



# Community Preservation Committee Public Forum

June 2nd, 2022



 MILTON  
COMMUNITY  
PRESERVATION  
COMMITTEE



# Welcome - Committee Introduction



Rob Levash  
Chair



Jenny Russell  
Vice-Chair



Pete Jackson  
Treasurer



Linda Weld  
Member



Tom Callahan  
Member



Ted Carroll  
Member



Wendy Garpow  
Member



Rich Boehler  
Member



Joe Duffy  
Member



Kathleen O'Donnell  
Advisor

- Timeline
- What is the Community Preservation Act?
- Minimum allocated funding per state law
- Allowable Spending Purposes
- CPA Application Process
- Community Housing
- Historic Preservation
- Open Space
- Recreation
- Breakout Sessions



# Timeline





# What is the Community Preservation Act?

CPA is a state law passed in 2000 that allows Massachusetts communities to conduct a referendum to add a small surcharge on local property taxes. When combined with matching funds from the statewide Community Preservation Trust Fund, this dedicated fund is used to build and rehabilitate parks, playgrounds, recreation fields, protect open space, support local affordable housing development, and preserve historic buildings and resources. The town of Milton adopted the Community Preservation Act in 2020. Funds will be available in the FY 2023 for CPA projects.

## 5 facts about CPA's statewide impact:

1



**189**

**cities and towns** adopted CPA, 65% of MA residents live in CPA community.

2

The **amount raised** for community preservation funding **statewide**:

**\$2.65 billion**



3



**32,566**

**acres of open space preserved.**

**3,000**

**outdoor recreation projects** including ball fields, trails, and parks.



4

Housing units **created**:

**8,700**



Housing units **supported**:

