



Hull Community Preservation Forum

HULL COMMUNITY
PRESERVATION COMMITTEE

JUNE 5, 2023

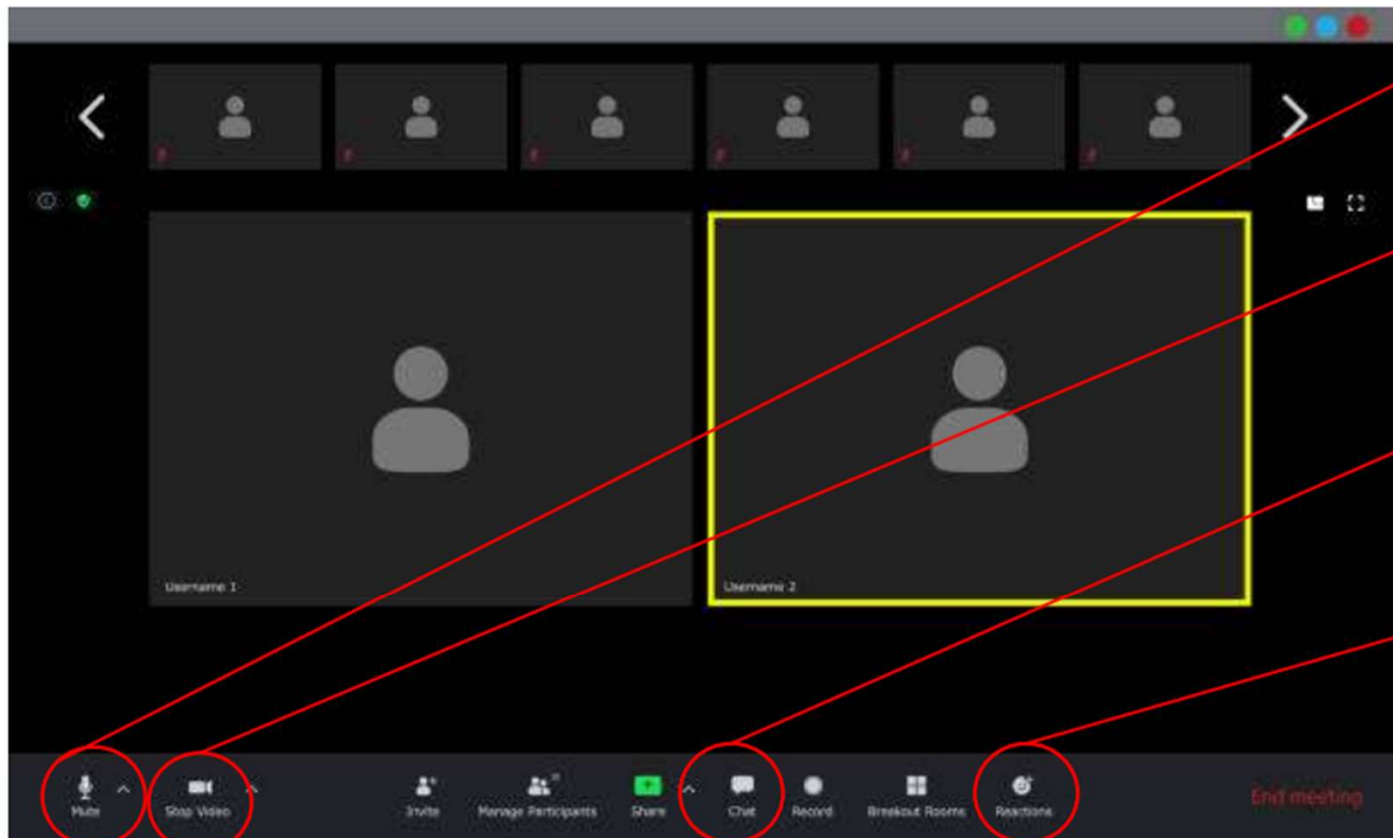
Tonight's Agenda:

