



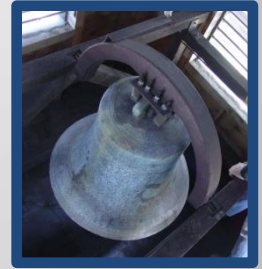
Welcome

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 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

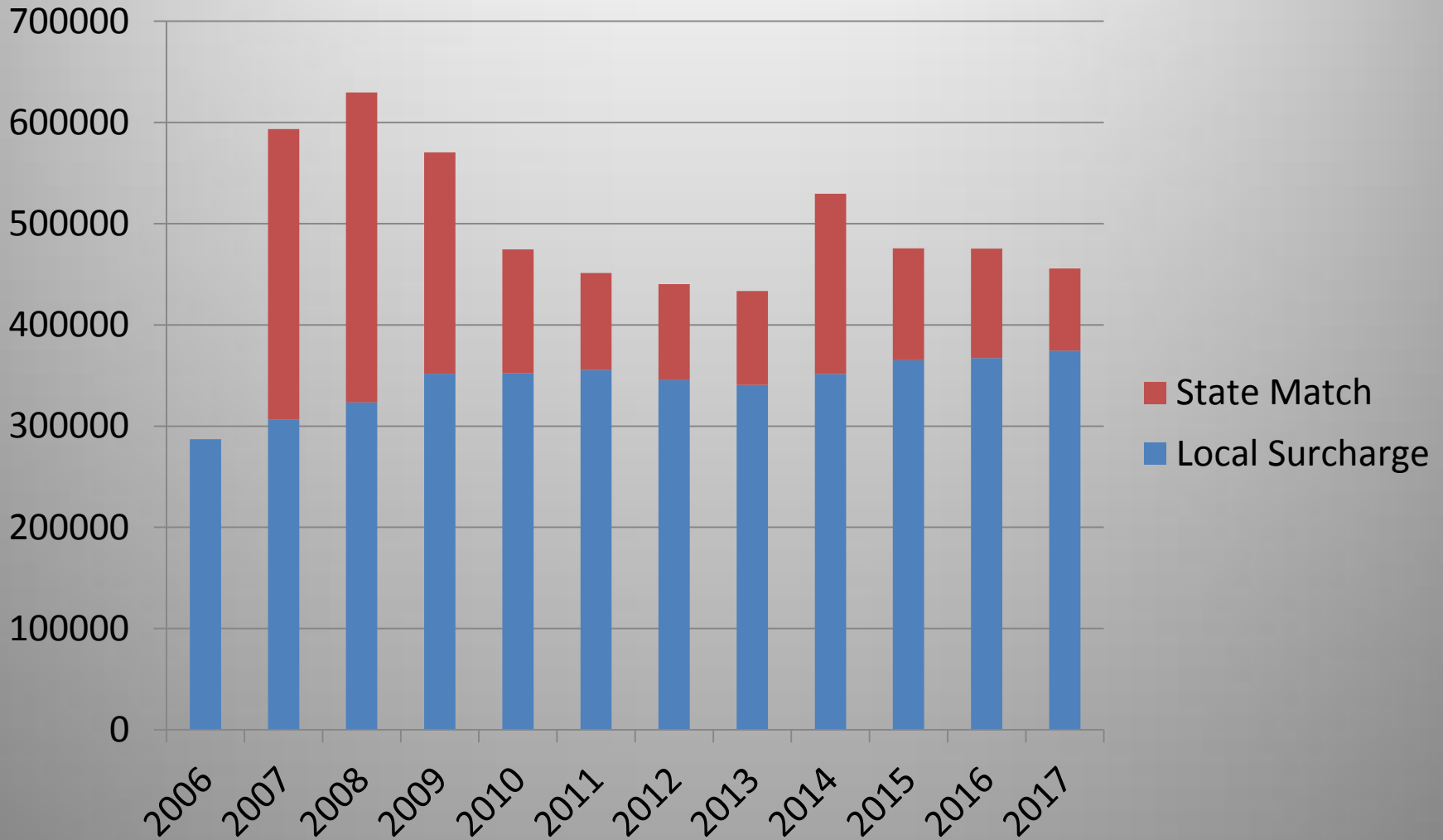
- ❖ Average Percentage (last five years) – 33%

