



Town
Meeting
CPC Articles
May 1st, 2023



ARTICLE 16 To see if the Town will vote to appropriate or reserve from the Community Preservation Fund annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in fiscal year 2024, with each item to be considered a separate appropriation:

Submitted by the Community Preservation Committee

RECOMMENDED that the Town vote to appropriate Community Preservation Act funds as follows:

Appropriations:

From FY2024 estimated revenues for Committee Administrative Expenses \$52,300

Reserves:

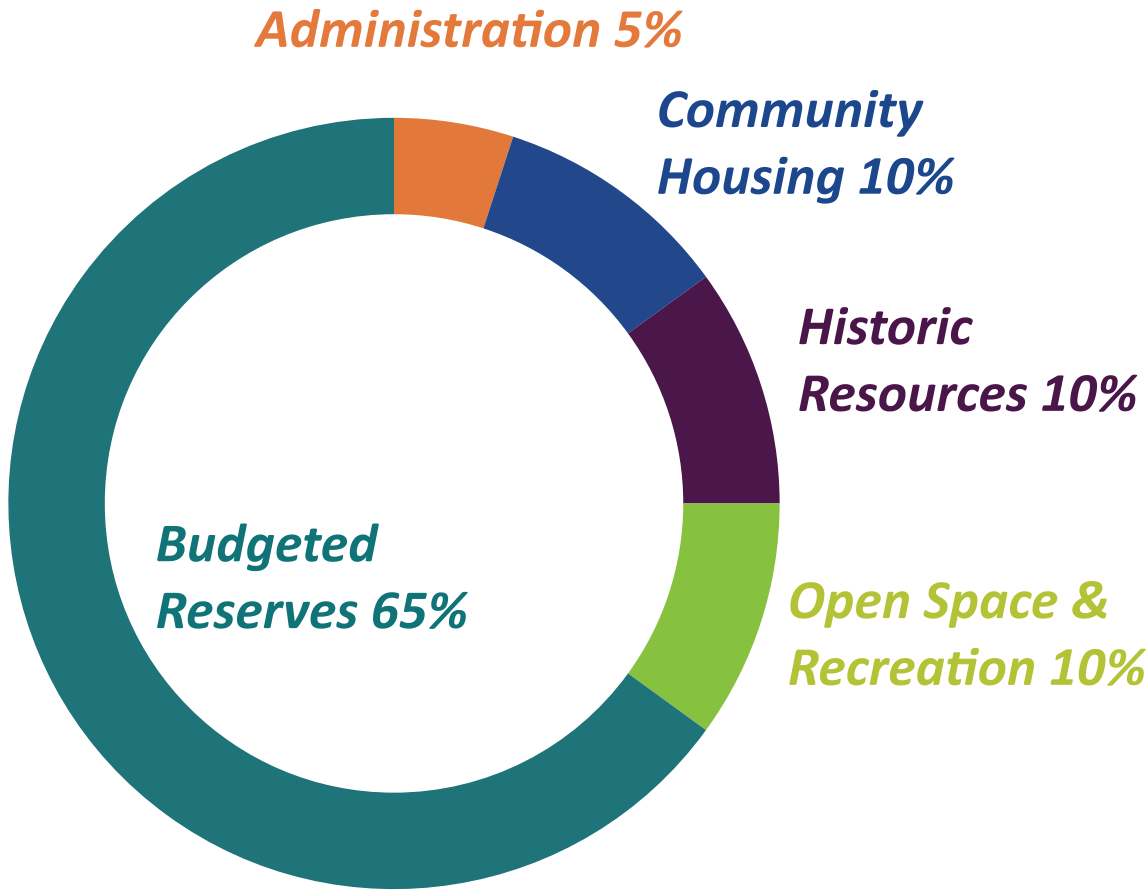
From FY 2024 estimated revenues for Historic Resources Reserve \$104,500

From FY 2024 estimated revenues for Community Housing Reserve \$104,500

From FY 2024 estimated revenues for Open Space and Recreation Reserve \$104,500

From FY 2024 estimated revenues for Budgeted Reserve \$679,700

COMMENT: The Town anticipates total Community Preservation Act revenue of \$1,045,500 in fiscal year 2024. After making the set asides for the three 10% reserve accounts, the Historic Resources Reserve, the Community Housing Reserve, and the Open Space and Recreation Reserve, as well as 5% for administrative costs, the Community Preservation Committee has recommended putting the remaining \$679,700 of the estimated total revenue in the budgeted reserve.



