

City of Salem, Massachusetts



“Know Your Rights Under the Open Meeting Law, M.G.L. c. 39 §23B, and City Ordinance Sections 2-2028 through 2-2033.”

The City Council Committee ~~or~~ of the Whole

met in the Council Chamber on Thursday, August 23, 2012 at 7:00 P.M.

for the purpose of discussing the matter(s) listed below. Notice of this meeting was posted on

August 20, 2012 at 3:41 PM.

(This meeting is being recorded.)

ATTENDANCE

ABSENT WERE:

None

SUBJECT(S)

#341 - Discuss possibility of placing the Community Preservation Act on the Nov. ballot.

*Stuart Sigshor presented to the council
Mayor Driscoll presented to the council.
Public*

*Barb Hopkins spoke in favor for CoCom
Kerrie Kelly Goggin spoke against*

*James McCrea spoke in favor Historic Commission
Melby Northcott spoke in favor NSCOE
Friends of Winter Island*

*Motion C. McCarthy report out with no recommendation
Second C. Pagan
All in favor - 1 opposed - voted*

On the motion of C.

Okeefe

the meeting adjourned at

9:00 P.M.

Jacob [Signature]

(Chairperson)

ORDERED: that the City hereby accepts Section 3 to 7, inclusive, of Chapter 44B of the General Laws, otherwise known as the Massachusetts Community Preservation Act, by approving a surcharge on real property for the purposes permitted by said Act, including to (1) acquire, create or preserve open space, which includes land for parks, recreational uses and conservation areas, (2) rehabilitate local parks, playgrounds and athletic fields, (3) acquire, preserve or restore historic buildings and artifacts, and (4) help meet local families' housing needs; that the amount of such surcharge on the real property shall be one percent (1%) of the annual real estate tax levy against real property commencing in July 2013; and the City hereby accepts the following exemptions from such surcharge permitted under Section 3(e) of said Act: (1) property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing in Salem as defined in Section 2 of the Act, (2) \$100,000 of the value of each taxable parcel of residential real property, and (3) \$100,000 of the value of each taxable parcel of class three, commercial property and class four, industrial property as defined in Section 2A of Chapter 59.

and committing other municipal funds as provided in Sec. 3(b) 1/2
OF
MGL
C. 44B

And in accordance with G.L. Chapter 44B it is further

ORDERED that this approval shall be submitted to voters of the City by placement upon the ballot in the next state election, November 6, 2012, with the following Ballot Question and Summary Purpose:

BALLOT QUESTION

Shall the City of Salem accept section 3 to 7, inclusive, of Chapter 44B of the General Laws, as approved by its legislative body, a summary of which appear below?

SUMMARY AND PURPOSE

“Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act (Act), establish a dedicated funding source to enable cities and towns to (1) acquire, create or preserve open space, which includes land for parks,

recreational uses and conservation areas, (2) rehabilitate local parks, playgrounds and athletic fields, (3) acquire, preserve or restore historic buildings and artifacts, and (4) help meet local families' housing needs.

In Salem, the funding source for these community preservation purposes will be a surcharge of 1% on the annual property tax assessed on real property, and annual distributions made by the State from a trust fund created by the Act. If approved, the following will be exempt from the surcharge: (1) property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing in Salem as defined in Section 2 of the Act; (2) \$100,000 of the value of each taxable parcel of residential real property; and (3) \$100,000 of the value of each taxable parcel of class three, commercial property and class four, industrial property as defined in Section 2A of Chapter 59. A taxpayer receiving a regular property tax abatement or exemption will also receive a full or partial reduction in the surcharge.

By way of example, a single family home with an assessed value of \$293,900 without any exemption or abatement would be surcharged approximately 30.31 per year if accepted by the City of Salem (Source: City Assessor based on average single family home value and FY12 tax rate of 15.63 per \$1000).