❖ Rounds 2 & 3 – *20% of State Funds*

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

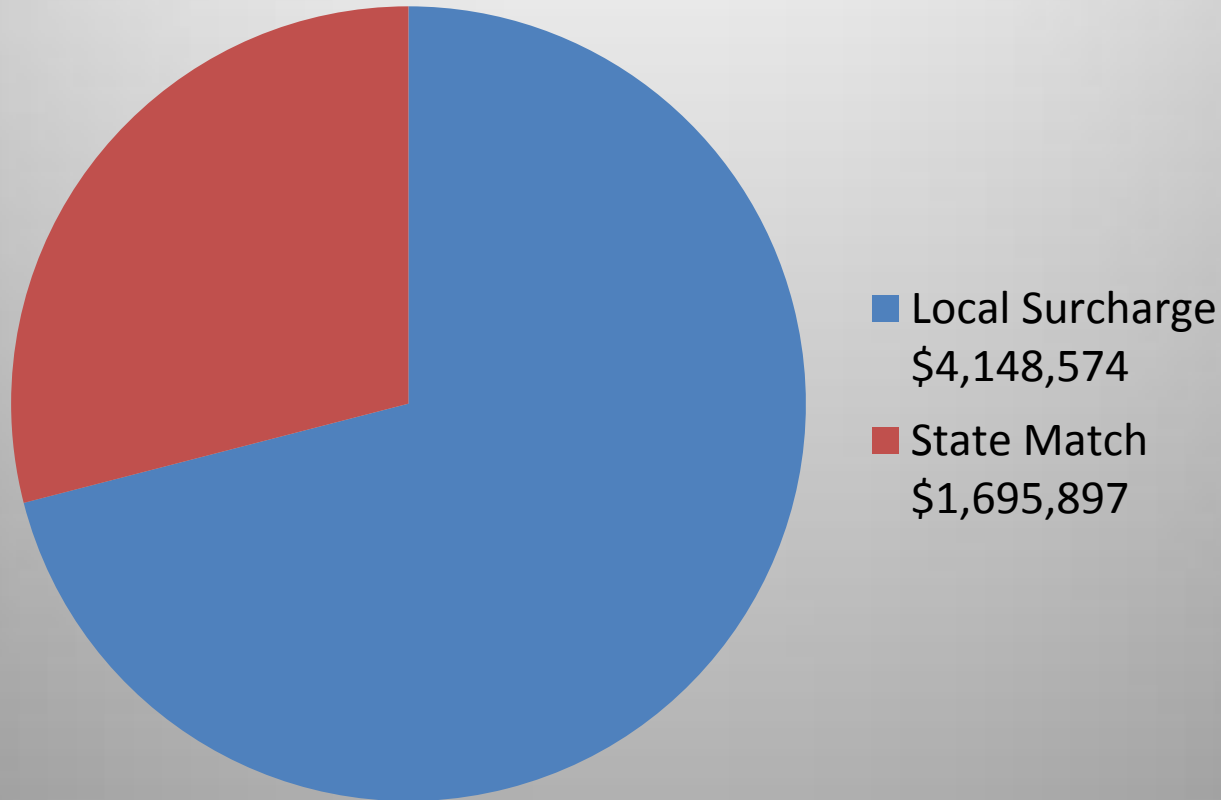
- ❖ Hamilton does not qualify

CPA Revenues Since 2006



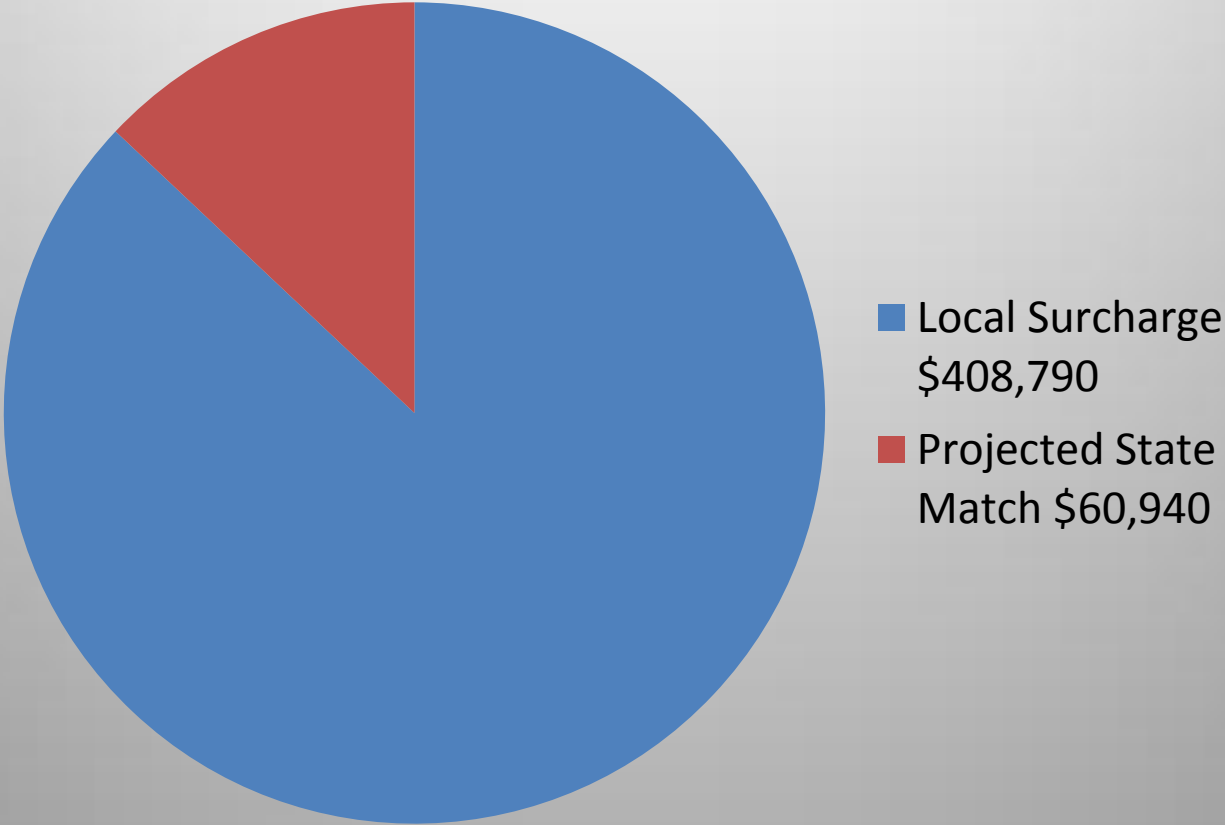
CPA Revenues Since 2006