Community Preservation Committee - Members



Rob Levash
Chair
Select Board Appointee



Jenny Russell
Vice-Chair
Select Board Appointee



Pete Jackson
Treasurer
Select Board Appointee



Linda Weld
Member
Historical Commision



Tom Callahan
Member
Affordable Housing Trust



Ted Carroll
Member
Parks Commision



Wendy Garpow
Member
Conservation Commision



Rich Boehler
Member
Planning Board

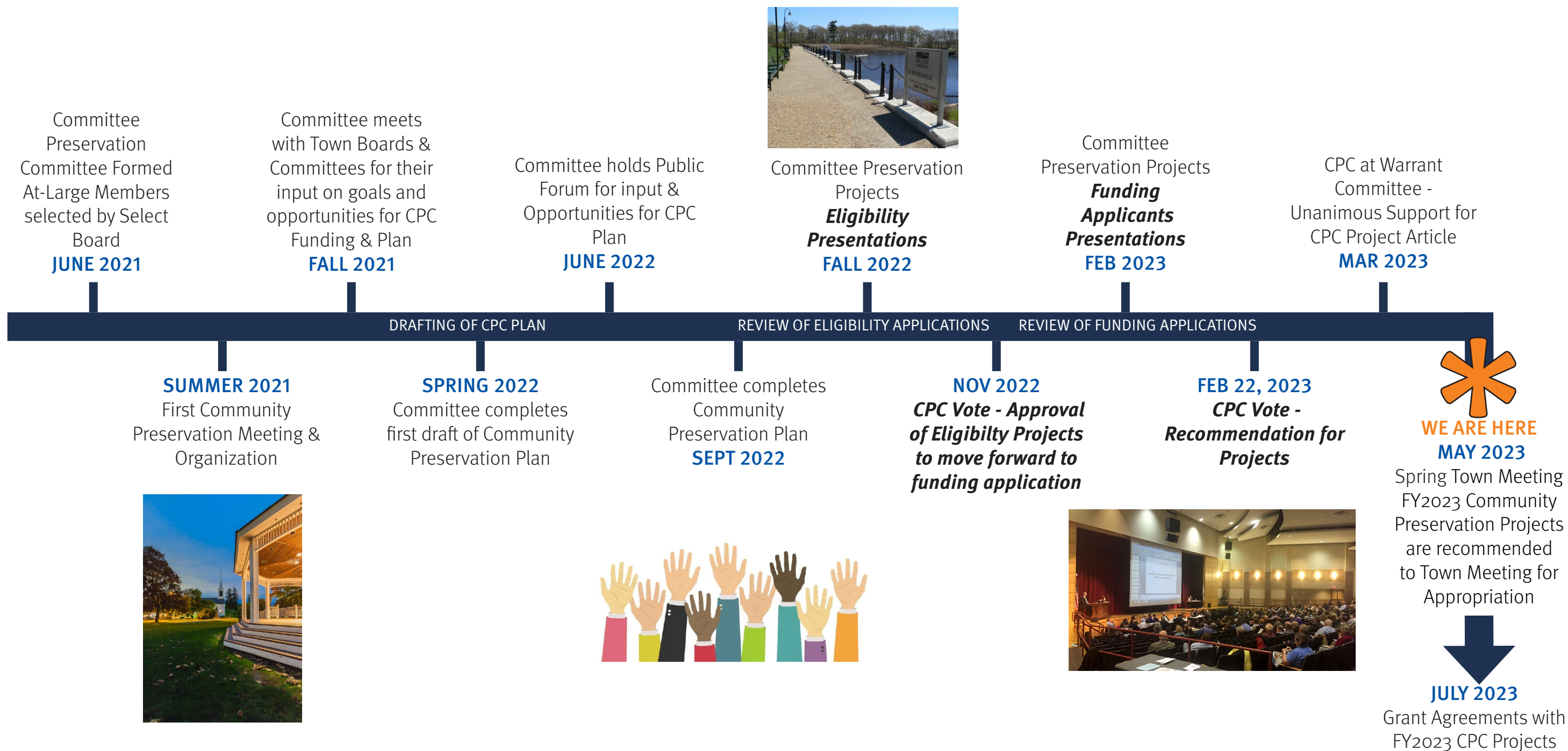


Joe Duffy
Member
Housing Authority



Kathleen O'Donnell
Past Member &
Consultant

CPC - How did we get here?



Budget for FY2023 CPC Projects



2023 CPA Budget

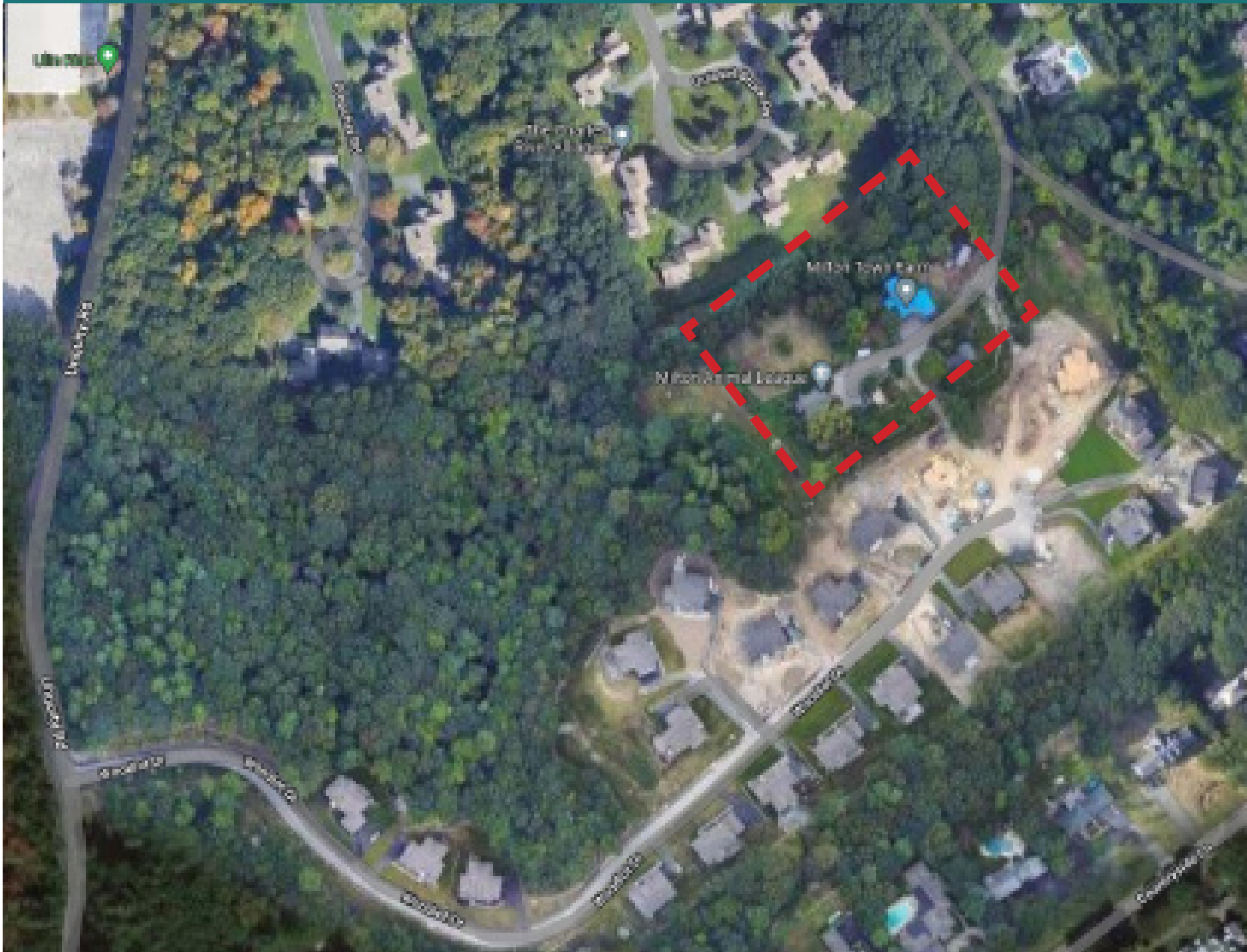
| | FY 2022 | FY 2022 Nov State Match | FY 2022 Dec State Match | FY 2023 Surcharge Receipts | FY 2023 | Grand Total: |
|-------------------------------|--------------|-------------------------|-------------------------|----------------------------|----------------|----------------|
| Sub-Total CPA Funds: | \$751,058.00 | \$227,687.00 | \$61,556.00 | \$772,800.00 | \$1,062,043.00 | \$1,813,101.00 |
| Administrative Funds (5%) | | | | | \$51,400.00 | \$51,400.00 |
| Community Housing (10%) | \$75,350.00 | | | | \$106,300.00 | \$181,650.00 |
| Historic Preservation (10%) | \$75,350.00 | | | | \$106,300.00 | \$181,650.00 |
| Open Space & Recreation (10%) | \$75,350.00 | | | | \$106,300.00 | \$181,650.00 |
| Budgeted Reserves (65%) | \$525,008.00 | | | | \$691,743.00 | \$1,216,751.00 |
| Total Available Funds: | | | | | | \$1,761,701.00 |