Upon acceptance of the Act by the voters, a Community Preservation Committee will be established by ordinance to study community preservation needs, possibilities and resources, and to make annual recommendations to the City Council for approval on spending the funds.”

other local funds
committed by
the city for
community
preservation
purposes
Subject
to the
limitations
in sec. ~~3(b)~~
3(b) 1/2 of
MGL c. 44B

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Handwritten initials: HMD

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*Low income
Senior housing
Trust fund
Effect
MNH fund*

2.52/mo/yr

~~Best
Kasie~~

*Income Guidelines
1 / 15,000
2 / 52,000
3 / 58,000
4 / 65,000*

\$400K raised



North Shore Community Development Coalition
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www.northshorecdc.org
info@northshorecdc.org

August 22, 2012

Joan Lovely
City Council President
City of Salem
93 Washington Street
Salem, MA 01970

Re: Community Preservation Act

Dear President Lovely:


On behalf of North Shore CDC, I am writing to respectfully ask you and your colleagues on City Council to vote to put the Community Preservation Act (CPA) on the 2012 ballot.

As you know, the CPA is available as a local option for communities, one that 148 communities around the Commonwealth choose to participate in. With minimal local revenue, cities and towns have the opportunity to generate significant funds to support issues which are so vital to our community: historic preservation, open space and affordable housing. In Salem, we are uniquely situated to put these funds to excellent use towards each of these three areas. Our historic resources are unmatched around the Commonwealth; throughout our city, historic resources could be revitalized and preserved with the support of CPA funds. Across our city, neighborhood parks and open space contribute to the superb quality of life that we enjoy as residents of Salem. And access to quality, affordable housing continues to be an unattainable challenge for many of Salem's families.

North Shore CDC and other partners who work in housing and community development could further leverage any CPA funds expended towards the creation of preservation of affordable housing to bring in significant private, state and federal capital, representing a major investment in our community. For example, we are currently planning a \$6million rehabilitation of 11 of our buildings in the Point neighborhood. These beautiful, historic buildings were acquired by the CDC in the early 1990's as the CDC ventured into affordable housing development. Over 20 years later, we are planning a major renovation which will include historically-accurate restoration, extensive weatherization, the installation of renewable energy technology and numerous quality-of-life upgrades for residents. Our ability to raise this capital is contingent upon some measure of local financial support; it is now a prerequisite at the state level to have this local match. With federal resources dwindling, CPA is an excellent way for municipalities to partner with the Commonwealth to raise additional local funds to provide quality affordable housing for the families in our community.

Please vote to place the Community Preservation Act on this November's ballot.

Respectfully,


Mickey Northcutt
Executive Director

Mission Statement

The North Shore Community Development Coalition provides quality affordable housing and fosters economic empowerment and community development on the North Shore.

Board of Directors

Leonette Strout Kate Newhall Judith Zolla Linda Anderson-Mercler Lucy Corchado Jon Frey
Rev. Alan Froggatt Beth Hogan Adria Leach David Jacobson Jenny Raitt Jason Silva
Lesli Woodruff Nathan Tiller Diana Kerry Steve Britton Doug Lanois Denise Deschamps
Rosarlo Ubiera-Minaya Laura Sanchez Alex Mitchell-Munevar Bill Luster Elizabeth Duclos-Orsello

Date: July 25, 2012

To: Salem City Council

From: Salem Historical Society

It is the consensus of the members of the Salem Historical Commission to request that the Council vote in favor of having the Community Preservation Act be inserted on the ballot in November for the citizens of Salem to approve or disapprove.

The members of the Historical Commission believe that the potential income that would derive from having these designated funds would be a benefit to the city in the face of the several preservation needs in the city, currently: repair and upkeep of the Salem Common Fence; the current repairs of the windows in City Hall and other preservation needs. Due to the historic nature of the City of Salem and these particular significant examples of Salem, the Commission thinks that passing of this legislation will assist city efforts to preserve its historic city assets in these challenging economic times.

We recommend this action in the light of the newly passed Community Preservation Act this year which allows cities to use these funds for repairs, along with allowance of leverage of other funding grants to the city for the match. All of this would expand the city budget needed for capital repairs of our historic buildings.

We thank you for your consideration of this matter.

Sincerely,

Jessica Herbert, Chair