Includes Estimated Fiscal Year 2017 Revenues



Total: \$5,844,471

Projected Fiscal Year 2018 Revenues



Total: \$469,730

Appropriations and Expenses



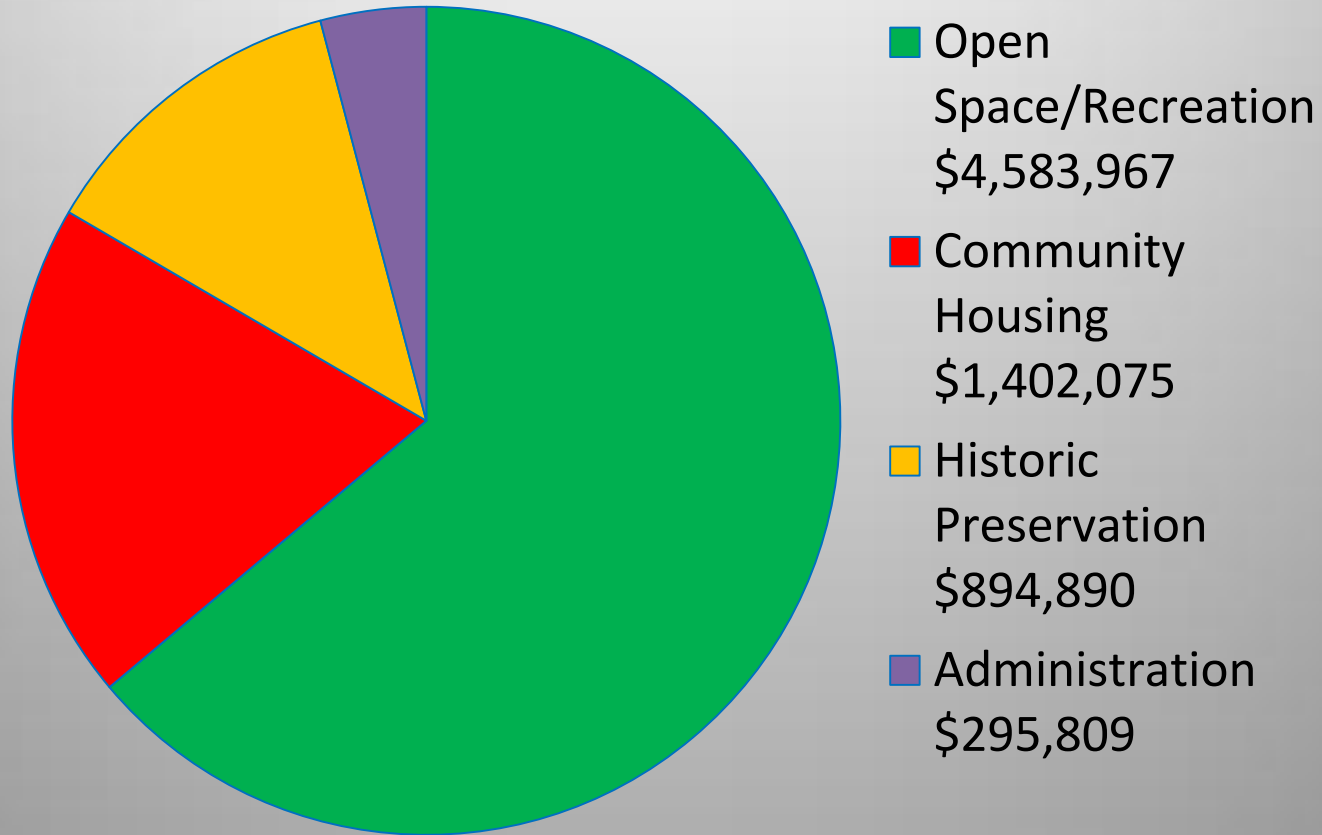
Guidelines

- ❖ **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