FY2023 Funding Applications - Tracker

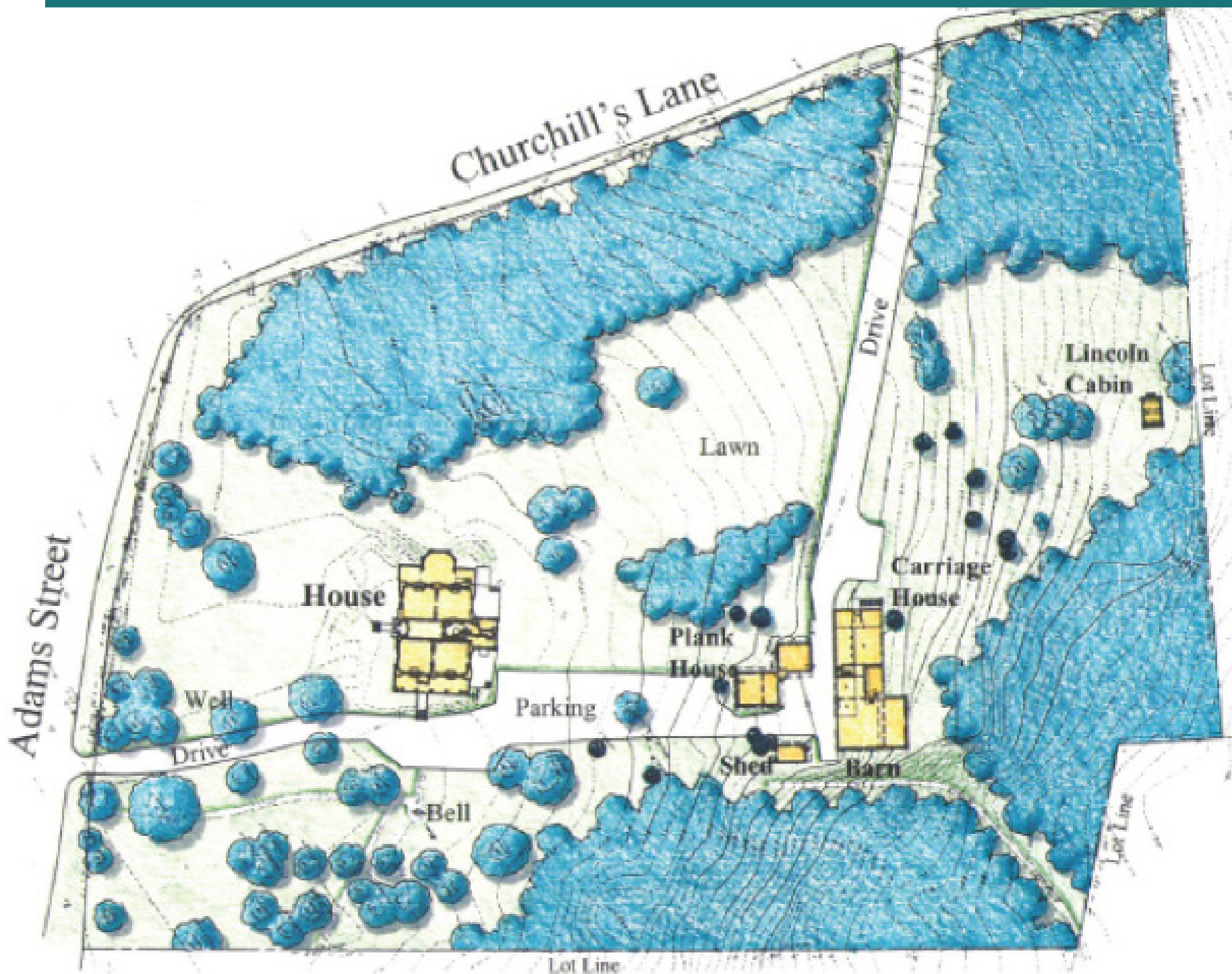


| | Application/Project | CPA Category: | CPA Funding Requested: | Total Project Cost: |
|----|---------------------------------------|-------------------------|------------------------|---------------------|
| 1 | Affordable Housing Trust | Community Housing | \$ 533,000 | \$ 19,970,000 |
| | Total: | | \$ 533,000 | \$ 19,970,000 |
| 2 | Forbes House | Historic Preservation | \$ 288,995 | \$ 440,047 |
| 3 | Town Lock-Up | Historic Preservation | \$ 220,000 | \$ 500,000 |
| 4 | Spaulding Garden Masonry Stablization | Historic Preservation | \$ 16,450 | \$ 16,450 |
| | Total: | | \$ 525,445 | \$ 956,497 |
| 5 | Turners Pond Path Improvement | Open Space & Recreation | \$ 75,000 | \$ 150,000 |
| 6 | Milton Farmer's Market - Wharf Park | Open Space & Recreation | \$ 25,000 | \$ 25,000 |
| 7 | Peverly Playground | Open Space & Recreation | \$ 40,000 | \$ 40,000 |
| 8 | Pope's Pond Pedestrian Bridge | Open Space & Recreation | \$ 125,000 | \$ 225,000 |
| 9 | Milton American Baseball | Open Space & Recreation | \$ 31,446 | \$ 36,844 |
| 10 | Milton Pickleball Courts | Open Space & Recreation | \$ 19,300 | \$ 19,300 |
| 11 | Upper Gile - LED Lighting Upgrades | Open Space & Recreation | \$ 288,822 | \$ 328,822 |
| | Total: | | \$ 604,568 | \$ 824,966 |
| | Total CPA Requested Funding: | | \$ 1,663,013 | \$ 21,751,463 |

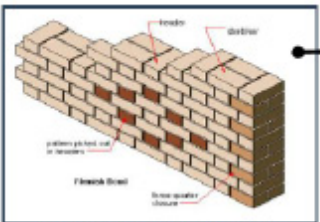
Milton Affordable Housing Trust - Milton's Poor Farm (Example)



Forbes - Carriage House & Shed



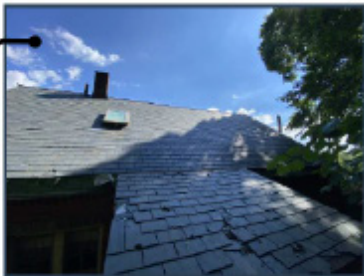
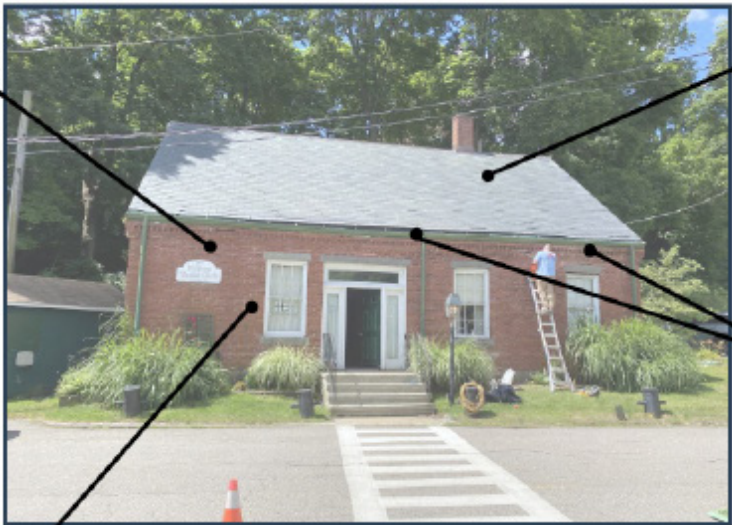
Town of Milton - Lock-Up



