

# Town of Hanson Community Preservation Plan

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**Hanson Community Preservation Committee**  
**with Community Opportunities Group**

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## INTRODUCTION

The Town of Hanson Community Preservation Committee (“HCPC or the Committee”) is pleased to present the 2016 Town of Hanson Community Preservation Plan. This Plan describes the process for administering the Community Preservation Act (CPA) in the Town of Hanson. The Plan presents a description of the CPA as it applies to the Town, an analysis of local needs and goals for CPA program areas, and priorities and potential projects to utilize CPA funding over the next five years. It represents an informational document for the citizens of the Town, a guideline for applicants seeking project funding through the CPA, and blueprint for this and future CPA Committees in making recommendations to Town Meeting for project funding. The Committee recognizes and encourages that the Plan be modified by future CPA Committees in response to changing goals and experience with the CPA over time.

This Plan was created after extensive outreach and work by Committee members and other Town staff, together with a consultant, Community Opportunities Group, Inc. The Committee makes an ongoing effort to meet with many interest groups, including Town department heads and staff, Town committees, environmental and land trust organizations, and the general citizenry. The Committee wishes to thank the Town citizens, Town officials, the Massachusetts Community Preservation Coalition, and Committee members, as well as other CPA committees for their assistance and input in the development of this Plan.

For additional information on the CPA statute and how it is being applied in municipalities across the State, visit the Community Preservation Coalition website at [www.communitypreservation.org](http://www.communitypreservation.org). For information on Hanson's Community Preservation activity, visit the Town website at [www.hansoncommunitypreservation.org](http://www.hansoncommunitypreservation.org).

## About the Community Preservation Act

The Community Preservation Act, M.G.L. c. 44B, (“CPA”) is a Massachusetts law that allows participating cities and towns to create a dedicated fund for important projects that can greatly impact a community’s character and quality of life. Communities raise money locally for the CPA through a small surcharge on property taxes (between 1% and 3%, as selected by the community). In addition to the property tax surcharge, the state provides matching funds between 5% and 100% of the funds raised by the community. State funds used to match local CPA funds are collected through surcharges at the Registries of Deeds on transactions in all Massachusetts municipalities which pay into the Commonwealth’s Community Preservation Trust Fund. The actual percentage of matching grants varies from year to year, depending on the availability of funds in relation to the local contributions of participating communities.

Community Preservation Act funds must be used for public community preservation purposes. The CPA requires that communities spend, or set aside for future spending, a minimum of 10% of annual CPA receipts for: open space, historic preservation, and community housing. The remaining 70% of funds may be allocated to any one or a combination of the three main uses,

including public recreational purposes, at the discretion of the Community Preservation Committee and subject to the approval of town meeting.

The following guidelines summarize these public purposes:

- J **The acquisition, creation, and preservation of open space.** Open space, as defined by the CPA, “shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh water marshes and other wetlands, river, stream, lake and pond frontage, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”
- J **The acquisition, creation, preservation, and support of community housing.** The CPA defines community housing as, “low-and moderate- income housing for individuals and families, including low-or moderate- income senior housing.” The term “support” includes expenditures such as development of a Housing Needs Assessment for the town, hiring a Housing Coordinator, or creating a rental assistance program for income-eligible residents.
- J **The acquisition, preservation, rehabilitation, and restoration of historic resources.** The CPA recognizes historic resources as, “historical structures and landscapes,” including “a building, structure, vessel, or real property that is listed or eligible for listing on the State register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a town.
- J **The acquisition, creation, and preservation of land for outdoor recreational use.** The CPA defines recreational use as, “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. ‘Recreational use’ shall not include the use of land for a stadium, gymnasium, or similar structure, nor the creation of artificial turf fields.”

Community Preservation Act funds may also be used for annual “administrative and operating expenses” of the Committee, not to exceed 5% of the Fund’s estimated annual revenues.

