



# **Hamilton Community Preservation Committee**

**Annual Public Meeting 2020**

**July 27, 2020**

**Jay Butler, Chair, CPC**

# Hamilton CPC 2020 Annual Meeting

- **Hamilton CPC Committee**

- Coordinator – Pat Shannon
- Meeting Minutes – Mary Alice Cookson
- Jay Butler – at large - Chair
- Robert Preston – at large - Vice-Chair
- Kim Dietel – at-large
- Vacant - at-large
- Katherine Mittelbusher – Historic District Commission Rep.
- Chris Currier – Conservation Commission Rep.
- Richard Boroff – Planning Board Rep.
- Sherry Leonard – Housing Authority Rep.
- Shawn Farrell – Board of Selectmen Rep.
- Recently Leaving the Committee: Janel Curry, Ed Howard, Neil Duggan

# Hamilton CPC 2020 Annual Meeting

## MA Community Preservation Act

- CPA signed into law September 2000
- Hamilton adopted in May 2005 via ballot at the polls.
- 177 of 351 MA communities now participate with 68 communities having a 3% surcharge
- The CPA Trust Fund is managed by the Dept. of Revenue (DOR) which sets the state match and the two additional 3% surcharge distributions.
- The CPA Trust Funds are derived from the Registry of Deeds property transactions, and since 2012, any year-end budget surplus voted by the legislature.
- Registry of Deeds document transaction fees were increased in December 2019 for municipal liens from \$10 to \$25 and for most other documents from \$25 to \$50.

# Hamilton CPC 2020 Annual Meeting

## MA Community Preservation Act

- The state match for 2019 was 23.9%.
- For 2020, the state match forecast was not made until May vs. February and was estimated at 11.2%, based on Registry fees collected up until April.
- At mid-year, the Registry of Deeds revenues were already double last year's amount.
- The prognosis for a much higher state match is strong and a forecast update was promised.

# **Hamilton CPC 2020 Annual Meeting**

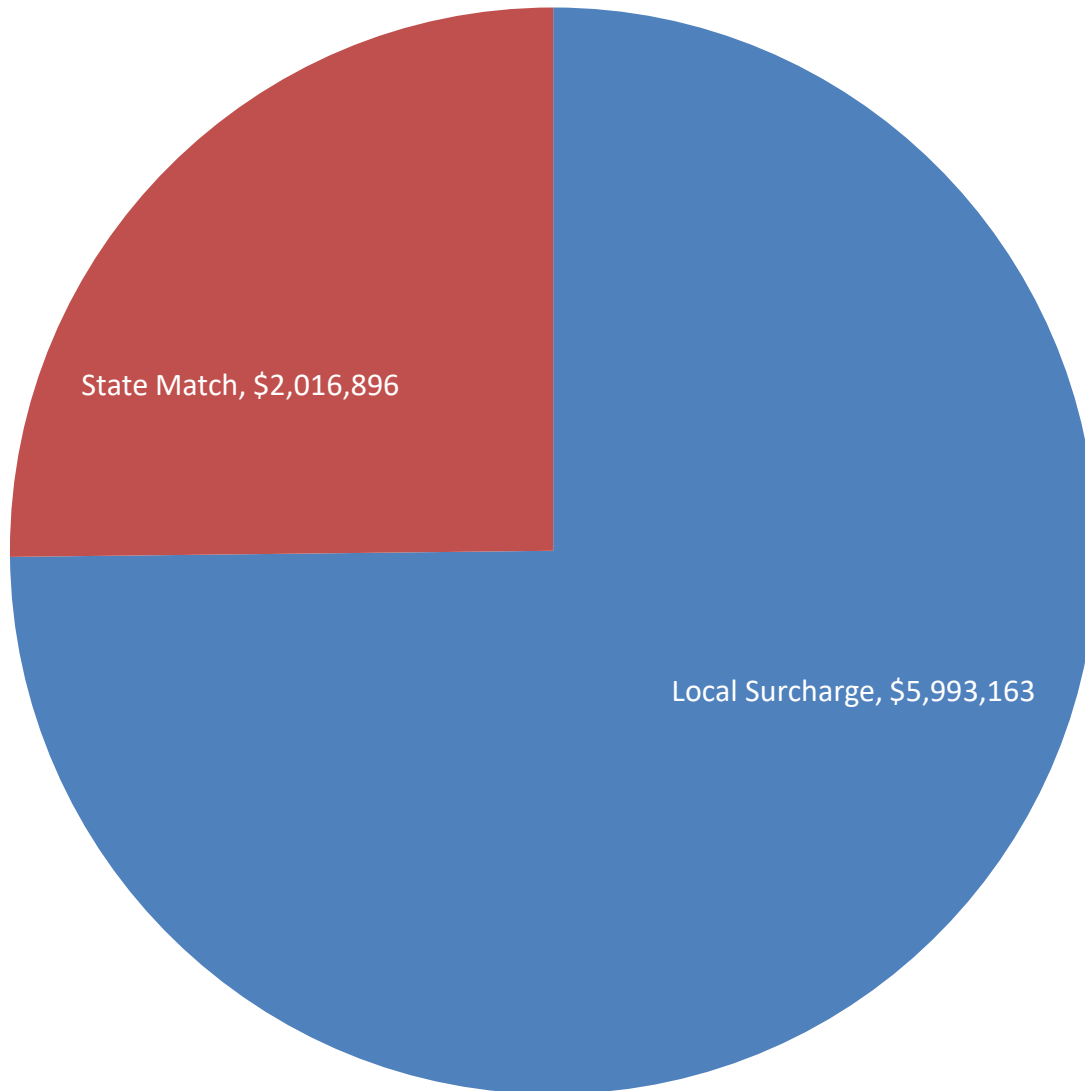
## **2019 CPA Trust Fund Distributions**

