 7.1%
Put more effort into protecting the historic district and historically significant properties?	383 55.7%	179 26.0%	126 18.3%
Require that large new developments include a percentage of permanent open space?	573 83.6%	61 8.9%	51 7.4%
Develop more bicycle paths and/or bicycle lanes?	519 75.3%	114 16.5%	56 8.1%
Develop more trails for uses such as horseback riding, walking, mountain biking, and cross country skiing?	432 62.9%	180 26.2%	75 10.9%
Increase the number of scenic roads which have restrictions on tree cutting, changing stone walls and fence building?	310 44.9%	241 34.9%	139 20.1%
Are you satisfied how CPC funds approved at Town Meeting have been spent over last 10 years?	232 34.0%	186 27.2%	265 38.8%
Should the town support increasing the CPC surcharge from 2% to 3% to increase (almost double) the state match and increase our ability to fund community preservation projects?	262 38.6%	275 40.6%	141 20.8%



Town Board Comments

Hamilton Housing Authority

Kate McGuire



PRIORITY PROJECTS		Estimated CPA Cost	Request Year
1	Repair cupola at 121 Railroad Ave	\$25,000	2017
2	Replace roof at Lamson Crossing	\$23,516	2016
3	Repair columns at Lamson Crossing	\$8,000	2016

Comments:

- ...
- ...
- ...



CPA Grantee Comments

HAMILTON HISTORICAL SOCIETY

Raymond Whipple-President



	PRIORITY PROJECTS	Estimated CPA Cost	Request Year
1	SAVE SOUTH SCHOOL	\$95,000	2017-2019
2			
3			

Comments:

- ..The **Hamilton Historical Society** is bringing attention to a good example of a former School house that should be preserved for historical purpose.
- ..The old **South School** (circa 1840), formerly located on the grounds of the present Elderly Housing Complex on Railroad Avenue is in need of preservation and could serve as the HHS headquarters.
- ..The original **South School** now located on Willow Street has been used predominantly as a Cobbler's Shop, and a Barber shop since the late 1940's
- ..With preservation funds and HHS money the building could be saved. It is a perfect location for the Hamilton Historical Society to continue its mission.



Public Comments



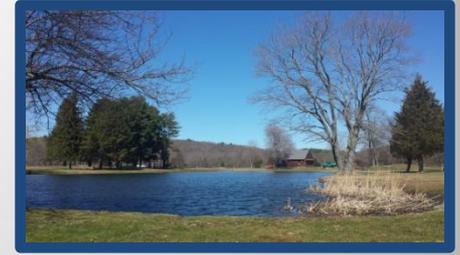
Summary

Tom Catalano

Chairman

Community Preservation Committee

Next Steps



Weaver Pond

- ❖ **Collect comments until June 1st**
 - ❖ **Online:** <http://www.surveygizmo.com/s3/2738902/Town-of-Hamilton-CPC-Survey-2016>
 - ❖ **In Writing:** Town Clerk's office
- ❖ **Review comments**
- ❖ **Review finances**
- ❖ **Update the Future Potential Grants List**
- ❖ **Plan for Public Information Meeting on the Proposed 3% Surcharge Increase Prior to 2016 Fall Town Meeting**

Next Steps



Asbury Grove Tabernacle

- ❖ **Fall 2016 Special Town Meeting**
 - ❖ Eligibility Application must be submitted by Wednesday, August 31st
- ❖ **Spring 2017 Annual Town Meeting**
 - ❖ Eligibility Application must be submitted by Wednesday, November 30th
 - ❖ Download Eligibility Application from www.hamiltonma.gov/CPC



Thank You!



Appendix

Bonding Capacity



Guidelines

- ❖ **The town can use CPA revenues to bond debt for CPA projects**
- ❖ **Requires 2/3 vote at Annual Town Meeting**
- ❖ **Town cannot bond against state match**

Bonding Capacity

- ❖ **Limited by:**
 - ❖ **Surcharge Revenues**
 - ❖ The debt payment must come from the surcharge revenues (not the state match nor the fund balance)
 - ❖ **Each year, allocate at least 10% to each category**
 - ❖ The debt payment can be used towards the 10% for applicable categories

Assumptions

- ❖ **Assume That Annually:**
 - ❖ **\$450,000 = Total CPA Revenues**
 - ❖ \$350,000 = Local 2% Surcharge
 - ❖ \$100,000 = State Match
 - ❖ **\$45,000 = Minimum Appropriation (10%)**
to each project category from the surcharge
 - ❖ **\$22,500 = Maximum Appropriation (5%)**
for administration from fund balance unreserved

Assumptions

❖ **Loan:**

- ❖ 3.5% Interest

- ❖ 20-Year Term

- ❖ One Equal Payment Each Year

Scenario

- ❖ **ONE-Category Project**
- ❖ **Maximum Bonding Capacity:**
\$2,410,000
- ❖ **Annual Allocations:**
 - ❖ \$90,000 to two other categories
 - ❖ \$258,792 to debt payment
- ❖ **Example:** Acquisition of open space