



Town of Hull Planning Board

PRESENTATION: COMMUNITY PRESERVATION ACT
2015

WHAT IS CPA?

CPA is a Community Development Tool that creates a local fund for the purpose of advancing:

- Historic Preservation
- Preservation of Open Space
- Creation and Preservation of Affordable Housing
- Development of Outdoor Recreational Facilities

BENEFITS BEYOND PROJECTS

- ▶ Job Creation
- ▶ Elimination of Blight
- ▶ Significant Influx of State Dollars
- ▶ Provides leverage to other Private, State, and Federal Funding
- ▶ Funds projects typically ineligible under other State and Federal programs

HOW: CPA FUNDING

TWO SOURCES OF FUNDING: TAXPAYER CONTRIBUTION PLUS STATE MATCH

1. Statewide Community Preservation Trust Fund:

- provides annual distributions to CPA communities
- revenues generated from Deed recording fees; and
- state surplus contributions- FY2016, Baker administration has authorized up to \$10M in State surplus to be transferred into the CPA Trust Fund

- ▶ *-Recent legislative news: 9/24/15 An Act to Sustain Community Preservation Revenue, H.2587, received a favorable recommendation from the Joint Committee on Revenue. The bill has advanced to the House Committee on Ways & Means. If passed, provides a higher annual distribution*

**HULL ALREADY
CONTRIBUTES WITH
\$0 RETURN!**

HOW: CPA FUNDING

2. Local Contribution:

-assessment of not more than 3% of current tax levy on real property

IMPACT ON TAXPAYERS:

Average residential value \$375,000

Current tax \$5227

CPA 3% increase \$156.81/year

HOW: CPA FUNDING

2. Local Contribution:

-Local assessment of not more than 3% of current taxes on real property

IMPACT ON TAXPAYERS:

Average residential value \$375,000

Current tax \$5227

CPA 3% increase \$156.81/year

CPA 1.5% increase \$78.40/year

HOW: CPA FUNDING

3. Funds Raised by Assessment

3% \$779,438

1.5% \$389,719

4. Funds From State Match

Total

3% 15% match $\$116,915 + \$779,438 = \$896,353$

 25% match $\$194,859 + \$779,438 = \$974,297$

1.5% 15% match $\$58,458 + \$389,719 = \$448,177$

 25% match $\$97,429 + \$389,719 = \$487,148$

HOW: CPA FUNDING

3. Funds Raised by Assessment

3% \$779,438

4. Funds From State Match

3% 15% match \$116,915

25% match \$194,859

5. Total Annual Funds

15% match $\$116,915 + \$779,438 = \$896,353$

25% match $\$194,859 + \$779,438 = \$974,297$

WHY: BECOME A CPA COMMUNITY

- ▶ 2014 - **\$36M** was distributed to 158 municipalities throughout the Commonwealth, Hull received \$0
- ▶ **Hingham, Cohasset and Scituate** were recipients
- ▶ To date, these neighboring communities have collectively benefitted from over **\$38M** in community development funding

COHASSET INVESTMENT

- ▶ **Maritime Museum repairs** - Rehabilitate the roof, construct emergency access, rehabilitate the walkways and steps, and remove a tree stump at the Cohasset Historical Society's Maritime Museum
- ▶ **Town Hall restoration** - Hire an historical preservation architect and engineers to prepare drawings and plans necessary for a comprehensive restoration and rehabilitation of the antique portion of the Town Hall
- ▶ **Beechwood Street recreation facilities** - For ball field, basketball court, playground, and parking area on Beechwood Street
- ▶ **Capital improvements to 60 Elm St Apartment Complex** - For further improvements to housing complex
- ▶ **Stormwater Best Management Controls** - Designing, installing and constructing of Stormwater Best Management Practice controls

SCITUATE INVESTMENT

- ▶ **Scituate Historic Bike Trail (2012)**- Providing and improving land for recreational use. Funding to support a bike and walking trail map system that will connect historic sites, recreational destinations, and local retail shops and eateries.
- ▶ **North Scituate Train Canopy (2011)** – This canopy was designed in 1910, making the structure historical. Rebuilt by the town in partnership with the landowner
- ▶ **Affordable Housing Trust (2008)**- To fund the new formed Affordable Housing Trust which is to be managed by a Board of Trustees for the acquisition, creation, preservation and support of affordable housing for the benefit of low and moderate income households
- ▶ **Scenic Road Signs (2013)** - Town Planner and the Planning Board requested funding for Scenic Road signs for twelve designated scenic roads in Scituate. This designation protects trees, stonewalls, etc. from disturbance unless a permit is acquired. This project qualifies for CPA funding as it protects qualified real property from harm or destruction.

HINGAM INVESTMENT

- ▶ **Homeownership Loans** - Monies held in the Community Preservation Housing Account in the amount of \$175,000 were transferred to the Hingham Affordable Housing Trust to provide home repair loans to income eligible applicants.
- ▶ **Whitney Wharf** - To create a park on historic Whitney Wharf. The park is complete.
- ▶ **Whitney Wharf Pedestrian Bridge** - To fund a project for the surveying, engineering, design, permitting and construction of a pedestrian bridge over the water at the outfall of the Town Brook and connection of the Town Pier area.
- ▶ **Mill Pond Outfall Crossing** - Enhance pedestrian access along Hingham's inner harbor shoreline.

HULL INVESTMENT PRIORITIES

▶ PRESERVATION OF OPEN SPACE

- ▶ Bike trails
- ▶ Pemberton Pier renovations

▶ DEVELOPMENT OF OUTDOOR RECREATIONAL FACILITIES

- ▶ Replace playgrounds
- ▶ Repair/replace athletic fields

▶ HISTORIC PRESERVATION

- ▶ Town Hall renovations
- ▶ Library renovations

▶ CREATION AND PRESERVATION OF AFFORDABLE HOUSING

- ▶ Senior housing & veteran housing
- ▶ Housing rehabilitation program

* *BOS INLCUDED COMMUNITY PRESERVATION ACT ON LIST OF GOALS UNDER CATEGORY OF "LAND USE"*

CPA PROJECT SELECTION: Community Choices

- ▶ **Spending decisions are made by the Community Preservation Committee**

 - 5 to 9 members

 - Must contain member of:

 - Conservation Commission

 - Planning Board

 - Historic Commission

 - Parks Commission

 - Housing Authority

- ▶ **Community Preservation Plan approved by Community and developed in coordination with a Community Preservation Committee**

- ▶ **Community Preservation funds used to pay administrative costs**

WHO: INCLUSIONS AND EXEMPTIONS OF CPA

▶ **INCLUSIONS:**

- ▶ **ALL** residential and commercial landowners benefit from CPA, and contribute to CPA

▶ **Town may elect to exempt the following:**

- ▶ Seniors
- ▶ Low Income
- ▶ First \$100k of property values

What Now:

- ▶ Community Preservation Act presented to Town for approval at Town Meeting
- ▶ Community Preservation Act Ballot Question
- ▶ After Adoption, Community Preservation Committee Created



THANK YOU ...

Planning Board:

Jennifer Berardi-Constable

Jeanne Paquin

Harry Hibbard

Nathan Peyton

Steve Flynn

Joseph Duffy

Jason McCann

Robert Fultz, Planner (Advisory)