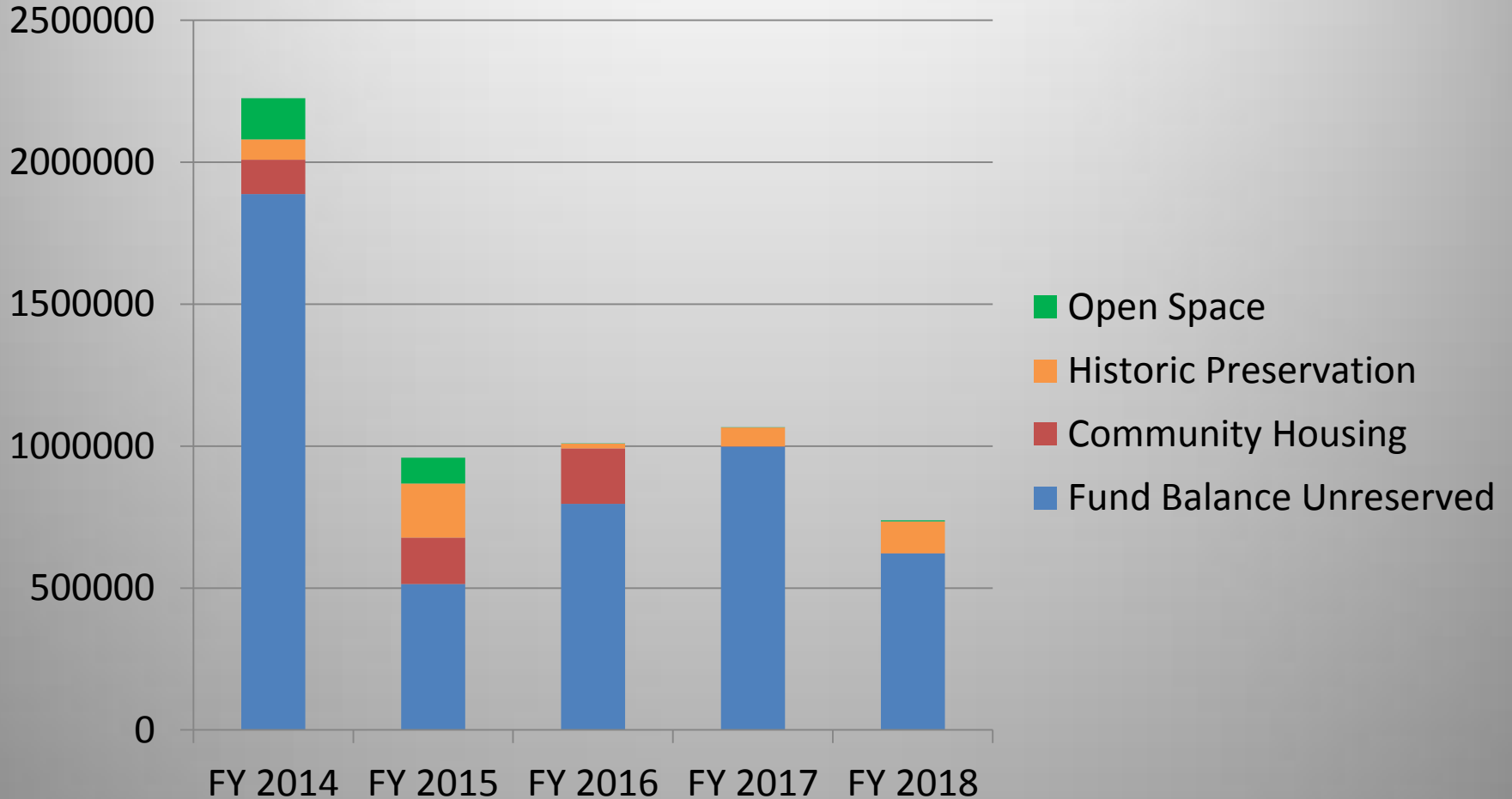
❖ **Fund Balance Reserved**

- ❖ 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



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

CPC Survey

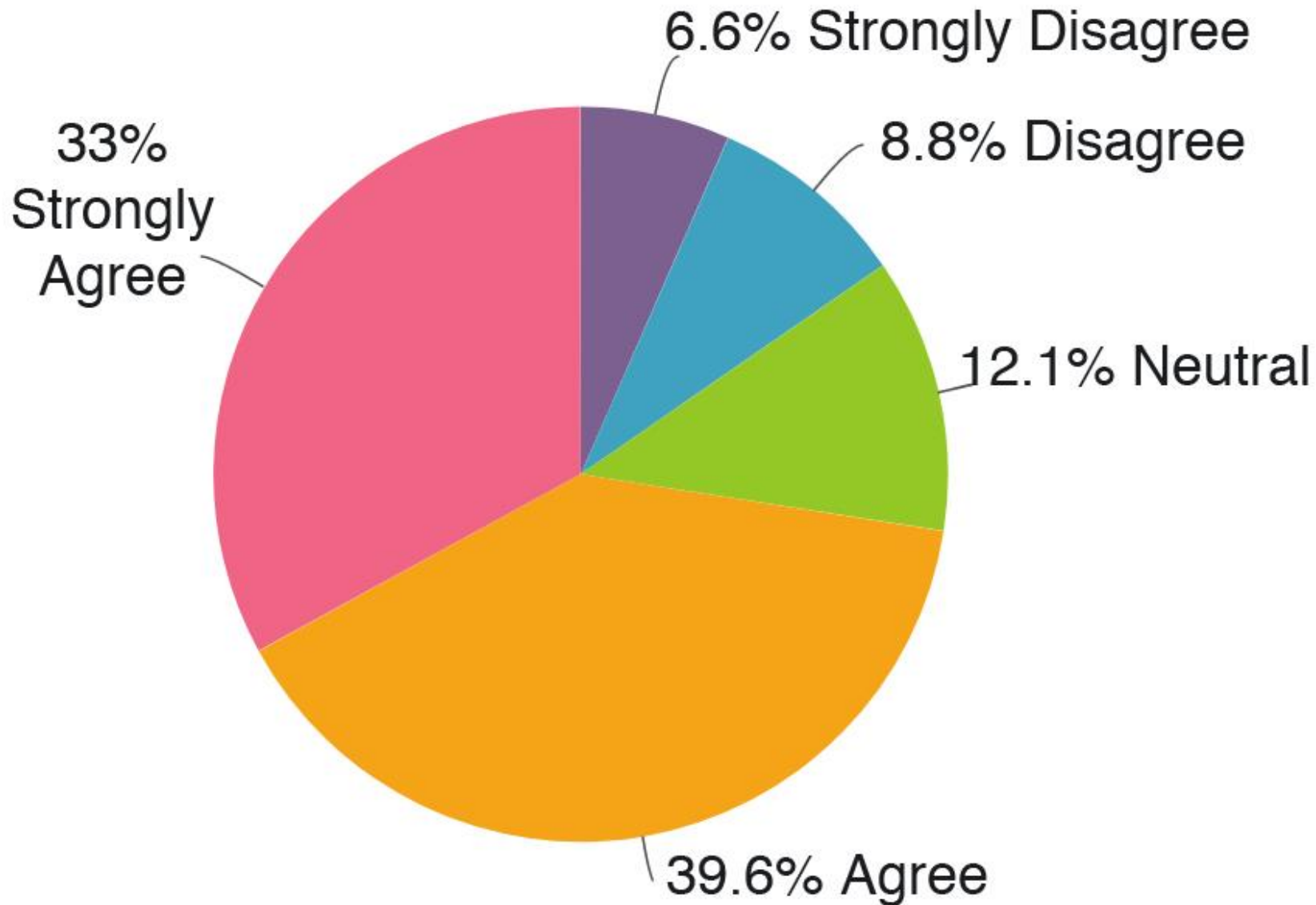
Spring 2016