### **Hamilton Revenue with 23.9% State Match**

- \$454,083 – surcharge collection
- \$108,610 – state match distribution
- Total CPC Revenue = \$562,693

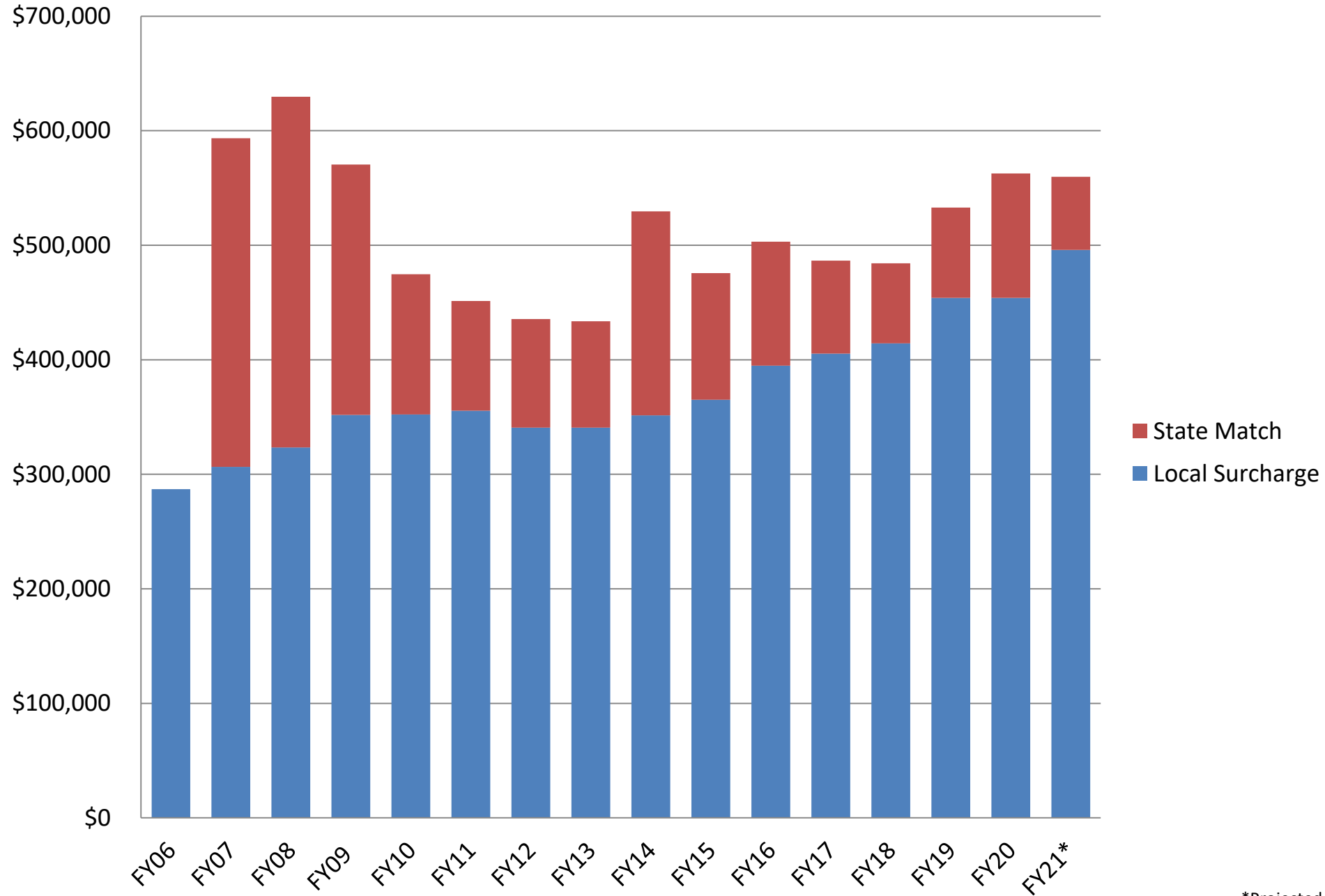
# CPA Revenues Since 2006

Includes Projected FY21 Revenues



**Total \$8,010,059**

# CPA Revenues Since 2006



\*Projected

# Hamilton CPC 2020 Annual Meeting

## 2019 CPA Trust Fund Distributions

### Wenham Revenue with 23.9% State Match

- \$385,649 – Surcharge collection
- \$94,242 - state match distribution
- \$60,902 - Fixed amount, round 2 distribution
- \$38,664 - Fixed amount, round 3 distribution
- Total CPC Revenue = \$579,457



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## Selected Northeast MA Communities CPC Status

- None – Amesbury, Andover, Danvers, Ipswich, Lynn, Lynnfield, Marblehead, Newbury, Saugus, Swampscott, Topsfield, Wakefield
- 1% Surcharge - Beverly, Gloucester, Middleton, Peabody, Salem
- 1.5% Surcharge – Essex, Manchester
- 2% - Hamilton, Newburyport
- 3% Surcharge – Boxford, Georgetown, North Andover, Rockport, Rowley, Wenham, West Newbury

# Hamilton CPC 2020 Annual Meeting

## CPA Trust Fund Distributions in Rounds Two and Three for Communities with 3% Surcharge

- DOR analysis of population and property taxes per capita results in an Equalized Property Valuation (EPV).
- All 351 MA communities are divided into 10 deciles based on their EPV.
- Communities with the lowest EPV are placed in the top deciles and receive more money. More affluent communities (higher EPV's) receive less. Hamilton is in the seventh decile and Wenham is in the fourth decile.

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## CPA Communities in the Seventh Decile as Determined by MA DOR

Attleboro, Bellingham, Boxford, Carlisle, Dracut, Erving, Everett, Grafton, Great Barrington, **Hamilton**, Haverhill, Hudson, Lenox, Middleton, Malden, Marion, Mattapoisett, Medway, Methuen, Middleton, Milford, Newbury, Northampton, Pembroke, Provincetown, Raynham, Rehoboth, Salisbury, Seekonk, Sherborn, Stockbridge, Topsfield, Truro, Wellfleet, West Tisbury

