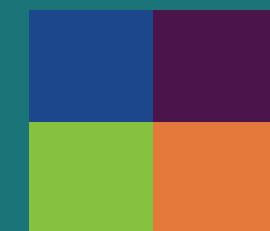




# Community Preservation Committee Public Forum

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



Committee Formed  
At-Large Members  
Appointed by Select Board

**JUNE 2021**

Committee meets with  
Stuart Saginor, Exec Dir. of  
Community Preservation  
Coalition

**AUGUST 2021**

Committee completes  
first draft of Community  
Preservation Plan

**SPRING 2022**



Committee at Town Meeting  
Appropriation of FY 2023  
Funds

**JUNE 2022**

Community Preservation  
Project Applications can be  
submitted to the Committee

**FALL-WINTER 2022**



Approved Community  
Preservation Projects are  
Funded

**JULY 2023**

**JULY 2021**  
First Community  
Preservation Committee  
Meeting



**FALL 2021**  
Committee meets with Town  
Committees & Boards for  
their goals & opportunities



**WE ARE HERE**  
**JUNE 2022**

Committee holds Public  
Forum for Plan Opportunities

**SEPT 2022**  
Committee completes  
Community Preservation  
Plan

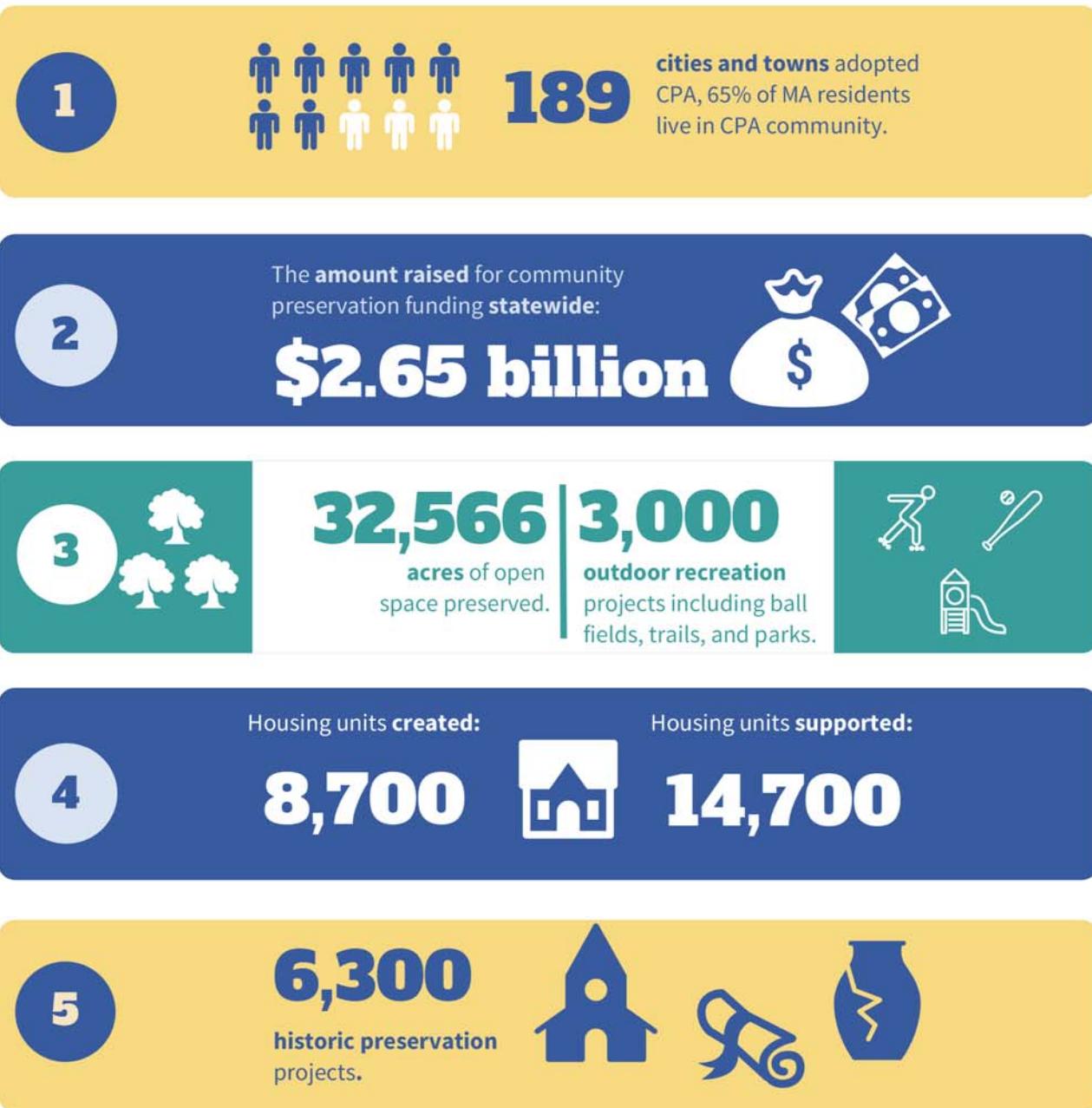
**MAY 2023**  
Town Meeting - Community  
Preservation Projects are  
recommended to Town  
Meeting for Appropriation