Multi-Wythe Brick Masonry



Wood Window & Granite Sill/Lintel



Slate roofing



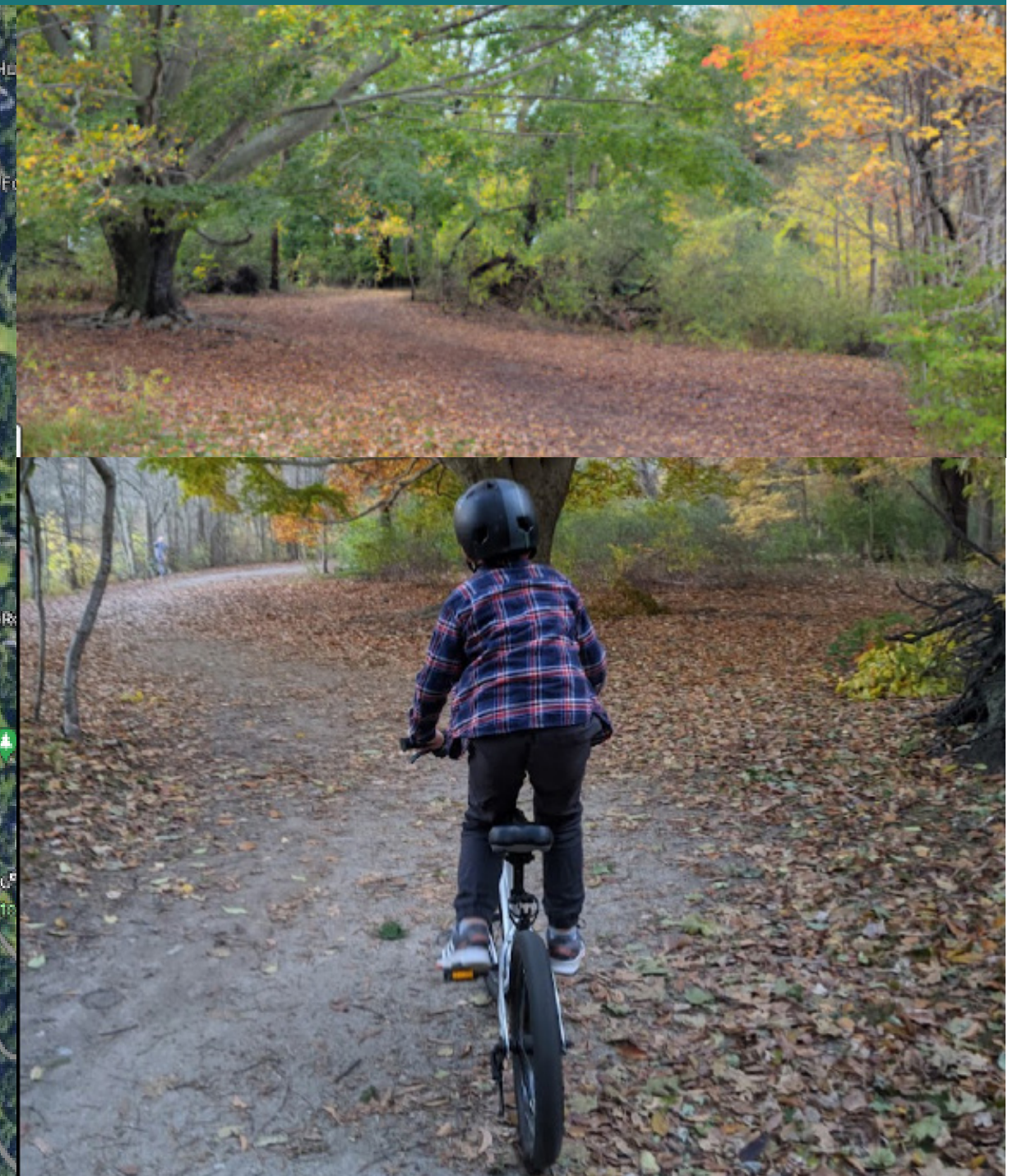
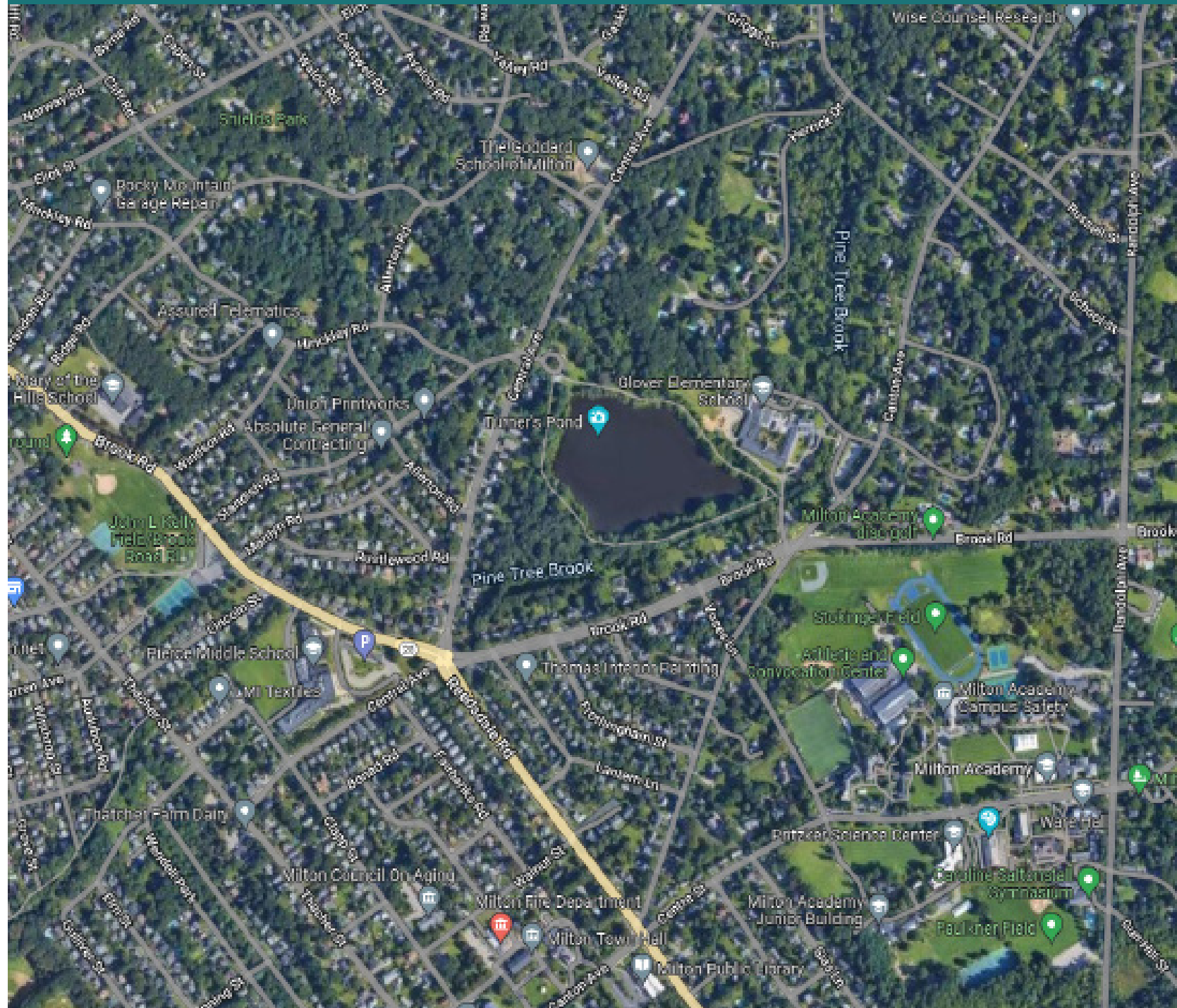
Metal Flashing and Brick Corbel