91 Responses out of

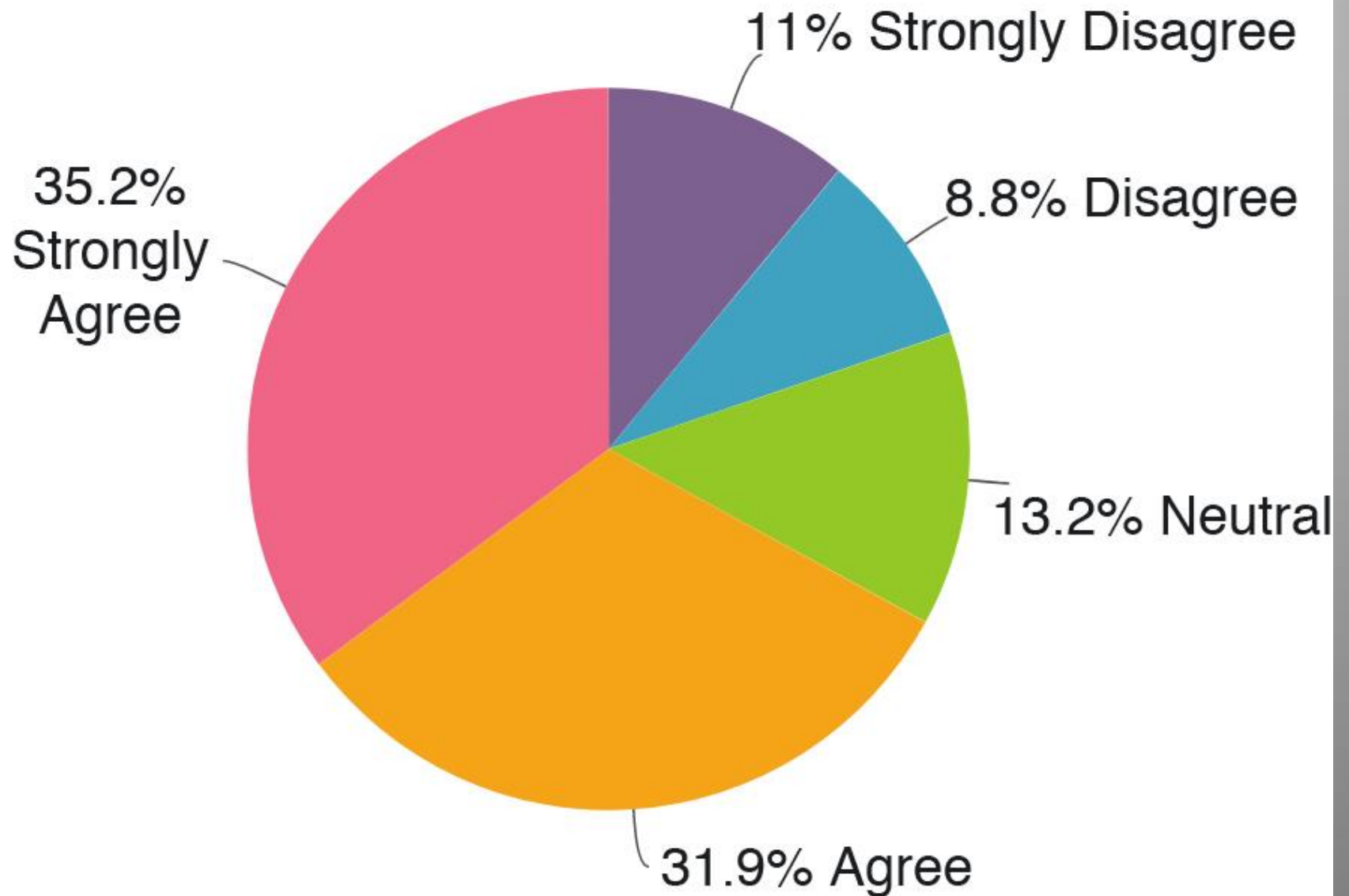
8313 Residents



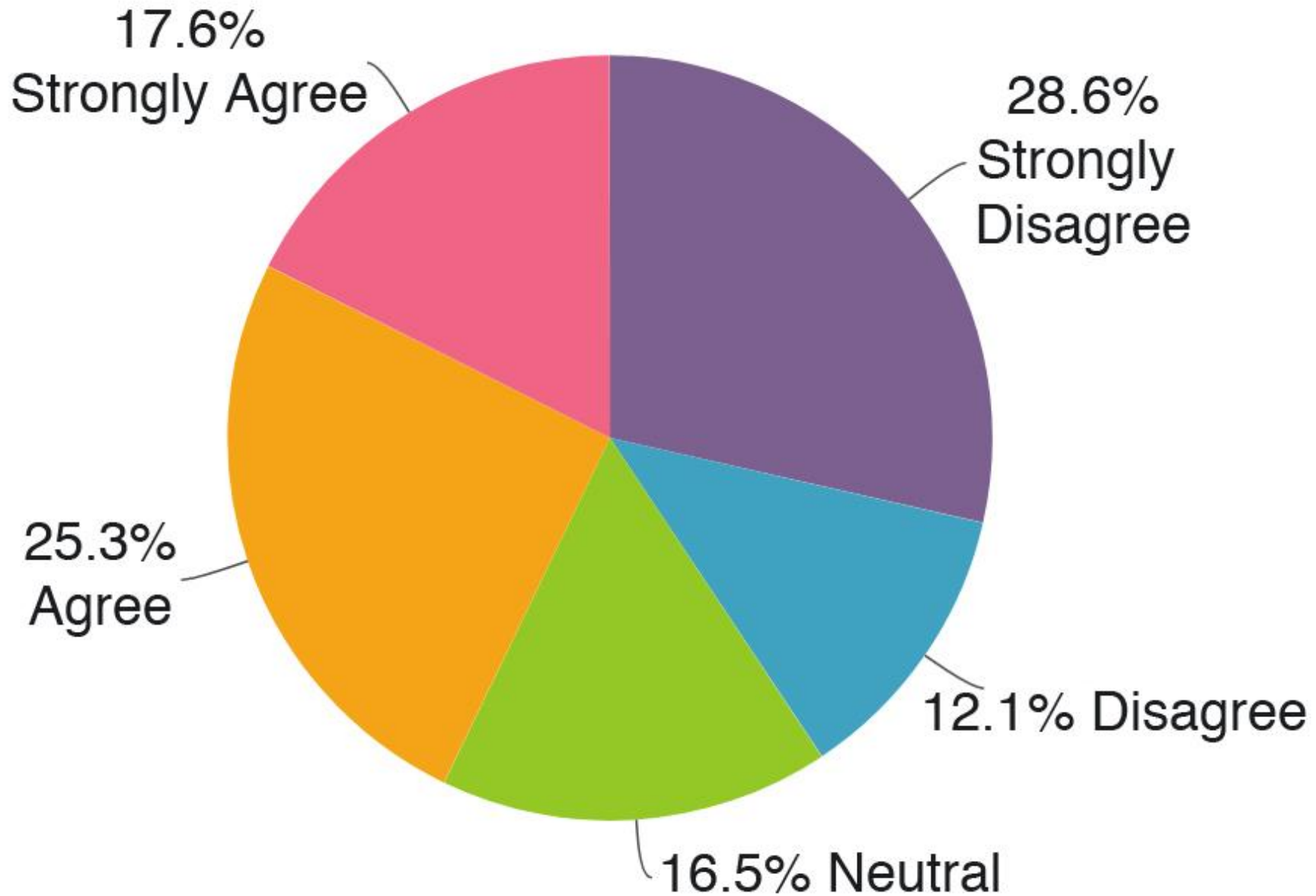
1. Do you support the protection of additional open space through the use of Community Preservation Act funds in the Town of Hamilton?



