



Hull Community Preservation Forum

HULL COMMUNITY
PRESERVATION COMMITTEE

AUGUST 24, 2020

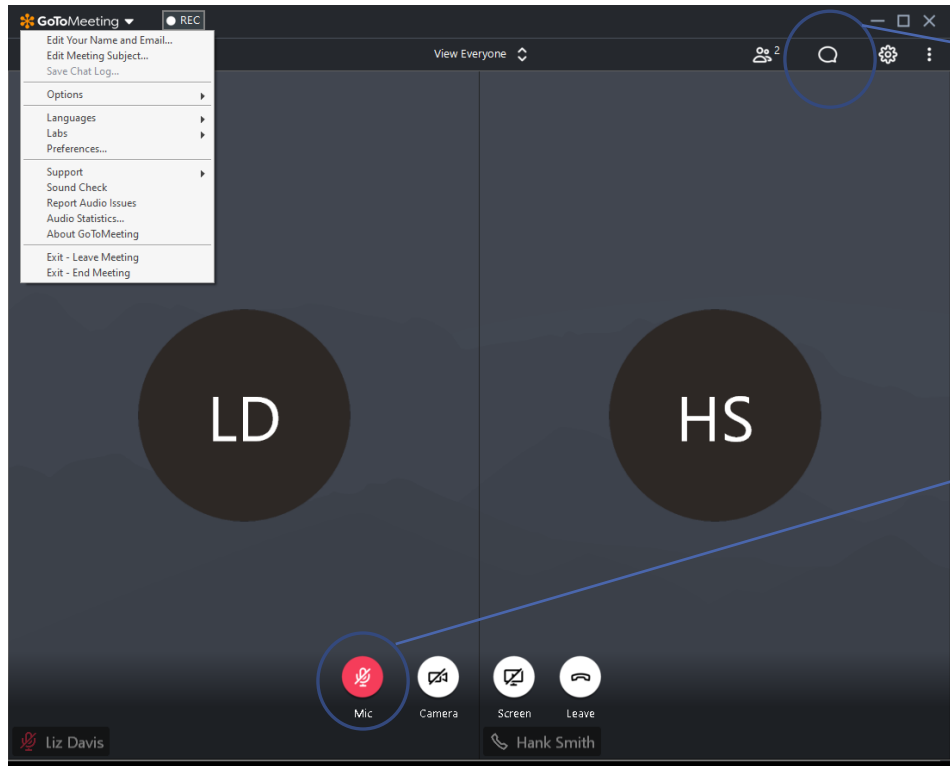
Tonight's Agenda:

- Housekeeping/GoToMeeting Features
- What is the Community Preservation Act (CPA)
- Introduction of your Community Preservation Committee
- Review of CPA Grants
- CPA Categories and Successful Projects
 - ❖ Community Housing Review
 - ❖ Open Space and Recreation Review
 - ❖ Historic Preservation Review
- Your Suggestions and Ideas
- Considerations
- Next Steps

Ways to Participate and Provide Public Comment Tonight:

1. Meeting will be held via remote participation; we will keep phone lines muted while presenting to minimize background noise
2. If you'd like to ask a question, please type your question into the "Chat" feature on GoToMeeting
3. When you are recognized, please state your name and address for the record

GoToMeeting | Key Features



- Open chat panel to ask a question or send a comment

- Mute and unmute your line

NOTE: If you are joining on your cell phone, press *3 to mute and unmute your line.

What is the CPA?

The Community Preservation Act (CPA) is a state statute that was signed into law in September 2000. It creates local funds for open space protection, historic preservation, affordable housing and outdoor recreation uses. Towns must "adopt" the CPA to create their own fund. A town's CPA fund is a combination of local property tax surcharge revenue and matching money from a state fund. Both are collected annually. Uses of the fund are restricted.

Who is the Community Preservation Committee?