Determining Project Eligibility				
	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
Source: Community Preservation Coalition				

## CPA in Hanson

Hanson adopted the CPA with a 1.5% property tax surcharge rate and a local bylaw establishing a Community Preservation Committee (CPC) at the May 2008 annual Town Meeting. The CPA Bylaw in Hanson exempts the first \$100,000 of residential property value from the surcharge, and offers an additional exemption for “low income households”, as defined by Section 2 of the Community Preservation Act. As of 2015, Hanson homeowners are paying an average of \$47.69 per year for the CPA surcharge.

There are a total of nine CPC members: five members are representatives drawn from the Hanson Housing Committee, Conservation Commission, Historical Commission, Parks and Fields, and the Planning Board, while four seats are citizens-at-large positions appointed by the Board of Selectmen. The Community Preservation Committee has two important functions: to evaluate community needs in the areas for which CPA funding can be used, and to make recommendations to Town Meeting for the use of CPA funds. Only Town Meeting can allocate and appropriate CPA funds.

All citizens are welcome to attend the Committee's meetings. The times and locations of these meetings are posted at Town Hall and on the Town website, [www.hanson-ma.gov](http://www.hanson-ma.gov). Written comments or questions are welcome and may be submitted via email to [cpchanson@gmail.com](mailto:cpchanson@gmail.com) or directed to the Community Preservation Committee, Town Hall, 542 Liberty Street, Canton, MA 02021.

The CPC consults with various committees that are knowledgeable about each of the community preservation program areas, and gathers information from the public. The CPC evaluates proposals submitted by individuals, town boards, committees and community groups for use of CPA funds and decides whether to recommend projects to Town Meeting for funding. If the CPC recommends a project, a Warrant Article is written up and presented to the voters at Town Meeting to determine whether they support funding the project as recommended.

### Criteria for Evaluating Proposal

The CPC considers applications submitted by Town boards and departments or outside groups on a semi-annual basis. (A waiver may be requested for situations in which funding is sought outside of the normal budget cycle, however Town Meeting and DOR approval is still required.) The following are minimum requirements for projects seeking funding through Hanson's CPC:

1. Consistency with the Hanson Master Plan, Open Space and Recreation Plan or other planning documents related to community preservation that have undergone a public planning process;



2. Support of a relevant town board/committee (Conservation Commission, Recreation Commission, Historic Commission, Hanson Housing Authority, Hanson Housing Partnership, Board of Selectmen, Master Plan, etc.);
3. Preserves a threatened resource;
4. Public access (if applicable to project);
5. Affordable cost;
6. Consistent with preservation program priorities (will not divert funding from a project with a higher priority).

Projects are ranked more favorably to the extent that they are in alignment with CPC principles, are consistent with Town plans, have broad support, and leverage funds from other resources. A high priority is given to projects that are applicable to multiple program areas (e.g., historic preservation *and* recreation, etc.) Full requirements and criteria are provided in Appendix 1.

### Prior CPA Projects in Hanson

Following is a list of projects which have received CPA funding in Hanson since the surcharge was adopted in 2008

Table 1: CPA projects 2009-2016	
	Appropriated/Spent <sup>(1)</sup>
<b>Historic Preservation</b>	
Restoration and preservation of Assessor's maps, historic books, and records	\$4,752
Restoration and preservation of Town of Hanson historical books and records	\$3,299
Book scanner for use by all town departments & committees for historic books and records.	\$2,500
Repair and replace the roofs of two Historical Society buildings, the "Two-Holer" and the "Hearse House" located at 565 Main St.	\$6,000
Stabilization and repair of the "Bonney House" located on Plymouth County Hospital property at High Street (total of four separate appropriations)	\$71,700
Conduct an engineering feasibility study on the historic Camp Kiwanee firehouse	\$4,680
Camp Kiwanee North End Cabins	\$100,000
<b>Open Space</b>	
Purchase Thomas Mill and the adjacent property	\$74,000
Acquire 115 acres of open space (referred to as the Harris Stone property) located off of West Washington Street	\$42,367
Acquire the 11.2+ acre Poor Meadow Brook property	\$12,373
<b>Recreation</b>	
Refurbish town-owned baseball fields at the Botieri complex, cleaned-up and fixed the adjacent parking lot, and surveyed the Town Forest located next to the Botieri complex. (Leveraged \$250,000)	\$90,000
Whitman-Hanson Regional High School Outdoor Recreation Area (anticipated)	\$50,000
(1) Shows amount spent for projects which have been completed/closed, and amount appropriated for projects that are still in progress.	