- Housekeeping/Zoom 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 raise your hand (on video) or use the "raise hand" feature on Zoom in "reactions"
3. You can also ask a question / make a comment using the "Chat" feature
4. When you are recognized, please state your name and address for the record

Zoom | Key Features



- Mute and unmute your line

- Turn your computer's camera on/off

- Open "Chat" to ask a question or make a comment

- Use "Reactions" to raise hand

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 – appointed by Conservation Commission
 - ❖ Carol Costello, CPC Administrator
 - ❖ Greg Grey – appointed by Parks & Recreation Commission
 - ❖ Jim Ianiri – at-large, appointed by Board of Selectmen
 - ❖ Rachel Kelly, Chair – at-large, appointed by Board of Selectmen
 - ❖ Dennis Riley – appointed by Historic Commission
 - ❖ Nathan Peyton, Vice Chair – appointed by the Planning Board
 - ❖ Jim Richman – appointed by Housing Authority

Hull's CPA Adoption:

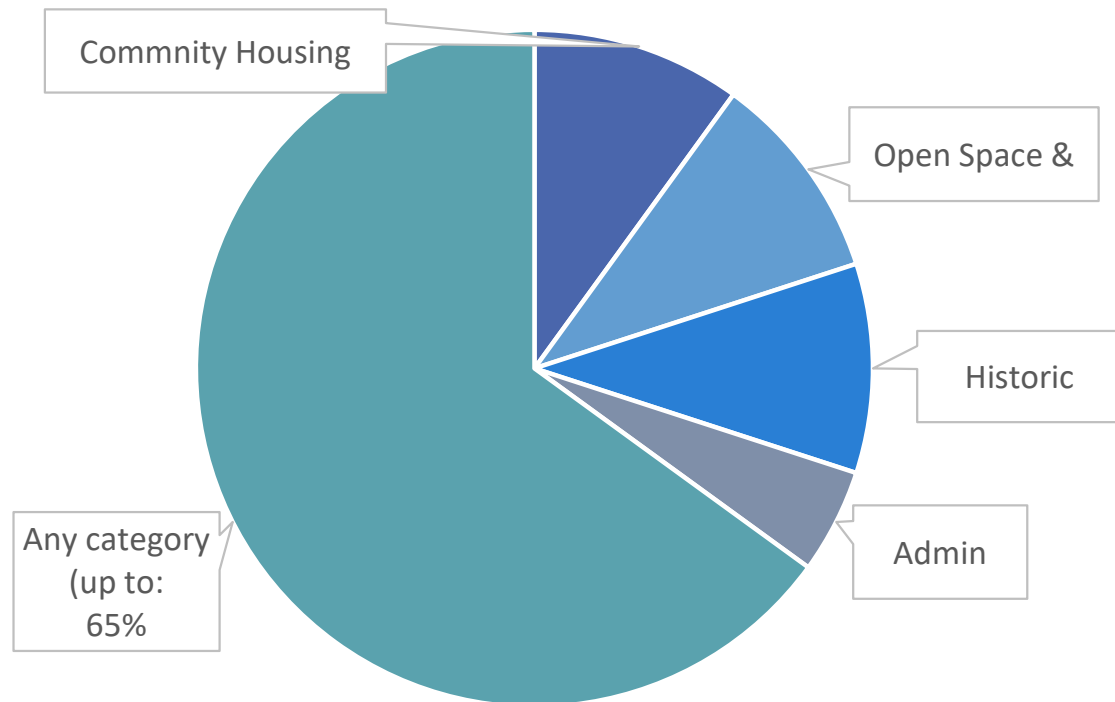
- **Passed in 2016**, first at Annual Town Meeting (ATM) and then final approval at general election in November 2016
- Community Preservation **Committee established in 2017** with 7 members - 5 from existing boards and 2 at-large appointed by BOS
- Funds **started collecting in 2018 with a 1.5% surcharge**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

Hull's CPA Revenue:

YEAR	TOWN REVENUE	STATE MATCHED
FY2018	\$ 401,744.90	\$ -
FY2019	\$ 428,951.03	\$ 78,230.00
FY2020	\$ 447,329.65	\$ 102,378.00
FY2021	\$ 479,199.41	\$ 127,050.00
FY2022	\$ 494,127.61	\$ 205,522.00
FY 2023*	<u>\$ 471,848.43</u>	<u>\$ 188,468.00</u>
	\$ 2,723,201.03	\$ 707,648.00

*As of April 30th – Still Collecting thru July 2023

Where Does the Money Go?