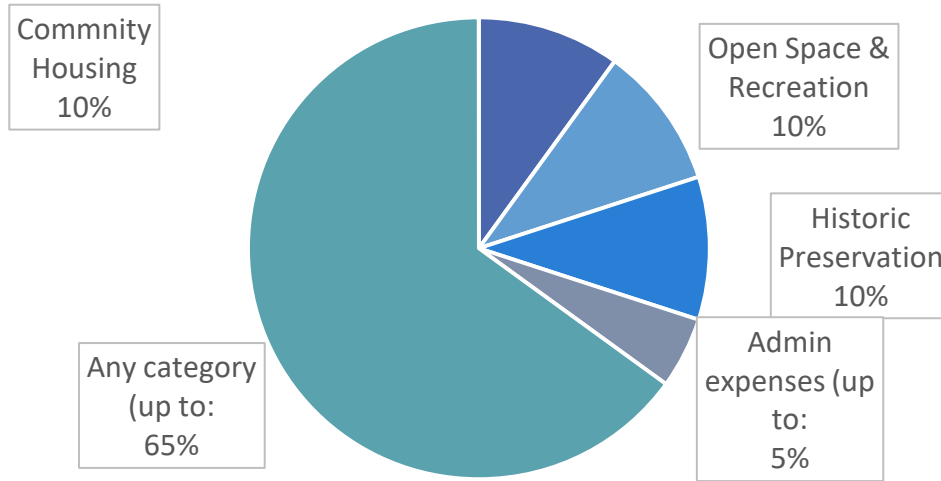
- Established in 2017 (Required by state law to administer the CPA adoption for Hull)
- 7 citizen volunteers – 5 are from specific Town boards, as required by state law, and 2 at-large are appointed by Board of Selectmen. CPA funds assist CPC with the hire of a CPC Administrator
 - ❖ Tammy Best, Chair– appointed by Conservation Commission
 - ❖ Carol Costello, CPC Administrator
 - ❖ Greg Grey – appointed by Parks & Recreation Commission
 - ❖ Jim Ianiri – at-large, appointed by Board of Selectmen
 - ❖ Fulvia Matteucci, Treasurer – appointed by Historic Commission
 - ❖ Nathan Peyton – appointed by the Planning Board
 - ❖ Jim Richman, Vice Chair – appointed by Housing Authority
 - ❖ To be named – at-large, appointed by Board of Selectmen

Hull's CPA Adoption:

- Passed in 2016, first at Annual Town Meeting (ATM) and then final approval at general election in November 2016
- Community Preservation Committee established in 2017 with 7 members - 5 from existing boards and 2 at-large appointed by BOS
- Fund started collecting in 2018 with a 1.5% surcharge on property tax bills and an anticipated fall 2018 state match

<i>Fiscal Year July 1 – June 30</i>	FY18	FY19	FY20
Tax Surcharge	\$ 401,745	\$ 428,951	\$ 437,729
State Contribution	<u>\$ 0</u>	<u>\$ 78,230</u>	<u>\$ 102,378</u>
Total Revenue	\$ 401,745	\$ 507,181	\$ 540,107

Where Does the Money Go?



- Community Housing
- Open Space & Recreation
- Historic Preservation
- Admin expenses (up to: 5%)
- Any category (up to: 65%)

- Annual funds are made up of annual local surcharge revenue + annual state match
- 10% Required to be placed in each category
- Up to 5% can be used for administrative expenses
- Allocations are approved each year at Annual Town Meeting

How CPA Funds Can Be Used:

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	-	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	-	-	-	Yes
Rehabilitate and/or Restore	Yes – if acquired or created w/CPA \$\$	Yes	Yes	Yes – if acquired or created w/CPA \$\$

Projects not Eligible for CPA Funds

- Upgrades/maintenance to town roads
- Acquisition/management of utilities
- Equipment for town/school sports teams

CPA Grants Awarded at ATM 2019 & ATM 2020



ATM 2019 Approved Funding

Category	Project	Grant Amount
Adm	Administrative Fund	\$ 20,000
CH	McTigue Manor Emergency Generator	\$ 14,000
CH	Additional Funds for CH Reserve	\$ 45,425
HIS	Fort Revere Water Tower	\$100,000
HIS	Paragon Carousel	\$ 65,000
HIS	Lifesaving Museum	\$ 70,000
OS/REC	Eassignwood Property	\$ 13,900
OS/REC	Kenberma Playground	\$120,000
	Total Amount of CPA Grants:	\$448,325



ATM 2020 Approved Funding

Category	Project	Grant Amount
Admin	Administration Fund	\$ 20,000
CH	10% remains in CH Reserve	\$ 48,964
HIS	Historic Town Records	\$ 50,000
REC	Paragon Carousel – doors	\$ 48,000
HIS	Village Fire Station	\$ 25,000
OS/REC	Gunrock Playground	\$221,000
	Total Amount of CPA Grants/left in Reserve:	\$412,984

