



Welcome

Town of Hamilton
Community Preservation Committee

Public Hearing

Thursday, June 8th, 2017

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*
 - ❖ **Chris Currier**; *Conservation Commission*
 - ❖ **Mimi Fanning** *Housing Authority*
 - ❖ **Shawn Farrell** *Board of Selectmen*
 - ❖ **Edwin Howard** *Planning Board*
 - ❖ **Robert Preston** *at large*

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



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
- ❖ **172 cities and towns have adopted CPA**

Community Preservation Act

- ❖ **Adopted in Hamilton in 2005 with 2% surcharge**
- ❖ **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
Actions	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

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**

Twelve Years of CPA in Hamilton



Top Ten Contributions

Community Housing Hamilton Housing Authority



Fiscal Years: 2007, 2010, 2011, 2016, 2017

Approved: \$349,075

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

Approved: \$203,000

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

Open Space and Recreation Donovan Property



Fiscal Years: **2011 thru 2020**

Approved: **\$860,000**

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



Fiscal Year: 2013, 2015

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 \$462,600 and the tax rate is \$16.81 (per \$1,000), the Community Preservation surcharge would be computed as:

$$\begin{array}{c} \text{FY2017 Median Property Value} \\ \downarrow \\ (\$462,600 - \$100,000) \times \overbrace{\$16.81 \div \$1,000}^{\text{FY 2017 Annual Tax Rate}} \times \underset{\substack{\uparrow \\ \text{Surcharge}}}{2\%} \\ \uparrow \\ \text{Residential Exemption} \end{array} = \underline{\underline{\$116}}$$