To date, the Town has not used any of its CPA funds in the area of Housing. Figure 1 shows the distribution in spending among various program areas.



Several of the resources that Hanson has supported with CPA funding have relevance to multiple program areas. Notably, the acquisition of the Thomas Mill property may fit the criteria for Historic Preservation and/or recreation, although it was counted under Open Space. Future improvements of the park surrounding Thomas Mill might constitute recreation projects. Likewise, improvements to the grounds and outdoor facilities at Camp Kiwanee could be considered as recreation projects.

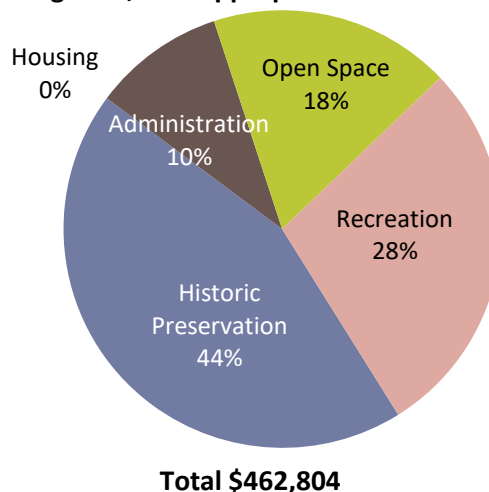
### Funding

Since Hanson adopted CPA in 2008, the town has raised a total of \$1,275,704 in local revenues for its Community Preservation Trust Fund. In 2016, the total CPA revenues from the local surcharge were \$189,402. State matching funds have also contributed to the town's CPA Trust Fund, amounting to \$356,195 over this time. The rate of matching has ranged from 26% to 52%, averaging 33%.

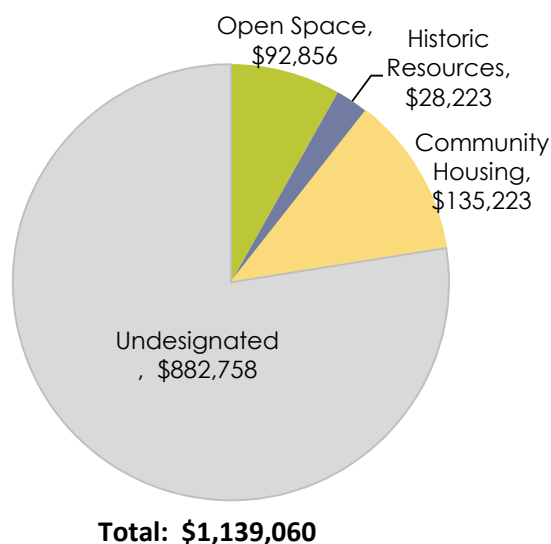
Hanson's CPA Trust fund currently has a total of \$1,139,060. As shown in Figure 2, this includes \$256,302 in reserves for specific program areas, and \$882,758 undesignated funds that may be spent in any program area. Over the next five years, the 1 surcharge can be expected to generate approximately \$200,000 annually, adding roughly \$1 million to the CPA Trust Fund, plus state matching funds. Assuming the state continues to match local revenues at around 30%, then a total of \$1.3 million in additional CPA funds can be anticipated over the next five years.