# What is the Community Preservation Act?



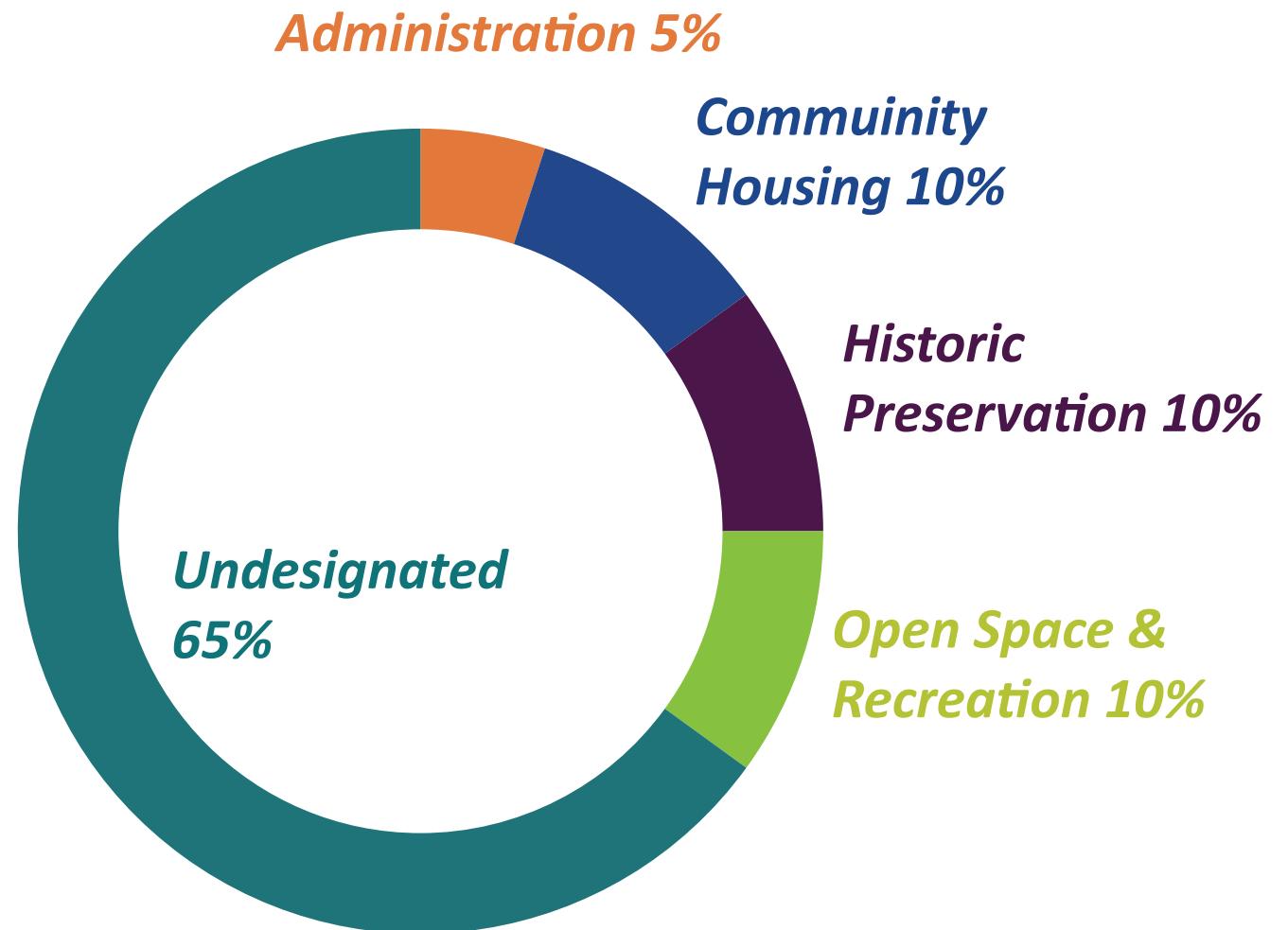
CPA is a state law passed in 2000 that allows Massachusetts communities to conduct a referendum to add a small surcharge on local property taxes. When combined with matching funds from the statewide Community Preservation Trust Fund, this dedicated fund is used to build and rehabilitate parks, playgrounds, 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:



## 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 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).</p> <p>+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 Register 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 -acquifiers 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 wildlife or 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>
<b>ACQUIRE</b> <i>Obtain by gift, purchase, devise, grant, rental, lease or otherwise.<sup>2</sup></i>	YES	YES	YES	YES
<b>CREATE</b> <i>To bring into being or cause to exist.<sup>3</sup></i>	YES	NO	YES	YES
<b>PRESERVE</b> <i>Protection of personal or real property from injury, harm, or destruction.</i>	YES	YES	YES	YES
<b>REHABILITATE/RESTORE</b> <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>	YES <i>If acquired or created using CPA funds</i>	YES	YES <i>If acquired or created using CPA funds</i>	YES
<b>SUPPORT</b> <i>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance 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>	YES	NO	NO	NO

# CPA Application Process



2-Step Process:

Eligibility Application:  
Opens July 1, 2022

Funding Application:  
Opens Sept 1, 2022

Date: \_\_\_\_\_



**Town of Milton**

Application for Community Preservation Eligibility

**Project Title:** \_\_\_\_\_

**Name of Applicant:** \_\_\_\_\_

**Name of Organization:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**CPA Category** (circle all that apply):  Community Housing  Recreation  
 Historic Preservation  Open Space

**CPA Funding Requested:** \$\_\_\_\_\_ **Total Project Cost:** \$\_\_\_\_\_

**Project Description:** Please provide a brief description below on how your project accomplishes the goals of the CPA and include an estimated budget. Please include any supporting materials as attachments.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Note:** This application enables the CPC to review the request to ensure eligibility and offer guidance. If eligible, an Application for Funding will be requested by the Committee.



Date: \_\_\_\_\_



**Town of Milton**

Application for Community Preservation Funding

**Project Title:** \_\_\_\_\_

**Name of Applicant:** \_\_\_\_\_

**Name of Organization:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**CPA Category** (circle all that apply):  Community Housing  Recreation  
 Historic Preservation  Open Space

**CPA Funding Requested:** \$\_\_\_\_\_ **Total Project Cost:** \$\_\_\_\_\_

**Please attach answers to the following questions. Include supporting materials as necessary.**

- Project Description:** Please give a detailed project description, including specific objectives.
- Goals:** How does this project accomplish the goals of the CPA: (See guidelines for Project Submission in Milton's CPC Plan for general criteria.)
- Timeline:** What is the schedule for project implementation, including a timeline for critical milestones? When do you anticipate completion of project?
- Budget:** Please provide a full project budget including the following information, as applicable:
  - Total amount of the project cost, with itemization of major components.
  - Additional funding sources. Please include those that are available, committed, or under consideration.
  - Provide basis for your budget and sources used in estimation.
- Support:** Have the appropriate Town Boards and Commissions support and/or approve the project? Has there been community outreach and support from residents for this project?

**Note:** Please attach all supporting documentation for consideration by the committee.



# 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 Pope's 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



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