Median CPA Surcharge in Hamilton in FY 2016

Surcharge Exemptions

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

2018 Income Limits:

1-Person Household: \$72,400

2-Person Household: \$82,800

3-Person Household: \$93,100

4-Person Household: \$103,400

**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

2018 Income Limits:

1-Person Household: \$57,960

2-Person Household: \$66,240

3-Person Household: \$74,520

4-Person Household: \$82,800

**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

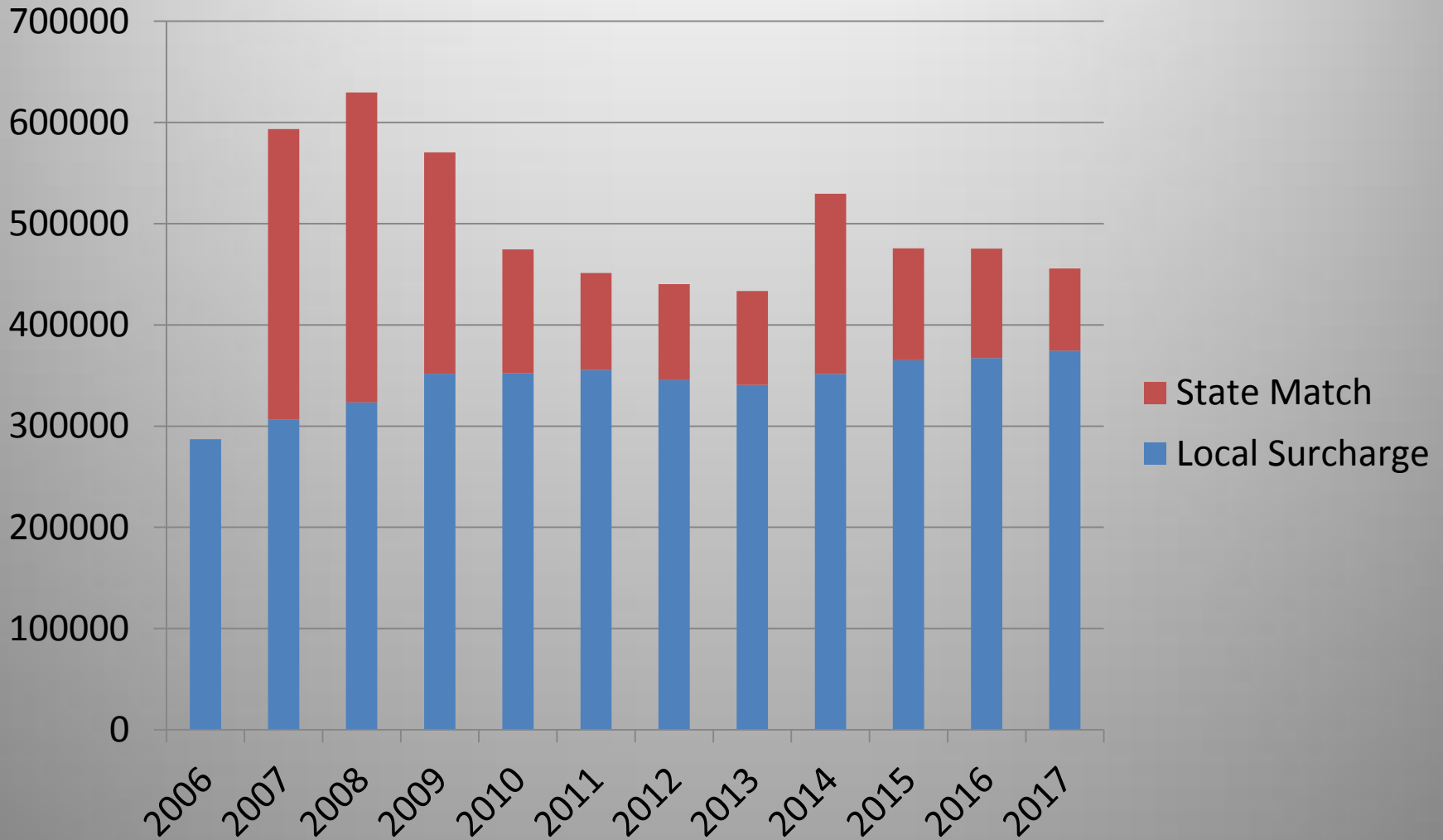
- ❖ Average Percentage (last five years) – 33%