Table 2, Projected Local Revenue	
FY 2017	\$195,084
FY 2018	\$200,936
FY 2019	\$210,983
FY 2020	\$221,532
FY 2021	\$232,609
<b>5 Year Total</b>	<b>\$1,061,144</b>

**Figure 1, CPA Appropriations 2009-2016**



**Figure 2, Current Reserve Balances**



## EXISTING CONDITIONS AND RESOURCES

### Context

The Town of Hanson, 16.07 square miles in size, was incorporated on February 22, 1820 and is nearing its bicentennial. Located in Plymouth County, the town was formerly the west precinct of Pembroke, part of a territory purchased in 1662, which had previously served as a crossway between Native American settlements.



Geographically, Hanson consists of three “bands” of woodlands crossing the Town separated by three “strips” of lowlands, and lies within both the North and Taunton River Watersheds. Much of the town is low and wet, particularly in the great Cedar Swamp area to the south and Little Cedar Swamp area in the north. Hanson contains 10 ponds totaling 392 acres in surface area that provide the Town with approximately 10 miles of shoreline. The larger ponds are used extensively for fishing, boating and other forms of recreation. In addition, Hanson has several stream-based open space corridors which support wildlife migration and passive recreational trails.

Although the area had long been settled by Native Americans, the area’s abundant natural resources attracted early settlers. Throughout the 18<sup>th</sup> and 19<sup>th</sup> Centuries wood lots and cedar swamps provided wood products, meadows were drained for hayfields, and one of the first fishways in the colonies was built in the area now known as Wampatuck Pond. A number of small industries were active during the early periods of settlement. The introduction of wetlands cranberry cultivation and the establishment of the large Ocean Spray packing facility in the early 20<sup>th</sup> Century reinforced the agricultural tradition of the Town. While the cranberry industry has had major fluctuations in recent decades, its importance continues.

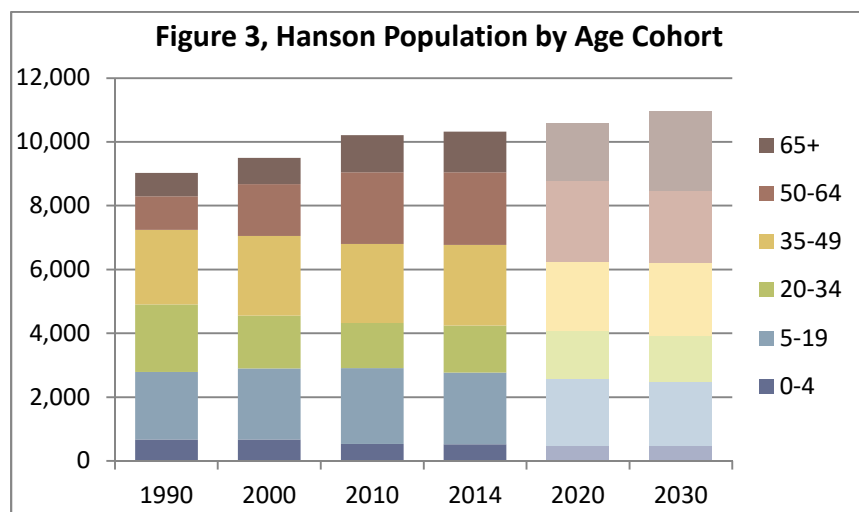
Hanson today maintains a semi-rural in character. Its varied landscape consists of forest, cranberry bogs, several small centers, large house lots in residential subdivisions, and small pond-side cottages which were once seasonal residences converted for year-round living. The town has little industry and few businesses. In spite of this, the amount of developed land has increased steadily from 23 percent of the town’s acreage in 1984 to 54 percent in 2005. Most of the town is served by a public water system that draws from local wells, but sewer service is not available.

## Demographic Profile

Hanson had a population of approximately 10,316 in 2014, with 3,438 households. The population grew by 7.5% between 2000 and 2010, while the number of households grew by 11%, reflecting a decline in average household size. Currently Hanson has an average of 2.99 persons per household, compared with 2.53 statewide.

Hanson's population is growing older, as seniors comprise a growing proportion of residents. Median age rose from 36.1 to 42.0 between 2000 and 2014. Over 38 percent of Hanson households include people over the age of 60.