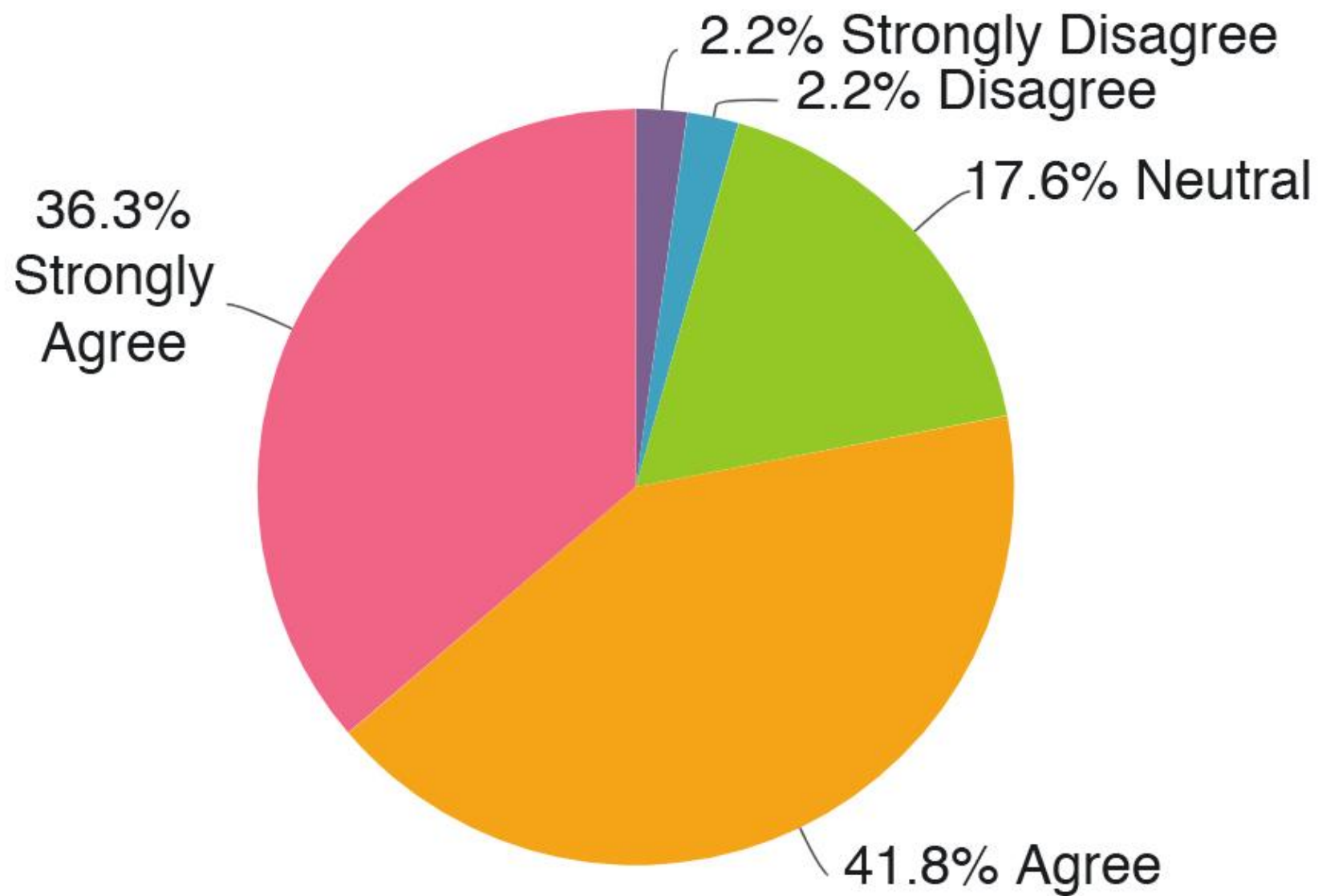
2. Do you support the creation and rehabilitation of recreation facilities through the use of Community Preservation Act funds in the Town of Hamilton?