- 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 \$\$

Source: Department of Revenue (DOR)

Examples of 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 2023



ATM 2023 Approved Funding

6A	Estimated revenues for Historic Resources Reserve	\$ 70,000
	Estimated revenues for Community Housing Reserve	\$ 70,000
	Estimated revenues for Open Space Reserves	\$ 70,000
	Estimated revenues for Committee Administrative Expenses	\$ 34,000
6B-a	Hampton Circle Playground Supplementary Funding	\$ 99,000
b	L Street Playground and Tennis Courts	\$ 55,000
c	L Street Park Shade Structures	\$ 30,000
d	Waterfront Access Consultant	\$ 28,000
e	Restoration of Carousel Windows	\$ 70,000
f	Village Fire Station Preservation Phase 3	<i>bonding \$1,000,000</i> \$ 500,000
		TOTAL \$ 886,000

Successful Hull Projects

North Nantasket Beach Signage (ATM 2022)

Universal Beach Signs at every entry point of town beach, providing visitors with guidance to ensure the enjoyment of all.



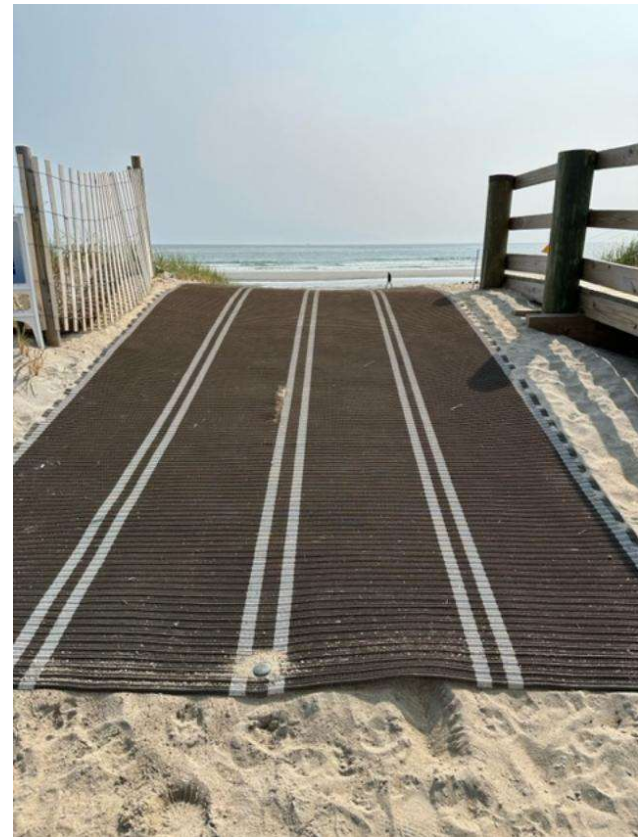
Fort Revere Storyboards (ATM 2021)

Storyboards provide visitors with the history of Ft. Revere park and the surrounding areas



Beach Mobi Mats (ATM 2021)

Mobi mats added to A Street Beach to increase accessibility to our wonderful natural resource.



Repairs to Senior Center (ATM 2021)

Repairs made to ceilings and replacement of exterior stairs.