# Hamilton CPC 2020 Annual Meeting

## CPA Communities in the Fourth Decile as Determined by MA DOR

Amherst, Carver, Dunstable, Groveland, Hatfield,  
Mendon, Sturbridge, **Wenham**

# Hamilton CPC 2020 Annual Meeting

## What if Hamilton Had a 3% surcharge?

### Surcharge benefit to Hamilton: 2019 Revenues

- Estimated 3% surcharge revenue = \$681,125
  - State match of 23.9% = \$162,789
  - Round 2, decile 7 distribution = \$36,102
  - Round 3, decile 7 distribution = \$21,915
  - Total CPA revenue = \$901,931
- (\$339,238 increase over 2% surcharge)**

# Hamilton CPC 2020 Annual Meeting

## 2020 CPC Surcharge Calculation at 2% vs. 3%

Property Assessed Valuation	Annual Property Tax at \$16.98 per thousand	Annual 2% Surcharge	Proposed Annual 3% Surcharge	Annual Increase in Surcharge 2% to 3%
\$300k	\$5094	\$69	\$104	\$35
\$400k	\$6792	\$102	\$153	\$51
\$500k	\$8490	\$136	\$204	\$68
\$600k	\$10,188	\$170	\$255	\$85
\$700k	\$11,886	\$204	\$306	\$102
\$800k	\$13,584	\$238	\$357	\$119
\$900k	\$15,282	\$272	\$408	\$146
\$1M	\$16,980	\$306	\$459	\$153
\$1.5M	\$25,470	\$475	\$713	\$238

**Surcharge = (Assessed Valuation - \$100k) x Tax Rate x 2%**

# Hamilton CPC 2020 Annual Meeting

## Full Exemption to CPC Surcharge

### Property Owned Low Income Non-Senior

- 2020 Income Limits:
- 1-Person Household: \$66,640
- 2-Person Household: \$78,160
- 3-Person Household: \$85,880
- 4-Person Household: \$95,200

### Property Owned by Senior (60+)

- 2020 Income Limits:
- 1-Person Household: \$83,300
- 2-Person Household: \$95,200
- 3-Person Household: \$107,100
- 4-Person Household: \$119,000

# Hamilton CPC 2020 Annual Meeting

## CPC Grants Approved in 2019

- Hamilton Town Hall Renovation, Addition, and Preservation Project - \$150k and \$250k
- Affordable Housing Trust - \$200k
- The Community House - \$100k

## Program Clarification

- Rental Assistance Is Available through CPC



# Hamilton CPC 2020 Annual Meeting

## CPC Bonding

- Current bond repayment for Sagamore Hill (John J. Donovan Recreation Area) for FY 2021 = \$110.6k, decreasing until retirement in 2032 - 2015 Grant, \$1.25M bond for 15 years plus \$500k in cash
- Last Donovan Field (Donovan Park) bond repayment of \$41,200 made in 2019 - 2010 Grant, \$500k bond for 10 years plus \$340k in cash

**Annual repayment amount available for new bonds = \$454,083 - \$110,600 = \$343,483**

- Proposed Town Hall Renovation Project \$2M grant - Estimated initial annual repayment for \$2M, 5%, 30 year, municipal bond @ \$167k, with 2/3 's vote required at Town Meeting