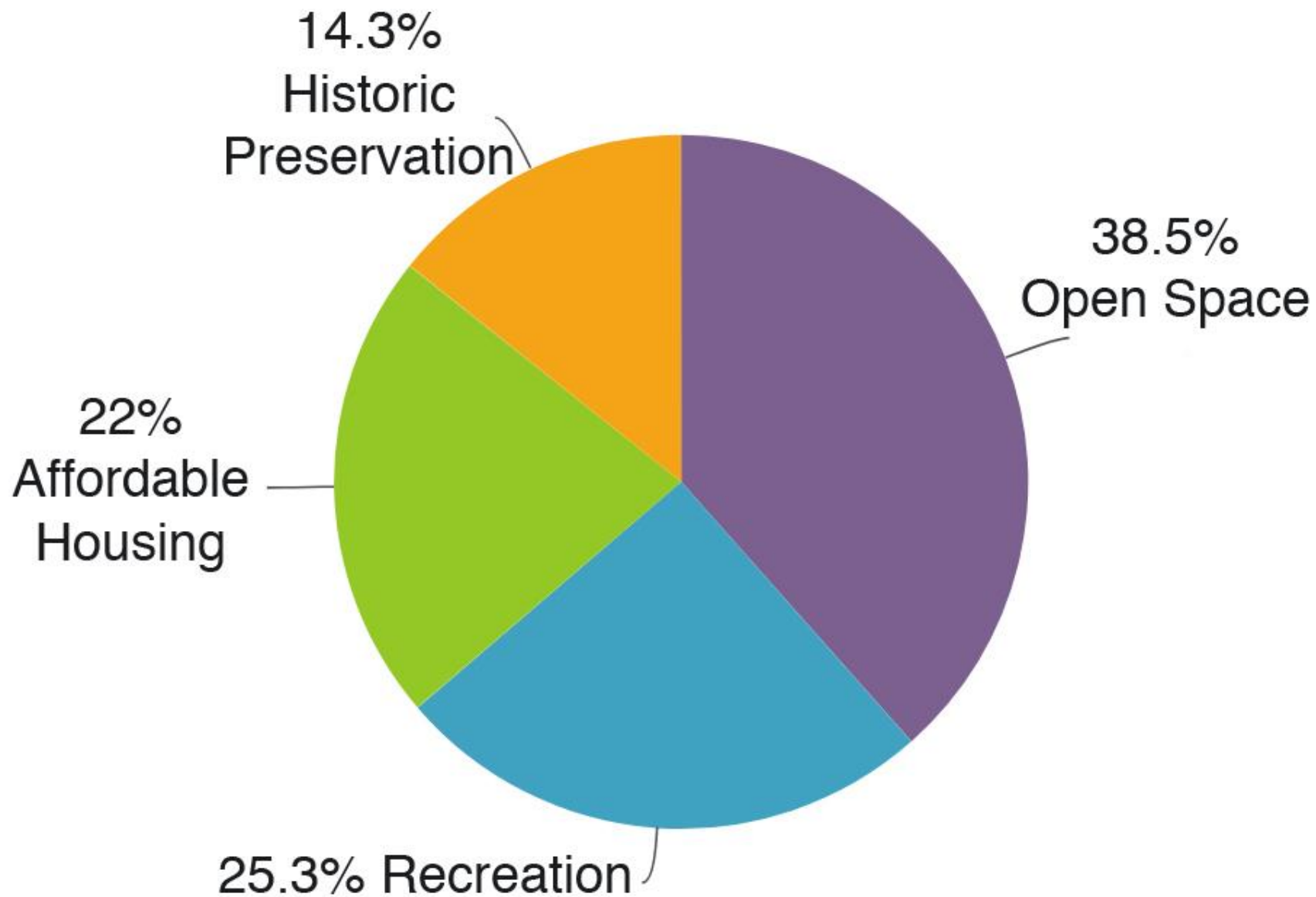
3. Do you support the creation of affordable housing through the use of Community Preservation Act funds in the Town of Hamilton?



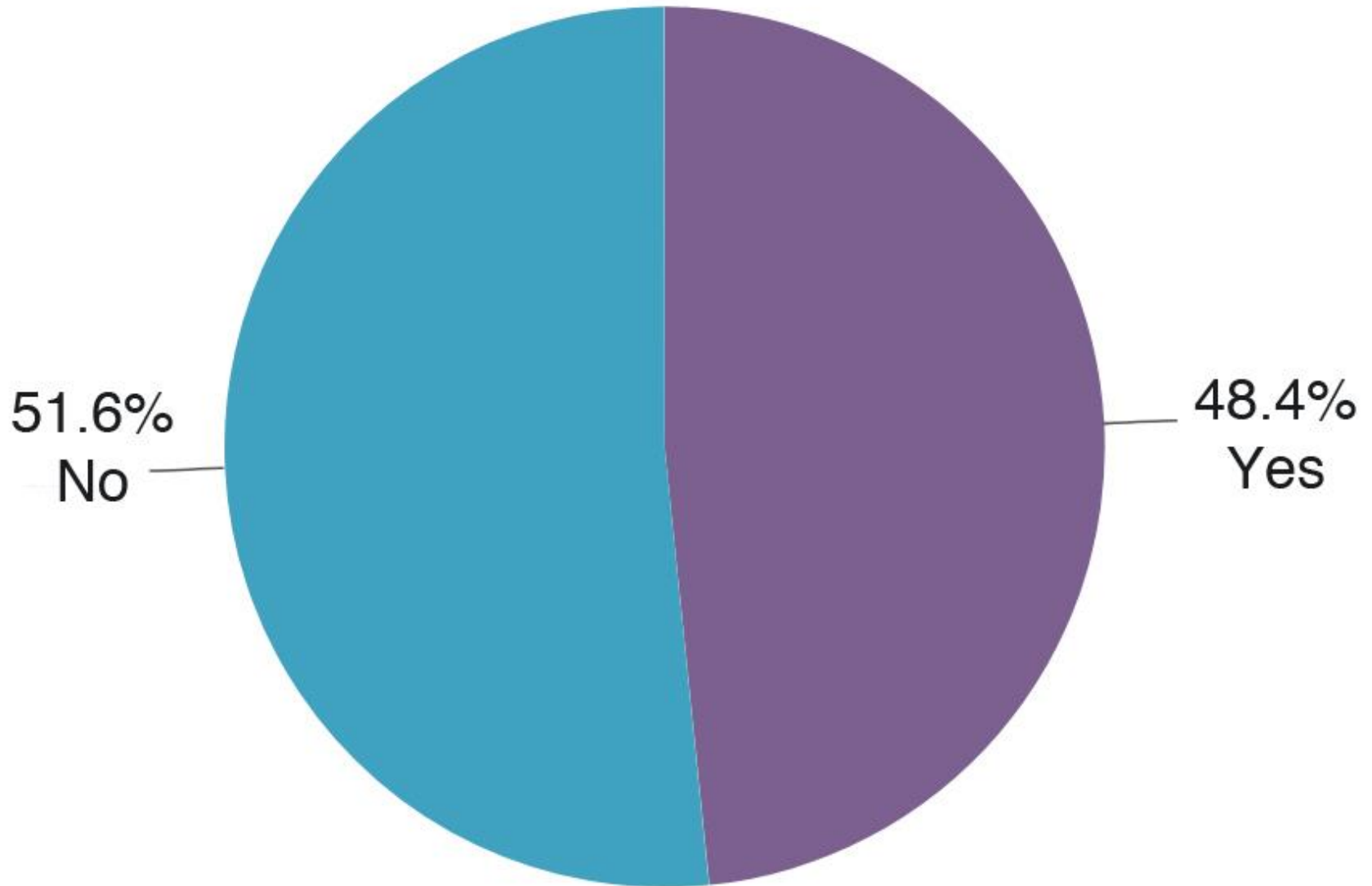
4. Do you support the preservation and restoration of historic resources through the use of Community Preservation Act funds in the Town of Hamilton?