Town Hall Entrance Rehabilitation (ATM 2021)

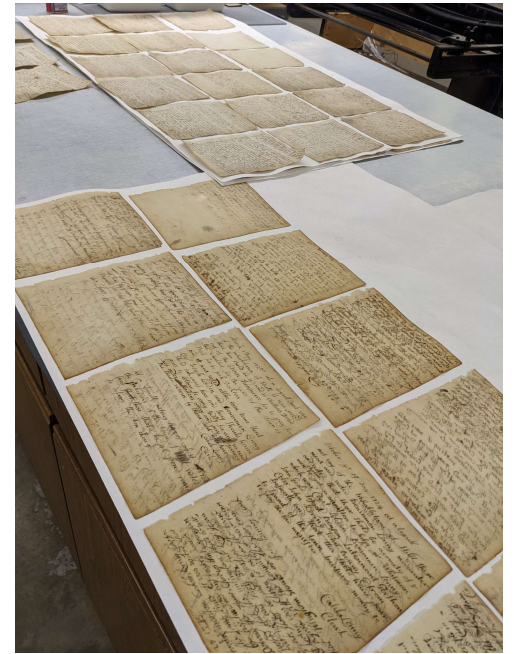
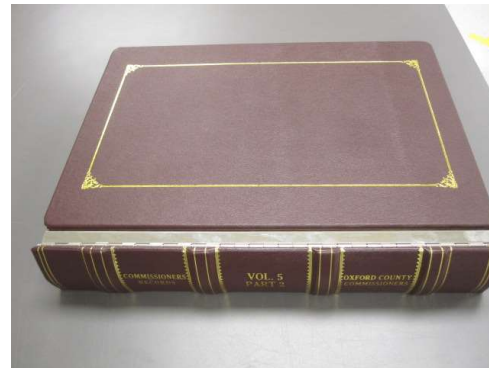
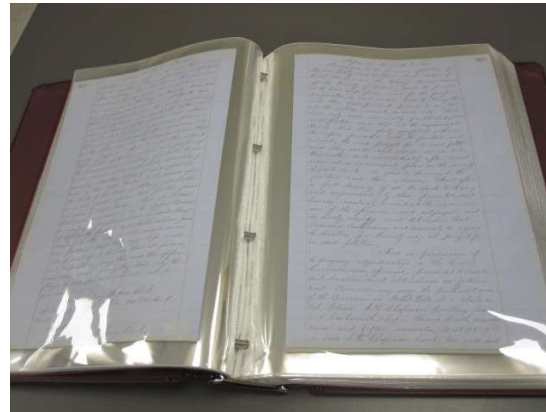
Repairs in progress to the columns and entryway at the west facing entrance of town hall.



Restoration of Historic Town Records (ATM 2020)

This project consisted of a two-step process:

- An initial comprehensive assessment and indexing of all Town of Hull official historic materials
- Restoration and preservation of the most endangered materials as identified by the assessment



Kenberma Playground (ATM 2019)

- CPA Funded improvements to the Kenberma park include new:
 - pickleball courts
 - basketball court



Additional Park & Recreation Improvements:

- play structures
- adult exercise equipment
- ADA parking



Paragon Carousel (ATM 2019, 2020, 2021)

- Stucco removal and replacement
- Repairs to doors
- Resurfacing the carousel floor
- Repair, repaint & reinstall wood railings
- Coming Up, ATM 2023
Approved: Window repairs & restoration!



Generator for Hull Housing (ATM 2019)



Overview of the CPA Categories

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
- Private:
 - Paragon Carousel

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. Some communities choose to support developments that serve persons and families earning no more than 80 percent of the areawide median income.
 - The 2023 median family income is \$149,000. A family of four in Hull with a household income <\$118,450 would fall under the Low 80% income limits.*

*sources: [FY 2023 Income Limits Documentation System -- Summary for Hull town, Massachusetts \(huduser.gov\)](#) & [The Most Important Rule to Remember for All CPA Housing Projects: Income Limits Apply to All CPA Housing Expenditures | Community Preservation Coalition](#)

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 with the exception of Kenberma
 - Green Hill & Hampton Circle now in bidding phase for construction to begin. L Street, Jones Park, & Village in planning phase currently.
 - Kenberma tennis & basketball courts were removed and replaced 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?