**If Town Hall grant is approved, the near term remaining, available, annual bond repayment funds = \$176,483**

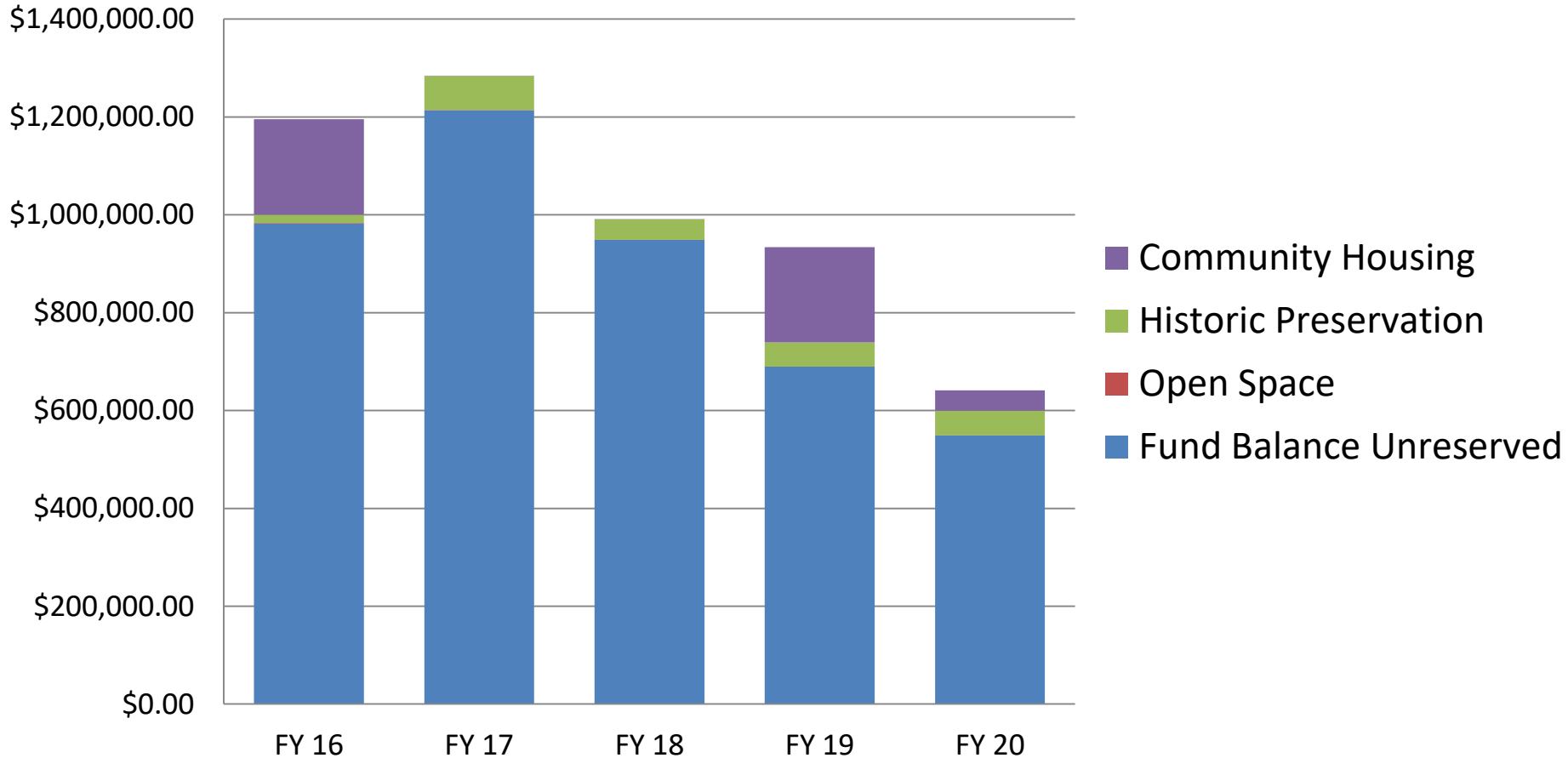
# Hamilton CPC 2020 Annual Meeting

## Current State of CPC Reserves

- Open Space and Recreation = \$61.52
- Community Housing = \$41,945.00
- Historical Preservation = \$49,675.82
- Unreserved = \$549,583.35
- Total Reserves @ 8/1/20 = \$641,265.69