At the same time, Hanson remains attractive to families with children; nearly 40 percent of households include children under the age of 18. Almost 80 percent of Hanson households are married or related families, while only 17 percent are individuals living alone (compared with 29 percent statewide).



MAPC projects a slower rate of growth in population and households over the coming decades, with a continuing shift in age demographics.

Table 3, Median Household Incomes

	Median Income All Households	Change in Household Income since 2010	Median Family Income	Median Nonfamily Income	Median Income Senior Households
<b>Hanson</b>	<b>\$93,771</b>	<b>14.41%</b>	<b>\$103,140</b>	<b>\$37,333</b>	<b>\$53,403</b>
Massachusetts	\$67,846	5.20%	\$86,132	\$39,227	\$39,550

At \$93,771, Hanson's median household income is relatively high compared with the state. However, incomes vary widely depending on household characteristics. While the median for families is over \$103,000, households headed by people over the age of 65 have a median income of just over \$53,000. Nonfamily households (most of whom are individuals living alone) have considerably lower incomes.

## Historic, Open Space, and Recreation Resources

Open space and historic resources define Hanson's landscape and its community character. A number of Hanson's resources have significance both as historic and open space/recreational assets. The Town has committed substantial investment in the acquisition and improvement of some of these assets in the past, including CPA funding. Future capital improvements may enhance their value and function for multiple purposes.

### Open Space

There is a substantial amount of protected open space in Hanson. The largest conservation area is the state-owned Burrage Pond Wildlife Management Area, which incorporates the Great Cedar Swamp. Nearly half of the 2,000 acre preserve is located in Hanson. Great Cedar Swamp is a very important resource as its water storage capacity acts to reduce flood potential by absorbing and releasing runoff slowly. Uplands adjacent to the Great Cedar Swamp also have potential for future use as a surface or ground water supply area.



There are approximately 781 acres of parcels either owned by the Hanson Conservation Commission or protected under conservation restrictions, including three significant properties acquired with assistance of CPA funds. Additional open space lands are owned by Plymouth County and several non-profit organizations. Several of these are permanently protected, but others may be vulnerable to a change of use in the future. There are also 938 acres of privately-owned land in Chapters 61, 61A, and 61B, including cranberry bogs, agricultural land, and forests. Some natural resource areas also have historical and archaeological significance due to their usage by Native Americans, as well as landscapes that reflect the Town's heritage.

**Bay Circuit Trail and Greenway** - The Bay Circuit Trail is a recreation trail and greenway corridor that extends through 34 towns in Eastern Massachusetts, linking parks and open spaces surrounding metropolitan Boston. It was conceptualized in 1929 as an 'outer emerald necklace' and has become a reality as communities have added more than 200 miles of trails along its length from Kingston Bay, Kingston, on the south to Plum Island, Newburyport, on the north. The Hanson portion of the Bay Circuit Trail and Greenway is largely in place, but there are several areas and crossings that could be improved upon in Hanson to enhance public access, safety, and regional connectivity.

**Public Water Resources** - Most of the town is serviced by the Crystal Springs well field. The field is 30 acres along Poor Meadow Brook in the southwest portion of town. In addition, a small portion of the town's water is purchased from Brockton. In 2010, the Town acquired 94 acres at Poor Meadow Brook just upstream from the Crystal Spring well field, which is managed by the Hanson Water Commission.