Milton Garden Club - Spalding Garden - Masonry Restoration



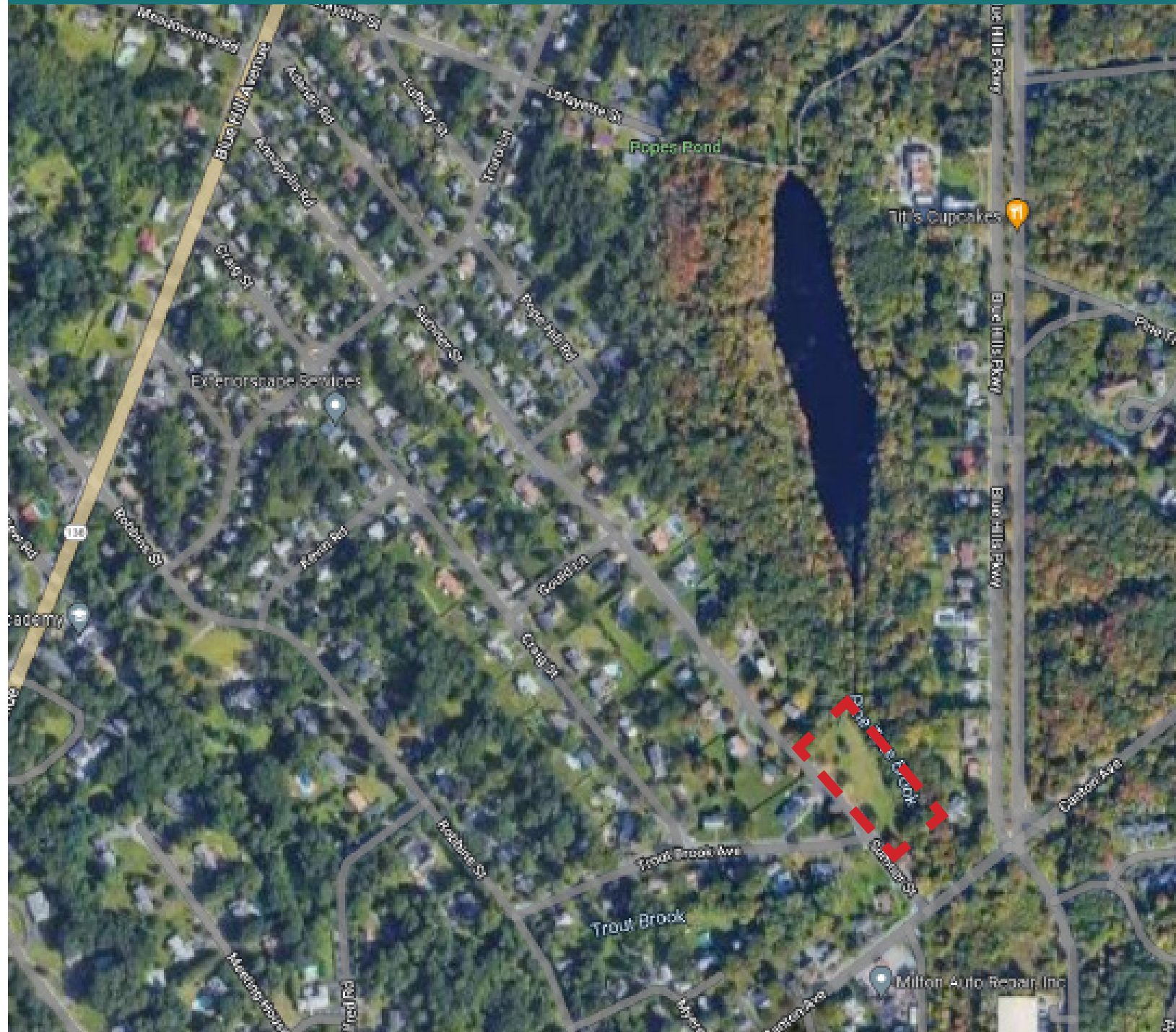
Turner's Pond - Path Improvements



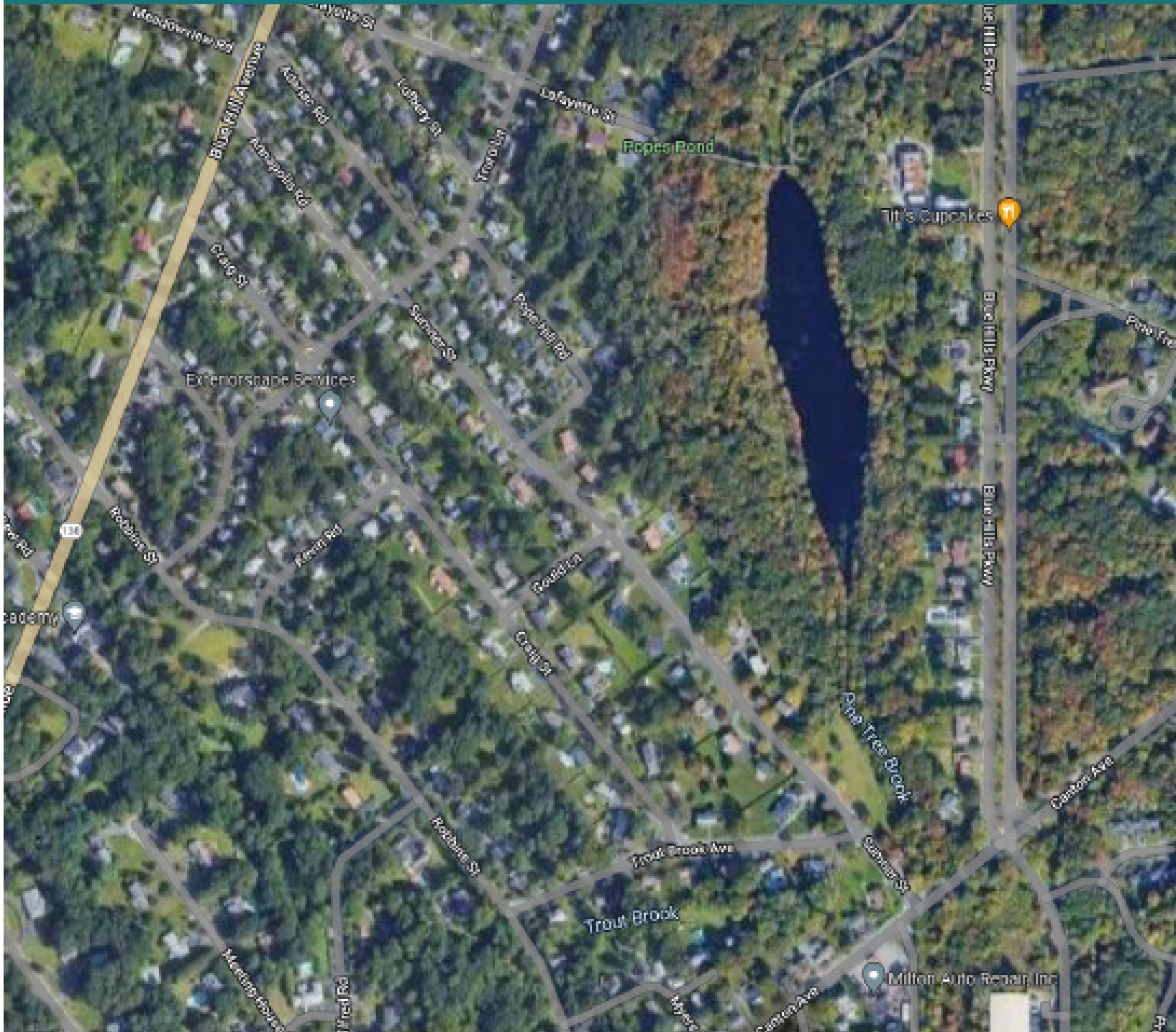
Wharf Park - Milton Farmer's Market Site Improvement Study