Successful Hull Projects and Discussion of the CPA Categories

Paragon Carousel 2019 Grant

- Spring 2020: Stucco removal and replacement began
 - Contractor suggested further stabilizing the building which increased the budget; which delayed the next step of painting
 - Someone volunteered to donate \$5,000 for painting
 - Friends of the Carousel are hoping to have paint donated
- Ongoing: the windows that needed to be glazed have been glazed and glass replaced
- ~Sep 2020: latest round of funding to be used for resurfacing the carousel floor



Historic Preservation Mission:

- To Acquire, Organize, Preserve and Maintain material assets of interest that pertain to the history of Hull, to make these assets accessible to the public and promote historical awareness within the community

Example of Historic Properties:

- Town-owned:
 - Town Hall
 - Water Tower and most of Fort Revere Fortifications
 - First Town Hall in Hull Village
 - Central Fire Station
 - Lifesaving Museum and Pemberton Boathouse (both managed/maintained by the museum)
 - Hull Public Library
- Other:
 - Paragon Carousel

Generator for Senior Center



Community Housing, Hull & CPA

- CPA money for “community housing” use is flexible
 - It can be used for acquisition, creation, preservation and/or support of "community housing"
- According to the state law, housing developed with CPA funds may be offered to those persons and families whose annual income is less than 100% of the areawide median income
 - This year, a family of four in Hull with a household income <\$119,000 would be eligible to live in housing developments or for initiatives supported by the CPA

Example Community Housing Uses for Hull

- Creation of an affordable housing trust to buy and sell affordable housing
 - Scituate is a local example of a town that has done this
- Certain capital improvements to Housing Authority properties
- Support for qualifying senior properties, including accessibility improvements
- Rental assistance and mortgage subsidies
- Planning and inventory studies

Recreation & Conservation Mission Statement:

- To Acquire, Create and Preserve open space, Rehabilitate and/or restore existing parks for recreational use for the citizens of Hull and;
- To Acquire, Create and Preserve open space, aquifers, watershed land, wetlands, fresh and salt-water marshes. Protect beaches dunes and coastal lands. All for the protection of scenic vistas, wildlife or natural preserve and for the recreational use of the citizens of Hull.

Example Project Types that Could be Sponsored by Parks & Recreation Commission:

- Playgrounds
 - We are actively going from South to North to replace /update all playground structures w. the exception of Kenberma
 - Green Hill being completely done over
 - Kenberma tennis & basketball courts being removed and replace with new basketball court and four Pickleball Courts
- Athletic fields
- Hiking & biking trails
- Parks
- Community gardens

Example Project Types that Could be Sponsored by the Conservation Commission:

- Create signage, and maps for public access areas in Hull, and the improvement of walking paths in and amongst these areas
- Purchase and install signage about access, ecology, local wildlife, preservation, navigation, and tides in the Weir River ACEC and Hull Bay

What Are Your Ideas for CPA Projects & Initiatives in Hull?

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	Open Space	Historic	Recreation	Housing
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Preserve	Yes	Yes	Yes	Yes
Support	-	-	-	Yes
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What are Your Suggestions/Ideas?

- *To be captured during forum*
- *To be captured during forum*

Project Considerations:

- Preapplications are due **October 28, 2020**
- Projects proposed for work on town-owned properties will require the endorsement of the Board of Selectmen
- Certain projects may be subject to the Wetlands Protection Act, and may need Conservation review/approval
- Project proponents will be assigned a liaison from CPC to assist in navigating the application process
- Final applications are due **December 2, 2020**
 - Final applications must include at least **3 estimates**
- Final projects will be presented to the Advisory Board in early 2021
 - Projects will receive final approval at ATM 2021

Next Steps:

- 2020 pre/final applications are available at www.hullcpa.org
- If you have questions about a potential project, please send an email to the CPC at CPC@town.hull.ma.us
- CPC typically holds public meetings the first Monday of the month beginning at 6 PM – feel free to join us!
 - To see the calendar for our latest meeting schedule, please visit <https://www.town.hull.ma.us/calendar/month>

Questions & Resources

For more information on the CPA:

- www.communitypreservation.org
 - answers every question you might have about the CPA in Massachusetts

Thank You for
Attending!

APPENDIX

What if money is left over?

- CPC may recommend additional funds to be placed aside for any one category: Historic Preservation, Community Housing, Open Space/Recreation or remain in the General Fund for future projects (*place aside in a reserve to be used later for larger projects*)