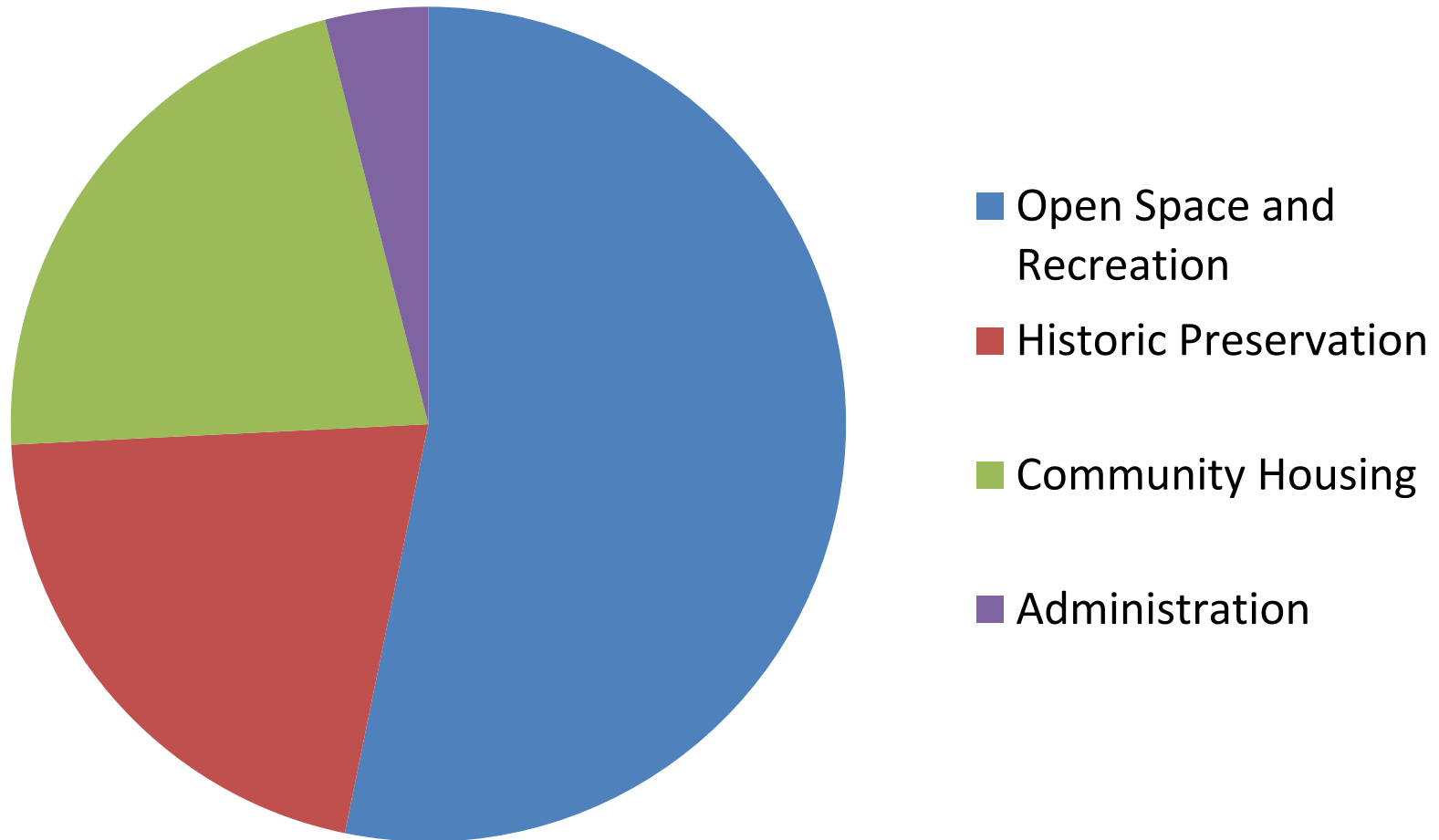
# Year End Fund Balances and Reserves

## Past 5 Years



Total Funds		
FY16 - \$1,195,159.34	FY18 - \$990,694.45	FY20 - \$641,265.69
FY17 - \$1,283,775.94	FY19 - \$934,079.36	