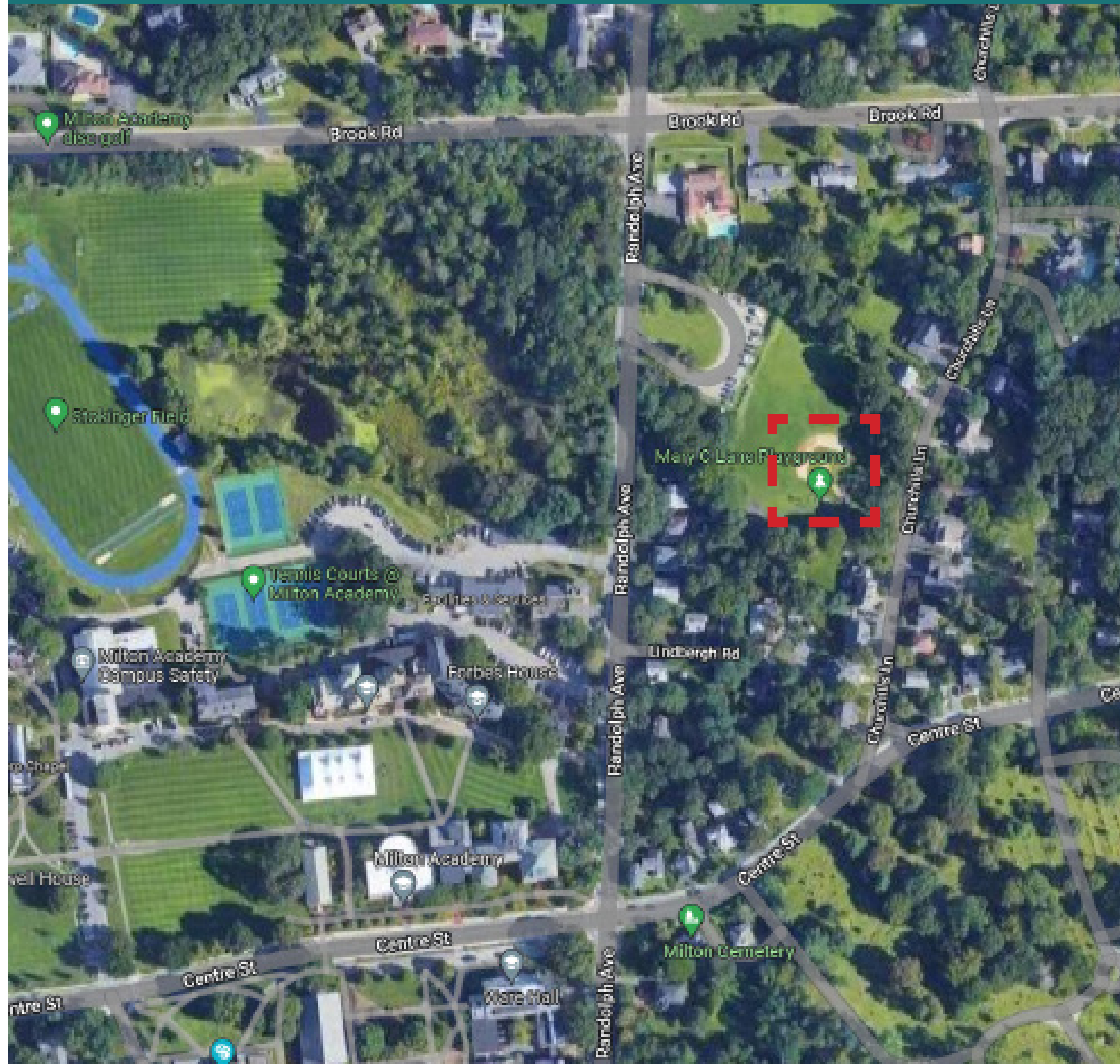
Peverly Park - Playground Study



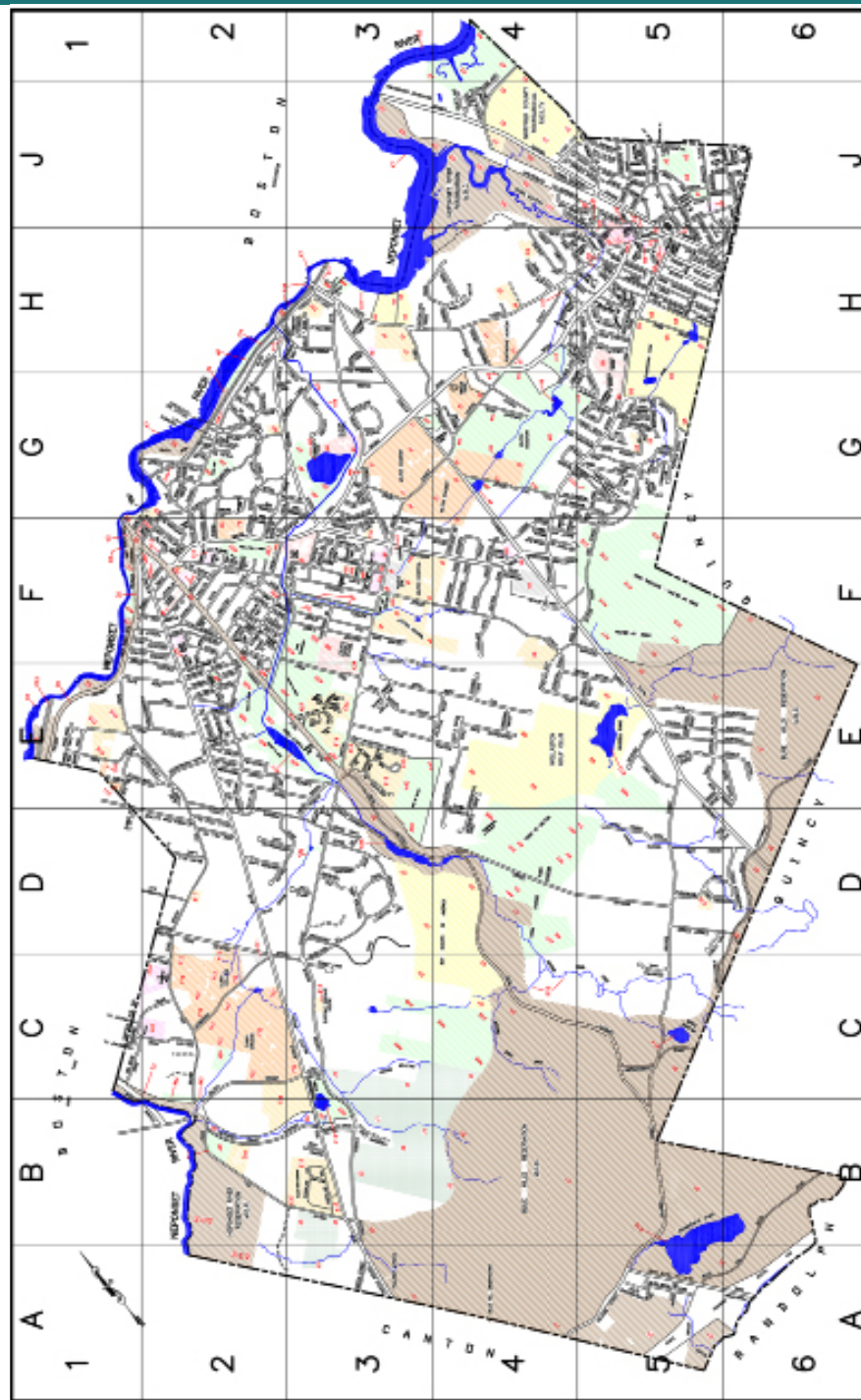
Pope's Pond - Pedestrian Bridge



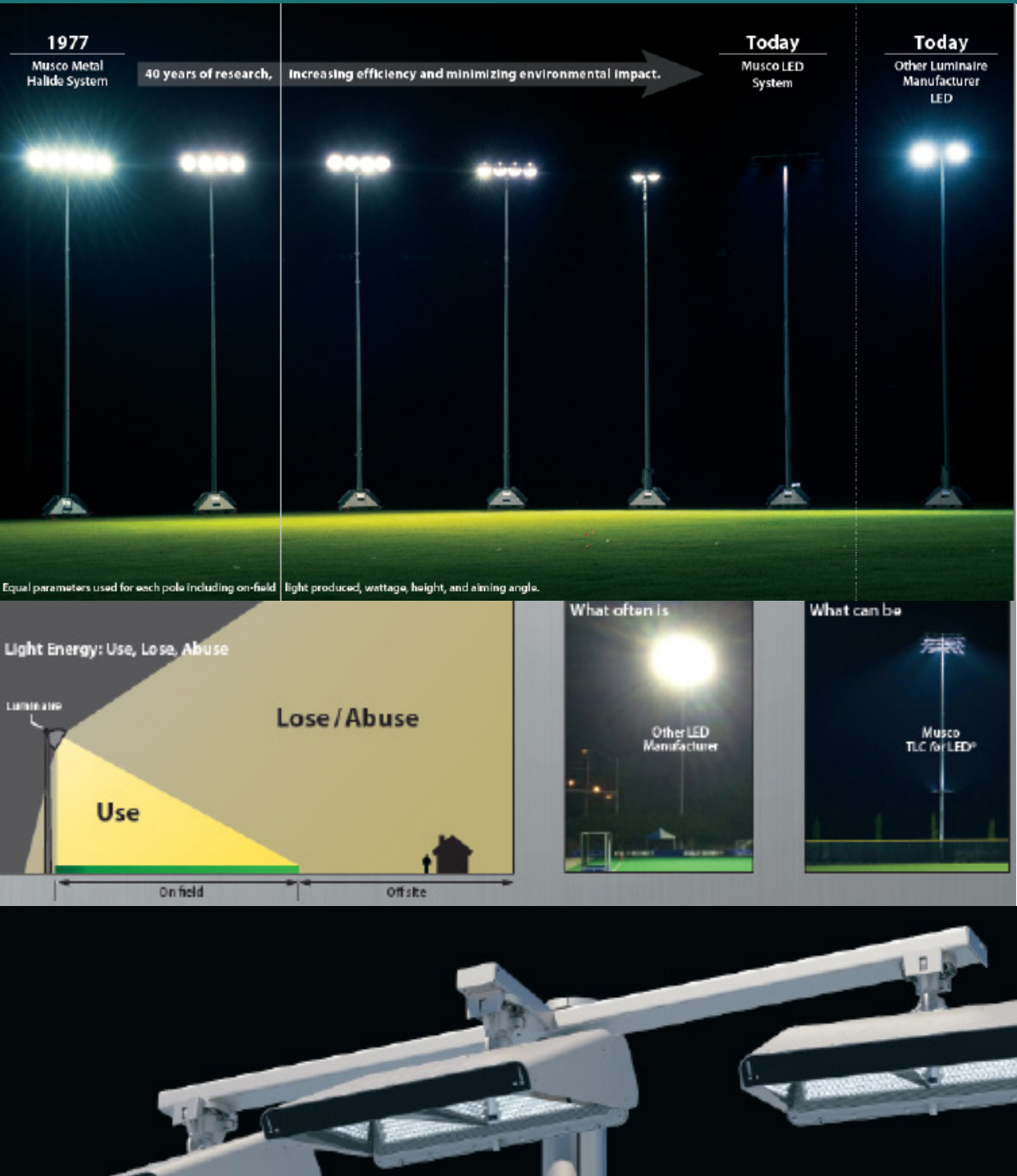
Milton American Baseball



Milton Pickleball Courts - Study



Middle Gile Field - LED Lighting



CPC - Article 17 - CPC Projects Recommendation

ARTICLE 17 To see if the town will approve projects and budgets recommended by the Community Preservation Committee at its meeting of February 22 to receive grants from Community Preservation Act funding; and to act on anything relating thereto. If approved by Town Meeting, all projects must enter into a Grant Agreement with the Town and submit regular progress and budget reports. A total of eleven (11) projects are recommended with each item to be considered a separate appropriation for a total of \$1,663,013 to be provided from CPA funds.