❖ Rounds 2 & 3 – *20% of State Funds*

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

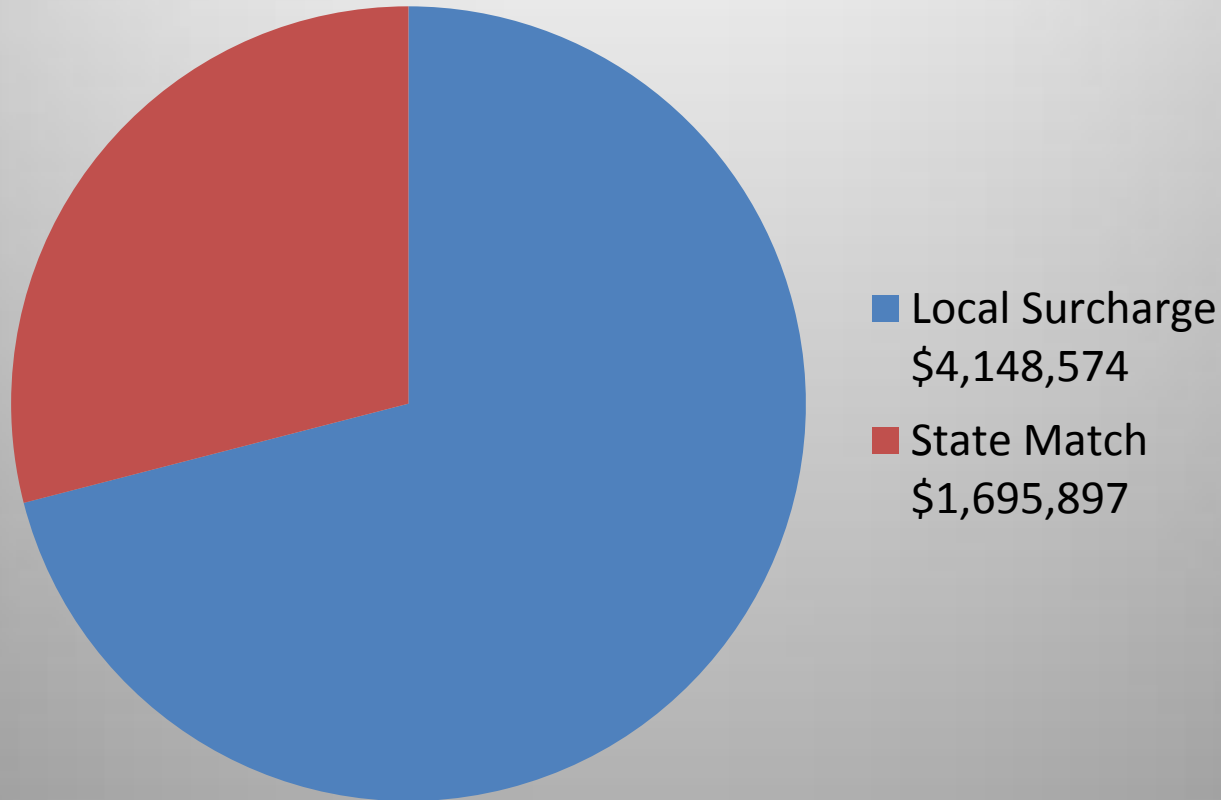
- ❖ Hamilton does not qualify

CPA Revenues Since 2006



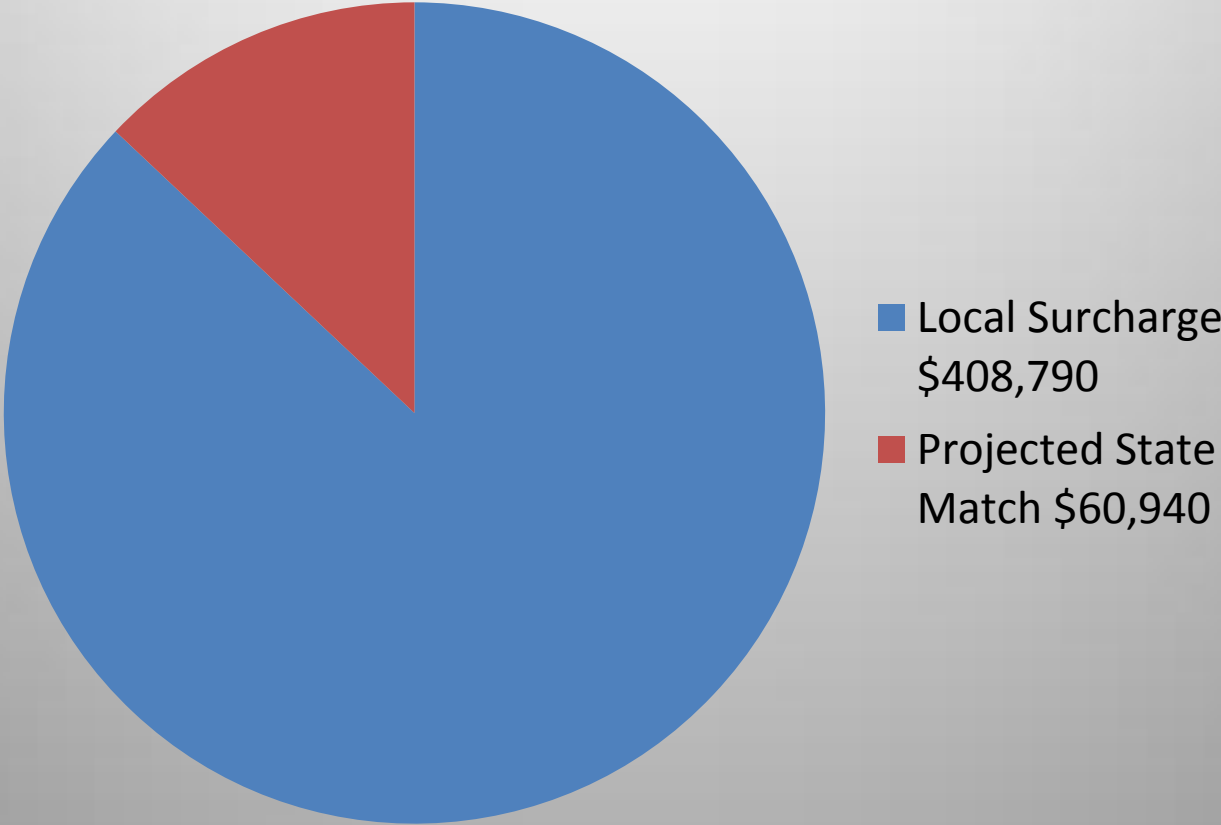
CPA Revenues Since 2006

Includes Estimated Fiscal Year 2017 Revenues



Total: \$5,844,471

Projected Fiscal Year 2018 Revenues



Total: \$469,730

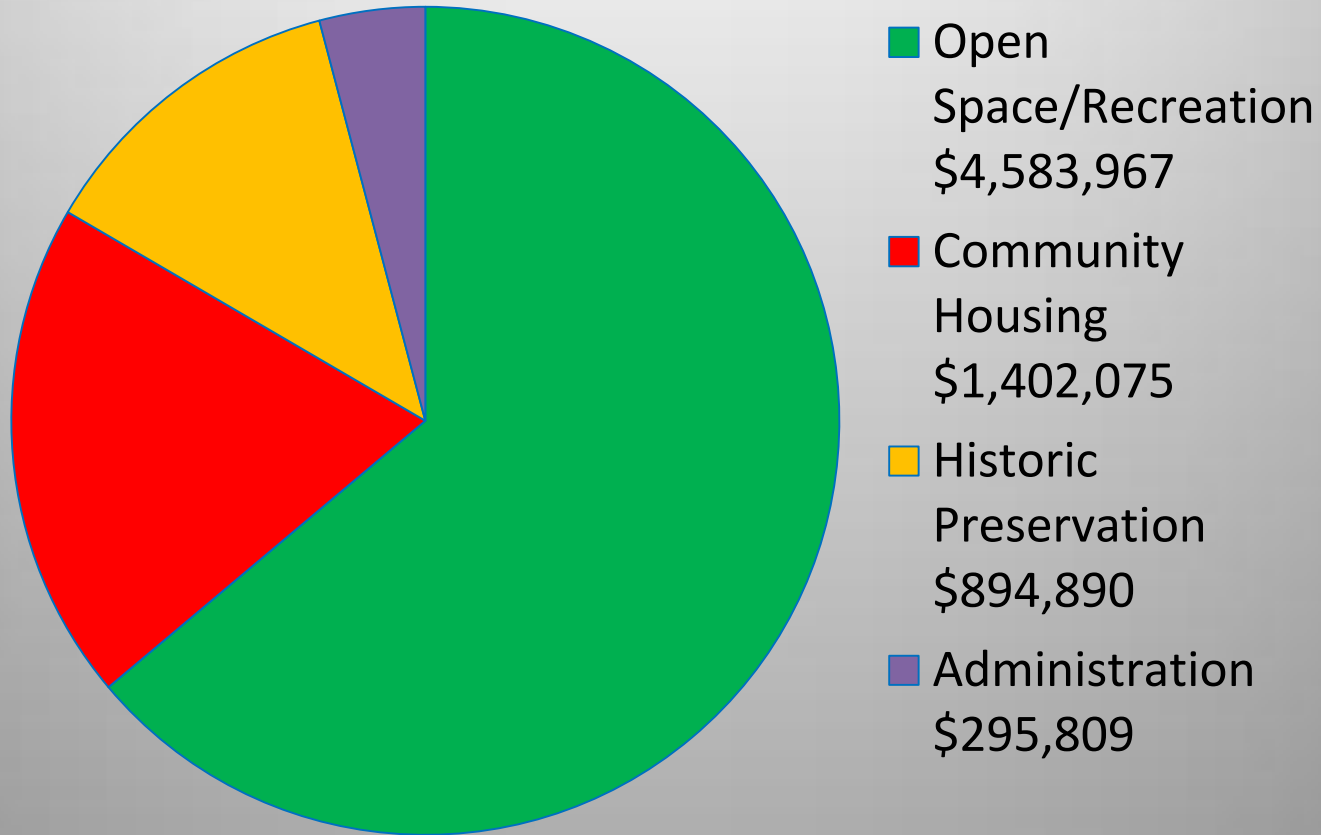
Appropriations and Expenses



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 4/1/2017



Total: \$7,583,967

Fund Balance Reserved and Unreserved



Guidelines

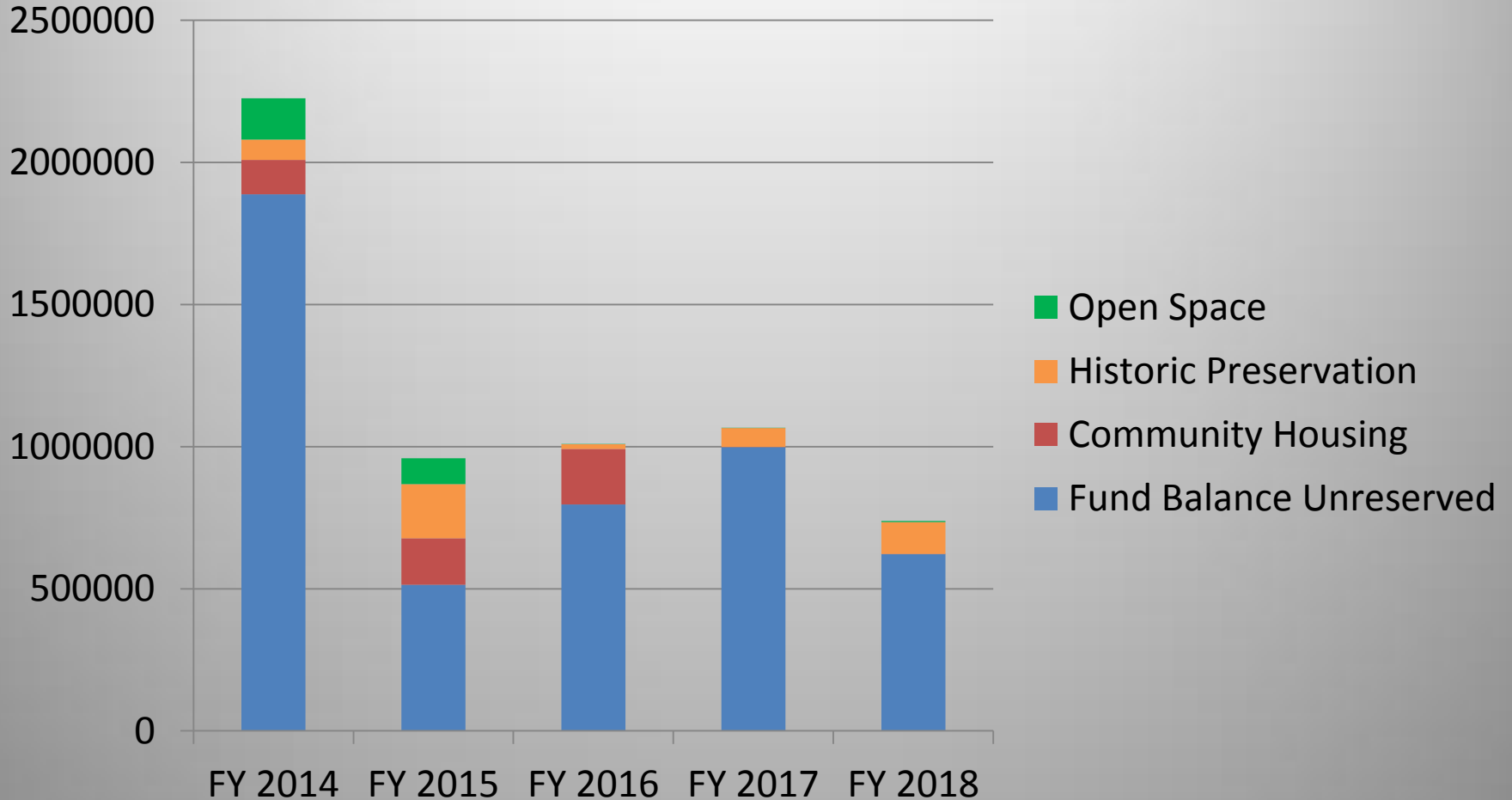
❖ **Fund Balance Reserved**

- ❖ 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 and Reserves



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

Community Housing	Hamilton Housing Authority	Paint Exterior of 121 Railroad Avenue	\$45,000	2019