## Historic Assets

Cultural resource surveys form the basis of historic preservation planning at the local level. During a cultural resource survey, a town documents its historic resources on individual inventory forms that include historic and architectural significance narratives, photographs, and locus maps. Hanson last undertook a partial survey of its historic resources in 1996. To date, Hanson has submitted 213 areas, buildings, structures, objects, and cemeteries to the Massachusetts Historical Commission's Inventory of Historic and Archaeological Assets of the Commonwealth. (See Table 4 and Map 1.) The majority of surveyed resources are located in the State Street, Bonney Hill, and Main Street areas and at the Plymouth County Hospital site and Camp Kiwanee. There are significant areas of the town that have not been surveyed.<sup>2</sup>



**Table 4, Hanson Historic Inventory (1996)**

Areas <sup>1</sup>	10
Buildings	188
Structures	13 (9 Camp Kiwanee resources and 4 bridges)
Objects	1 (Camp Kiwanee sign)
Burial Grounds	1 (Fern Hill)

In addition to Camp Kiwanee and the Plymouth County Hospital site which includes the Bonney House (ca. 1800), other Town-owned historic assets include the 19<sup>th</sup> Century Town Hall (1872, expanded in the 1990s), the Schoolhouse #4 (1845) and surrounding buildings, and the Thomas Mill, which is a recreation of a 17<sup>th</sup> century sawmill constructed for the 1976 Bicentennial. The town also has many privately-owned buildings that contribute to its historic fabric including institutional buildings such as the Congregational Church (1748), Baptist Church (1820), and the expanded 20<sup>th</sup> Century St. Joseph the Worker Catholic Church; many 18<sup>th</sup> and early 19<sup>th</sup> century houses, and the later 19<sup>th</sup> Century houses in the Burrage Model Village on Reed Street

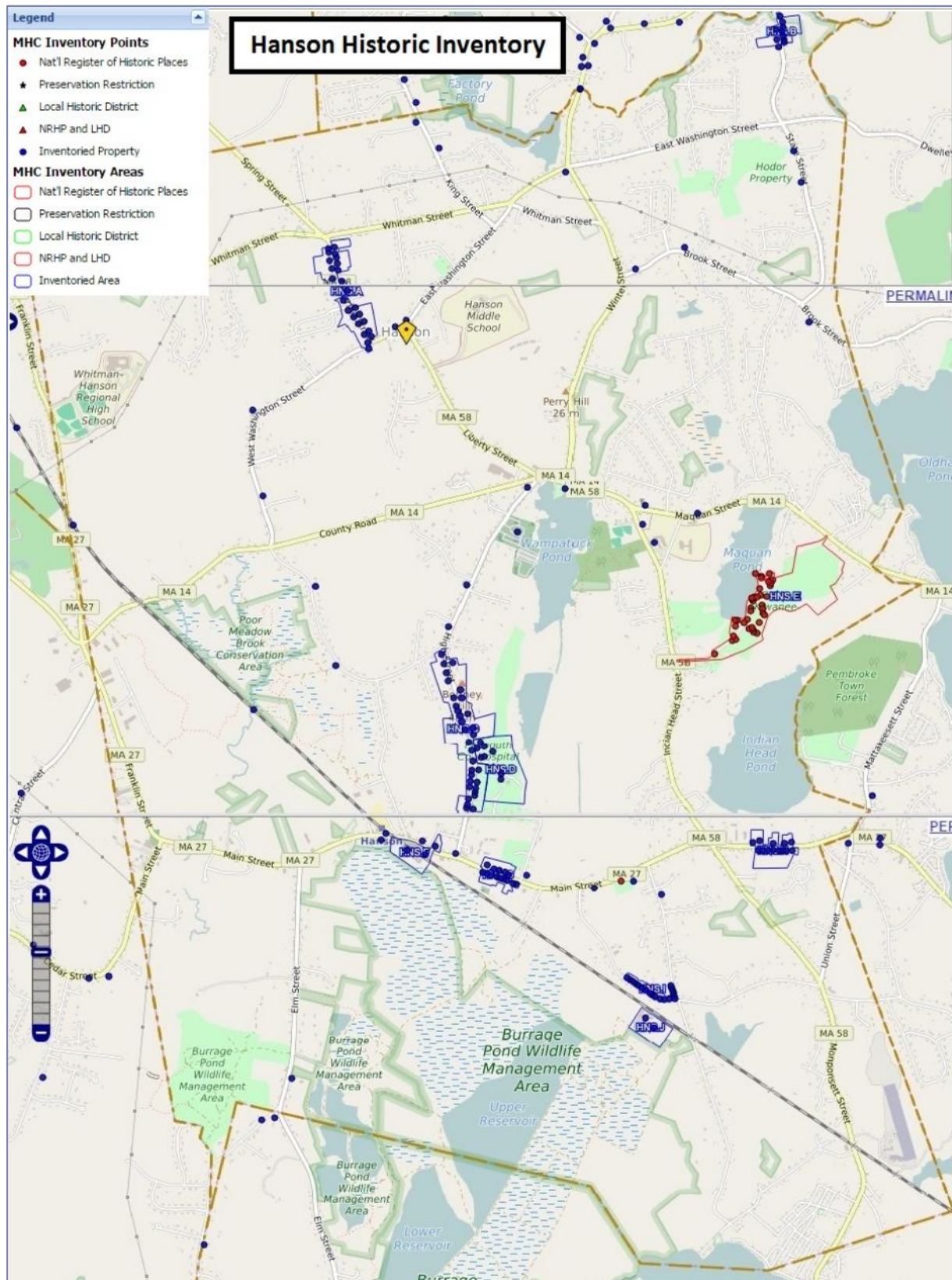
The Historical Commission was established by Town Meeting in 1974 in accordance with Massachusetts General Laws Chapter 40 Section 8 for the preservation, protection, and development of the historical or archeological assets of the town, and also coordinates the activities of other groups in carrying out similar purposes. Hanson Historical Society contributes volunteer advocacy for local historic resources, and maintains a collection of structures and artifacts. In addition, the Town Clerk, Assessor, and Library manage locally significant historical collections.