| CPA PROJECT FUNDING RECOMMENDATIONS | | | |
|---------------------------------------|-----------------------------------------------------------------------|------------------------------------|-----------|
| CPA CATEGORY: COMMUNITY HOUSING | | FUNDING SOURCE | AMOUNT |
| 1 | Milton Affordable Housing Trust | Community Housing Reserve Fund | \$103,000 |
| | | Undesignated CPA Fund | \$430,000 |
| | | Total Funding: | \$533,000 |
| CPA CATEGORY: HISTORIC PRESERVATION | | FUNDING SOURCE | AMOUNT |
| 2 | Milton Town Lock-Up Renovation Milton Historic Commission | Historic Preservation Reserve Fund | \$43,275 |
| | | Undesignated CPA Fund | \$176,725 |
| | | Total Funding: | \$220,000 |
| 3 | Forbes House Museum Carriage House & Barn | Historic Preservation Reserve Fund | \$43,275 |
| | | FY2023 Budgeted Reserve | \$101,717 |
| | | Undesignated CPA Fund | \$144,003 |
| | | Total Funding: | \$288,995 |
| 4 | Spalding Garden - Masonry Work Milton Garden Club | Historic Preservation Reserve Fund | \$16,450 |
| | | Total Funding: | \$16,450 |
| CPA CATEGORY: OPEN SPACE & RECREATION | | FUNDING SOURCE | AMOUNT |
| 5 | Turner's Pond Path Improvements Milton Parks & Rec | Open Space & Rec Reserve Fund | \$14,700 |
| | | FY2023 Budgeted Reserve | \$60,300 |
| | | Total Funding: | \$75,000 |
| 6 | Wharf Park - Planning Improvements Friends of Milton Recreation | Open Space & Rec Reserve Fund | \$14,700 |
| | | FY2023 Budgeted Reserve | \$10,300 |
| | | Total Funding: | \$25,000 |
| 7 | Peverly Park Playground Study Milton Parks & Rec | Open Space & Rec Reserve Fund | \$14,700 |
| | | FY2023 Budgeted Reserve | \$25,300 |
| | | Total Funding: | \$40,000 |
| 8 | Mary C Lane Baseball Improvements Milton Parks & Rec | Open Space & Rec Reserve Fund | \$14,700 |
| | | FY2023 Budgeted Reserve | \$16,746 |
| | | Total Funding: | \$31,446 |
| 9 | Middle Gile Sports LED Lighting Milton Parks & Rec | Open Space & Rec Reserve Fund | \$14,700 |
| | | FY2023 Budgeted Reserve | \$274,122 |
| | | Total Funding: | \$288,822 |
| | | | |

| | | | |
|-----------------------------------------|----------------------------------------------------------|-------------------------------|---------------------|
| 10 | Pickleball Court Study Milton Parks & Rec | Open Space & Rec Reserve Fund | \$14,700 |
| | | FY2023 Budgeted Reserve | \$4,600 |
| | | Total Funding: | \$19,300 |
| 11 | Pope's Pond Pedestrian Bridge Conservation Commission | Open Space & Rec Reserve Fund | \$14,800 |
| | | FY2023 Budgeted Reserve | \$110,200 |
| | | Total Funding: | \$125,000 |
| TOTAL FUNDING: | | | \$1,663,013 |
| PROJECT RECOMMENDATION BREAKDOWN | | | |
| CPA CATEGORY | | NUMBER OF PROJECTS | TOTAL AMOUNT |
| COMMUNITY HOUSING | | 1 | \$533,000 |
| HISTORIC PRESERVATION | | 3 | \$525,445 |
| OPEN SPACE & RECREATION | | 7 | \$604,568 |

Submitted by the Community Preservation Committee

RECOMMENDED that the Town vote to approve the projects and amounts shown in the following tabulation under the heading "CPA PROJECT FUNDING RECOMMENDATIONS," all projects must enter into a Grant Agreement with the Town and submit regular progress and budget reports, and each project shall be a separate appropriation:

| CPA PROJECT FUNDING RECOMMENDATIONS | | | |
|---------------------------------------|--------------------------------------------------------------|------------------------------------|-----------|
| CPA CATEGORY: COMMUNITY HOUSING | | FUNDING SOURCE | AMOUNT |
| 1 | Milton Affordable Housing Trust | Community Housing Reserve Fund | \$103,000 |
| | | Undesignated CPA Fund | \$430,000 |
| | | Total Funding: | \$533,000 |
| CPA CATEGORY: HISTORIC PRESERVATION | | FUNDING SOURCE | AMOUNT |
| 2 | Milton Town Lock-Up Renovation Milton Historic Commission | Historic Preservation Reserve Fund | \$43,275 |
| | | Undesignated CPA Fund | \$176,725 |
| | | Total Funding: | \$220,000 |
| 3 | Forbes House Museum Carriage House & Barn | Historic Preservation Reserve Fund | \$43,275 |
| | | FY2023 Budgeted Reserve | \$101,717 |
| | | Undesignated CPA Fund | \$144,003 |
| | | Total Funding: | \$288,995 |
| 4 | Spalding Garden - Masonry Work Milton Garden Club | Historic Preservation Reserve Fund | \$16,450 |
| | | Total Funding: | \$16,450 |
| CPA CATEGORY: OPEN SPACE & RECREATION | | FUNDING SOURCE | AMOUNT |
| 5 | Turner's Pond Path Improvements Milton Parks & Rec | Open Space & Rec Reserve Fund | \$14,700 |
| | | FY2023 Budgeted Reserve | \$60,300 |
| | | Total Funding: | \$75,000 |

| | | | |
|-----------------------------------------|-----------------------------------------------------------------------|-------------------------------|-------------------------|
| 6 | Wharf Park - Planning Improvements Friends of Milton Recreation | Open Space & Rec Reserve Fund | \$14,700 |
| | | FY2023 Budgeted Reserve | \$10,300 |
| | | Total Funding: | \$25,000 |
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| | | Total Funding: | \$288,822 |
| 10 | Pickleball Court Study Milton Parks & Rec | Open Space & Rec Reserve Fund | \$14,700 |
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| | | FY2023 Budgeted Reserve | \$110,200 |
| | | Total Funding: | \$125,000 |
| TOTAL FUNDING: | | | \$1,663,013 |
| PROJECT RECOMMENDATION BREAKDOWN | | | |
| CPA CATEGORY | | NUMBER OF PROJECTS | TOTAL AMOUNT |
| COMMUNITY HOUSING | | 1 | \$533,000 |
| HISTORIC PRESERVATION | | 3 | \$525,445 |
| OPEN SPACE & RECREATION | | 7 | \$604,568 |

COMMENT: The Town of Milton has adopted the Community Preservation Act (CPA) that generates monies for local Community Preservation funds through the implementation of a local CPA property tax. The Community Preservation Committee (CPC) conducts an annual Needs Assessment to determine the Town's priorities for open space, historic resources, community housing and outdoor recreation projects. Working with municipal boards, the CPC assesses the Town's preservation goals and conducts public informational hearings to seek the public's input on the Town's community preservation needs, opportunities, resources and priorities. Following the CPC's study of these issues, the CPC makes recommendations to Town Meeting for the expenditure from the Town's Community Preservation Fund for projects initiated through an Application for Community Preservation Eligibility that is available to the public on the CPC's town website.



After careful review and consideration of all project proposals, CPC recommended that eleven (11) projects be funded from CPA funds.

The Warrant Committee recommends approval of this article.

CPA FUNDS AT WORK

*PRESERVING & ENHANCING
OUR COMMUNITY*

Project Funding From The Citizens
of the Town of Milton





Allowable Spending Purposes

| Project Eligibility & Terms ¹ | Community Housing | Historic Preservation | Open Space | Recreation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p><i>Housing for low & 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, & 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> |
| ACQUIRE <i>Obtain by gift, purchase, devise, grant, rental, lease or otherwise.²</i> | YES | YES | YES | YES |
| CREATE <i>To bring into being or cause to exist.³</i> | YES | NO | YES | YES |
| PRESERVE <i>Protection of personal or real property from injury, harm, or destruction.</i> | YES | YES | YES | YES |
| REHABILITATE/RESTORE <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, MAAB⁴, and other federal, state, local regulations, or access codes, or federal standards for historic properties.</i> | <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 |
| SUPPORT <i>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals & 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> | YES | NO | NO | NO |