Community Housing	Hamilton Housing Authority	Railroad Ave. Apartments Windows	\$47,000	2019
Historic Preservation	Town of Hamilton	Town Hall Construction Documents	\$550,000	2018
Historic Preservation	Town of Hamilton	Renovation of Town Hall	\$2,000,000	2019
Historic Preservation	American Legion	Roof, Gutter and Downspouts	\$42,000	2019
Open space/ Recreation	Hamilton Horseshoe Club	Restore Patton Park Horseshoe Pit	\$50,000	2019

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	2019
Open Space / Recreation	Recreation Board	Garage at Patton Park	\$50,000	2019
Open Space / Recreation	Recreation Board	Small Playground at Fairhaven Field	\$12,500	2019
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	Community House	Replace Heating and Cooling Systems	\$50,000	2019
Historic Preservation	Community House	Brick Work Repointing and Slate Roof Work	\$50,000	2019
Community Housing	Affordable Housing Trust	Construction of New Community Housing	\$500,000	2019

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	\$20,000	2020
Open Space/ Recreation	Planning Board	Feasibility Study for Sledding Slope on Donovan Hill	\$5,000	2020
Historic Preservation	Council On Aging	Installation of Elevator and Fire Escape	\$221,140	2018

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



Town Board Comments

Hamilton Council on Aging

Mary Beth Lawton



PRIORITY PROJECTS		Estimated CPA Cost	Request Year
1	Second Floor Renovations including:	see below	2018
2	Elevator	see below	2018
3	Fire Escape	see below	2018

Comments:

- The entire project is anticipated to cost \$221,140
- ...
- ...

Hamilton Conservation Commission – Jim Hankin



PRIORITY PROJECTS		Estimated CPA Cost	Request Year
1	Invasive Species Removal	\$5000	2018
2			
3			

Comments:

- Japanese Knotweed removal on town-owned land throughout Town
- Same project as previously approved by CPC in FY 14 and FY 16
-

Hamilton Open Space Committee- Anne Gero



PRIORITY PROJECTS		Estimated CPA Cost	Request Year
1	Sign at Patton Homestead Riverwalk	TBD	2018
2			
3			

Comments:

-

Hamilton Housing Authority

Kate McGuire



PRIORITY PROJECTS		Estimated CPA Cost	Request Year
1	Replace front porches at 15 & 17 Central Ave.	\$17,200	2018
2	Replace front porches at 14 & 16 Harris Ave.		2018
3			





CPA Grantee Comments



Public Comments



Summary

Tom Catalano

Chairman

Community Preservation Committee

Next Steps



Asbury Grove Tabernacle

- ❖ **Fall 2017 Special Town Meeting**
 - ❖ Eligibility Application must be submitted by Wednesday, August 31st
- ❖ **Spring 2018 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