**14,700**

5

**6,300**

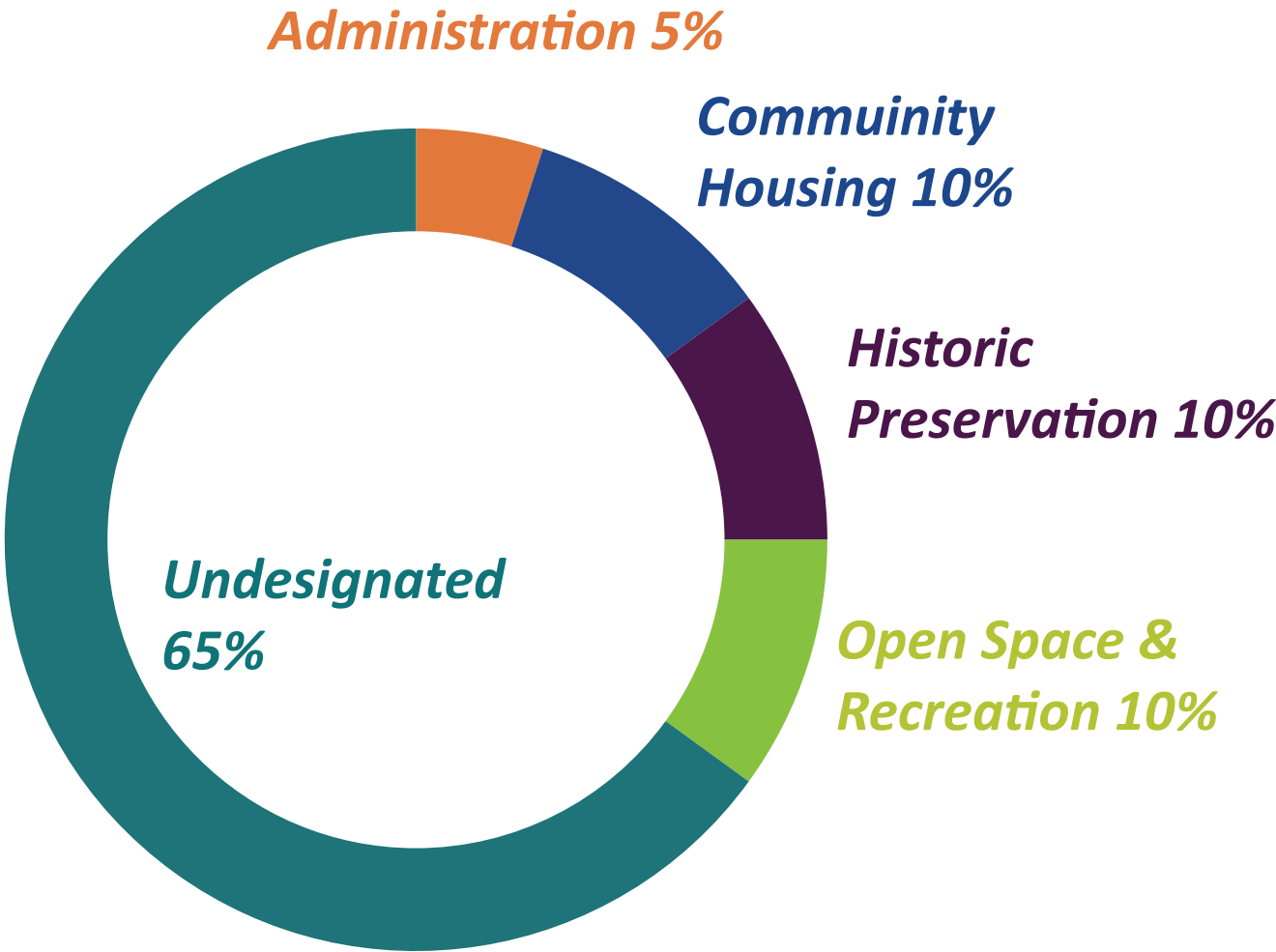
**historic preservation projects.**





# Minimum funding allocation per state law

A Minimum of 10% of the municipalities annual Community Preservation Fund must be spent or allocated in three distinct areas: 1.) Community Housing 2.) Historic Preservation 3.) Open Space & Recreation. Up to 5% can be spent on administrative fees for operating and clerical needs. The remaining 65% may be spent or allocated to any one or combination of the three CPA-eligible funding categories at the discretion of the Community Preservation Committee and subject to the approval of the municipality.



FY2022 Estimated CPA Funds: \$0.76M  
FY2023 Projected CPA Funds: \$1.00M  
Total Funds: ~\$1.76M



# Allowable Spending Purposes

Project Eligibility & Terms <sup>1</sup>	Community Housing	Historic Preservation	Open Space	Recreation
	<p><i>Housing for low &amp; moderate income individuals and families , including low- or moderate income seniors age 60+</i></p> <p>+Moderate income is less than 100% of US HUD Area Wide Mean (AMI). +Low Income is less than 80% AMI</p>	<p><i>Buildings,structures, vessels, real property, documents, or artifacts</i></p> <p>listed on the State Registrar of Historic Places or determined by the Historic Commission to be significant in the history, archeology, architecture, or culture of Milton</p>	<p><i>Land to Protect:</i></p> <p>-existing and future well fields -aquifers and recharge areas-watershed land-agricultural land-grasslands-fields-forest land-fresh and salt marshes and other wetlands-ocean,river, stream, lake, &amp; pond frontage-beaches, dunes, and other coastal lands-lands to protect scenic vistas-land for wildlifeor nature preserve-land for recreation</p>	<p><i>Land for active or passive recreational use including but not limited to:</i></p> <p>-community gardens -trails-noncommercial youth and adult sports-use as a park-playground-or athletic field</p> <p>Shall not include horse or dog racing, artificial turf, or the use of land for a stadium, gymnasium, or similar structure</p>
<p><b>ACQUIRE</b></p> <p><i>Obtain by gift, purchase, devise, grant, rental, lease or otherwise.<sup>2</sup></i></p>	YES	YES	YES	YES
<p><b>CREATE</b></p> <p><i>To bring into being or cause to exist.<sup>3</sup></i></p>	YES	NO	YES	YES
<p><b>PRESERVE</b></p> <p><i>Protection of personal or real property from injury, harm, or destruction.</i></p>	YES	YES	YES	YES
<p><b>REHABILITATE/RESTORE</b></p> <p><i>Capital improvements, or the making of extraordinary repairs for the purpose of making (a resource) functional for its intended use including but not limited to improvements to comply with ADA, MAAB<sup>4</sup>, and other federal, state, local regulations, or access codes, or federal standards for historic properties.</i></p>	<p>YES</p> <p><i>If acquired or created using CPA funds</i></p>	YES	<p>YES</p> <p><i>If acquired or created using CPA funds</i></p>	YES
<p><b>SUPPORT</b></p> <p><i>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly directly to individuals &amp; families who are eligible for community housing, or to an entity that owns, operates, or manages such housing for the purpose of making housing affordable.</i></p>	YES	NO	NO	NO







# Community Housing

## GOAL:

1. Create affordable housing opportunities in Milton

## OPPORTUNITIES:

**Town Farm (4 acres)** - This land was deeded to the town in 1701 by Royal Governor Stoughton to benefit the poor of Milton. The remaining four acres is a great site for affordable housing. Potential for linking to trails in the Blue Hills and creating community gardens.