# Total CPA Funds Appropriated From 2006 Through Town Meeting 6/20/2020



**Total \$9,182,042**

# Hamilton CPC 2020 Annual Meeting

## Past Grants by Organization

Ranking by Dollars	Organizations	Total Grant Dollars	No. of Grants
1	Hamilton Wenham Joint Recreation Department	\$2,375,100	9
2	Essex County Greenbelt Association	\$1,750,000	1
3	Hamilton Affordable Housing Trust	\$1,360,000	9
4	Hamilton Department of Public Works	\$796,344	16
5	Hamilton Housing Authority	\$480,816	6
6	Patton Homestead	\$379,000	5
7	The Community House	\$255,550	5
8	American Legion A.P. Gardner Post 194	\$204,300	3
9	Hamilton Council on Aging	\$141,625	7
10	Hamilton Wenham School Department	\$97,647	3
11	Hamilton Historical Society	\$62,071	6
12	Hamilton Conservation Commission	\$36,200	6
13	Hamilton Planning Board	\$30,000	1
14	Asbury Grove Camp Meeting Association	\$26,000	1
15	Essex County Trails Association	\$25,000	1
16	Chebacco Woods Land Management Committee	\$25,000	1
17	Pleasant Pond Association	\$23,200	1
18	First Congregational Church	\$11,000	1
19	Boy Scout Troop 35	\$3,500	1
	Total	\$8,082,353	83

## Anticipated Projects - Category A: Eligible Project, Detailed Cost Estimate, Strong Support

Historic Preservation	Town of Hamilton	Renovation of Town Hall	\$2,000,000	2021
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## 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	2021
Community Housing	Affordable Housing Trust	Construction of New Community Housing	\$250,000	2021
Historic Preservation	American Legion	Roof, Gutter and Downspouts	\$42,000	2021

## 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	2022



# **Hamilton CPC 2020 Annual Meeting**

## **Potential Grant Requests Anticipated for Fall 2020 Town Meeting**

- Town Hall Building Committee \$2M
- Congregational Church steeple rebuild – details TBD

# Hamilton CPC 2020 Annual Meeting

## Allowable Uses of CPA Grant Money

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes (if acquired or created with CPA funds)	Yes	Yes	Yes (if acquired or created with CPA funds)

# Hamilton CPC 2020 Annual Meeting

## 2020-2021 TIMELINE FOR CPC PROJECT REVIEW

- **Thursday, July 9th, 2020** CPC Meeting
- **Monday, July 27th, 2020** Annual Public Hearing – Joint Hearing with BOS (tentative)
- **Thursday, August 6th, 2020** Deadline to submit Eligibility Application for consideration for Special Town Meeting
- **Thursday, August 13th, 2020** CPC Meeting to review Eligibility Applications
- **Thursday, September 3rd, 2020** Deadline to submit Funding Application for consideration for Special Town Meeting
- **Thursday, September 10th, 2020** CPC Meeting to review Funding Applications
- **Thursday, October 8th, 2020** CPC Meeting to prepare for Special Town Meeting
- **Saturday, November 7th, 2020** Special Town Meeting (tentative)

# Hamilton CPC 2020 Annual Meeting

## 2020-2021 TIMELINE FOR CPC PROJECT REVIEW (Cont'd)

- **Thursday, December 10th, 2020** CPC Meeting
- **Thursday, January 7th, 2021** Deadline to submit Eligibility Application for consideration for Annual Town Meeting
- **Thursday, January 14th, 2021** CPC Meeting to review Eligibility Applications
- **Thursday, February 4th, 2021** Deadline to submit Funding Application for consideration for Annual Town Meeting
- **Thursday, February 11th, 2021** CPC Meeting to review Funding Applications
- **Thursday, March 11th, 2021** CPC Meeting to prepare for Annual Town Meeting
- **Saturday, April 3rd, 2021** Annual Town Meeting (estimated)
- **Thursday, April 8th, 2021** CPC Meeting
- **Thursday, May 13th, 2021** CPC Meeting
- **Thursday, June 10th, 2021** CPC Meeting

# Hamilton CPC 2020 Annual Meeting

**We would like to have your ideas for CPC grant requests.**

**CPC Meetings are at 7:00 PM on the second Thursday of each month.**

Jay Butler, Chair CPC

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Pat Shannon, CPC Coordinator

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