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 \$\$

Source: Department of Revenue (DOR)

What are Your Suggestions/Ideas?

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

Project Considerations:

- **Meet with established town boards/committees** to generate interest and endorsement for project ideas (eg, Parks & Recreation, Beach Committee, etc.)
- Projects proposed for work on **town-owned properties will require the town approval *and* endorsement of the Board of Selectmen**
- **Mandatory 2-Step Process:** CPC Pre-Application Form Must be Received Prior to Submitting a Final Application
 - **Preapplications** are due **September 29, 2023**
 - **Final applications** are due **October 31, 2023**
- Project proponents will be assigned a liaison from CPC to assist in navigating the application process
- Final projects will be presented to the Advisory Board in early 2024
 - **Projects will receive final approval at ATM 2024**

Next Steps:

- ATM2024 pre/final applications are available on Town's website under the CPC site: <https://www.town.hull.ma.us>
- If you have questions about a potential project, please send an email to CPC at CPCadmin@town.hull.ma.us
- CPC typically holds public meetings the first Monday of the month beginning at 6:30 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 may have about the CPA in Massachusetts

Questions ?

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*)



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	Easingwood Property	\$ 13,900
OS/REC	Kenberma Playground	\$120,000
	Total Amount of CPA Grants:	\$448,325



ATM 2020 Approved Funding

9A	Estimated revenues for Historic Resources Reserve	\$ 48,964
	Estimated revenues for Community Housing Reserve	\$ 48,964
	Estimated revenues for Open Space Reserves	\$ 48,964
	Estimated revenues for Committee Administrative Expenses	\$ 20,000
9B -a	Additional Funds to CH Reserve	\$ 73,964
b	Rehabilitation of Historic Town Records	\$ 50,000
c	Friends of Paragon Carousel repairs to doors	\$ 48,000
d	Historic preservation and rehab plan for the Village Fire Station	\$ 25,000
e	Set aside funds for Historic Reserve	\$ 25,000
f	Gunrock Playground design and rehab	\$ <u>221,000</u>
		\$ 462,964



ATM 2021 Approved Funding

9A	Estimated revenues for Historic Resources Reserve	\$ 50,000
	Estimated revenues for Community Housing Reserve	\$ 50,000
	Estimated revenues for Open Space Reserves	\$ 50,000
	Estimated revenues for Committee Administrative Expenses	\$ 25,000
9B-a	Friends of Paragon Carousel to repair, repaint and re-install the wood railings	\$ 15,000
9B-b	Hampton Circle Playground	\$ 131,000
9B-c	Beach Mobi Mats	\$ 10,100
9B-d	Repairs Hull Council on Aging Ann Scully Senior Center	\$ 31,000
9B-e	Wayfinding Signage	\$ 10,000
9B-f	Fort Revere Storyboards/Signage	\$ 10,000
9B-g	Town Hall Entrance Rehabilitation	\$ 45,000
		\$ 427,100



ATM 2022 Approved Funding

6A	Estimated revenues for Historic Resources Reserve	\$ 68,000
	Estimated revenues for Community Housing Reserve	\$ 68,000
	Estimated revenues for Open Space Reserves	\$ 68,000
	Estimated revenues for Committee Administrative Expenses	\$ 32,000
6B-a	North Nantasket beach signage	\$ 4,000
b	Straits Pond walking path survey plan	\$ 30,000
c	Village playground design and engineering plans	\$ 57,000
d	Gunrock playground additional funds to complete design/construction	\$ 62,607
e	Jones Park sign and engineering plans	\$ 73,750
f	Hull Lifesaving Museum HVAC and flooring	\$ 78,000
g	Historic preservation and rehab plan for the Village Fire Station	\$ 165,000
h	Additional funds set aside for Community Housing	\$ 32,000
	TOTAL	\$ 738,357