**Town owned parcels** - Milton controls parcels throughout town that could be potential sites for affordable housing without land acquisition costs. Work with Town Planning on leveraging these parcels.

**Negotiating with 40B developers** - CPA funds can be used to negotiate with Chapter 40B developers to increase the number of affordable units (and possibly decrease density in some circumstances).

**Privately Held Parcels** - Underutilized land owned by religious, educational and nonprofit institutions should be considered for affordable housing. (former Knights of Columbus building on Thacher Street is one example).

**Down payment and rental assistance** - While this type of assistance does not add new affordable units to our inventory, there is a need for this type of direct aid to renters or homebuyers as a complementary strategy.





# Historic Preservation

## GOALS:

1. To contribute to the rich history of the Town of Milton by investing in preservation and restoration projects that celebrate the historical significance of the area.

## OPPORTUNITIES:

- Old Town Lock-Up Building at Milton Landing
- Firehouses - East Milton, Central Ave, & Atherton
- Powder House
- Town Farm Houses
- Shipman Garden at 582 Blue Hill Ave
- Fletcher Steel Garden
- Forbes House & Barn
- Swift Hat House
- East Milton Library
- Crane Field & Railroad Historic District





# Open Space

## GOALS:

1. Expand, preserve, and restore existing open space throughout the community for improved benefit and use, particularly along current and future trails and paths, Blue Hills Reservation, conservation land, and ponds
2. Capitalize on opportunities to acquire and create new public open spaces through purchase, restoration, and/or green conversion
3. Increase and improve access to and connectivity between current and future open space resources
4. Preserve or restore wild and natural areas, native species, and wildlife habitats
5. Support climate resiliency and protect neighborhoods by expanding natural resources to mitigate the impact of flooding and climate change

## OPPORTUNITIES:

- **Pope's Pond** - Additional Bridge & trail improvements to circumnavigate
- **Pine Brook Trail** - Continuous Walking Trail from Neponset River to Popes Pond
- **Milton Landing & Hutchinson Field** - Connection Trail





# Recreation

## GOALS:

1. To facilitate more active and healthy lifestyles for Milton residents. The outcomes will not only be better health, but also stronger community connections and relationships.
2. Provide quality facilities and programs, equitably distributed throughout town, that serve a wide range of ages, interests, and abilities.

## OPPORTUNITIES:

- **Additional Recreational Facilities** - Expand opportunities for a broader age range at existing parks.
- **Working with and supporting the DPW** - to expand bicycle opportunities and improved sidewalk & path connections to parks, municipal facilities, and open spaces.
- **Identify new land or underutilized land** - for acquisition for park and recreation facilities.
- **Upgrade existing parks** - including athletic fields and ancillary facilities, to improve their utility. Included would be improved drainage, irrigation, fencing, plantings, and team and spectator amenities.





# Breakout Sessions

## Community Housing



Tom Callahan



Kathleen O'Donnell

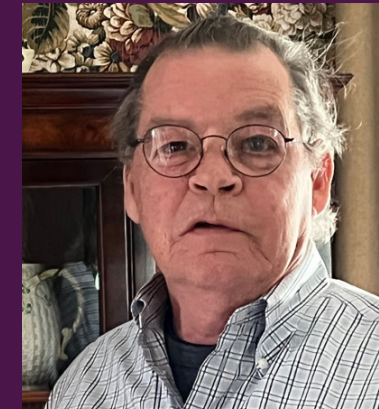


Rich Boehler

## Historic Preservation



Linda Weld



Joe Duffy

## Open Space



Jenny Russell



Wendy Garpow

## Recreation



Pete Jackson



Ted Carroll



Rob Levash