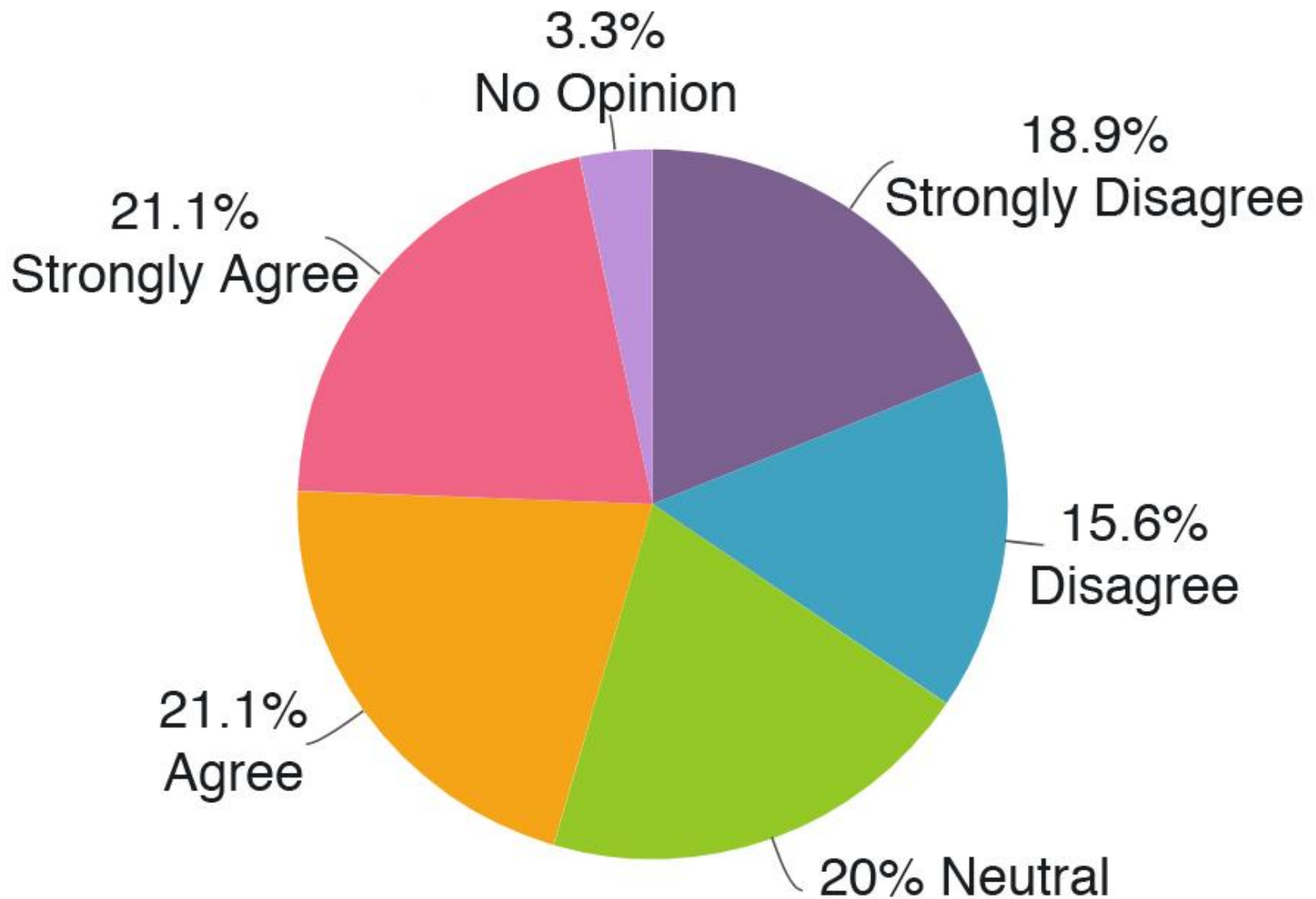
5. Which of these categories (Open Space, Recreation, Affordable Housing, Historic Preservation) is most important to you to expend Community Preservation Act funds in the Town of Hamilton?



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



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?



Town-Wide Survey

Spring 2016

Approximately 700 Responses
out of 8313 Residents



8. Should the Town of Hamilton

	Yes	No	No opinion
Put More effort into protecting open space?	469	180	84
Use taxes or other local revenue to buy land or development rights in order to preserve open space?	387	261	79
Use taxes or other local revenue to buy acquire more recreation land?	327	317	76
Seek grants or work with existing land preservation organizations to buy land or development rights in order to preserve open space?	570	100	53
Put more effort into protecting the historic district and historically significant properties?	404	184	132
Require that large new developments include a percentage of permanent open space?	599	62	55
Develop more bicycle paths and/or bicycle lanes?	533	125	63
Develop more trails for uses such as horseback riding, walking, mountain biking, and cross country skiing?	444	194	81
Increase the number of scenic roads which have restrictions on tree cutting, changing stone walls and fence building?	323	251	148
Are you satisfied how CPC funds approved at Town Meeting have been spent over last 10 years?	238	204	273
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?	270	292	148

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



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			





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