<sup>1</sup> Most Area Forms include more than one resource.

<sup>2</sup> Massachusetts Historical Commission MACRIS database, <http://www.mhc-macris.net>



Map 1



**Camp Kiwanee** - Camp Kiwanee is a 64-acre campground located at Maquan Pond and is listed on the National Register of Historic Places. The camp originally was the property of Boston industrialist Albert Burrage, who built his cabin “The Needles” there in 1905. In 1922 Burrage sold the property to the Camp Fire Girls, a non-profit organization which named the camp “Camp Kiwanee”. In 1979, the Town of Hanson bought Camp Kiwanee from the Camp Fire Girls, and



has operated it since then. The camp is now used as a Town park with a softball field, cabins for overnight camping, and a public swimming area at Cranberry Cove. There are also facilities for functions such as weddings, corporate events, and community theater. The Town developed a Camp Kiwanee Master Plan in 2005 and has implemented improvements over the past decade, some of which have been supported with CPA funds. At current, the Town is in the process of reorganizing management of the camp.

**Plymouth County Hospital** - In 1999, Plymouth County divested the 56-acre Plymouth County Hospital property on High Street, located in the center of Hanson between High Street and the Wampatuck Cranberry Bogs. The two-story main hospital buildings contain an estimated 46,000 square feet with another estimated 9,800 square feet in several smaller buildings on High Street, as well the building that previously housed the UMass Extension Service, and an antique Cape house known as the Bonney House. Unfortunately, the long period of disuse and lack of funding for maintenance resulted in severe deterioration of the main hospital buildings. The Town recently approved funding for demolition of the buildings and removal of hazardous materials in order to facilitate reuse of the property. Some of the outbuildings along High Street, including the Bonney House for which the Town has committed CPA funds for preservation, may be considered for future public use or disposition.

A Plymouth County Hospital Reuse Committee is tasked with oversight and planning for reuse of the property. Scenarios including affordable or mixed income residences have been considered for the main hospital campus, but the soil conditions do not support the septic requirements for large scale housing development. In the early 2000s, there was a development agreement between the Town and a developer for the creation of mixed residential reuse, however the project was not viable due to excessive development costs and the town subsequently took back ownership. Portions of the property have also been identified as priority areas for public/municipal use and/or conservation. Existing trails throughout the property can be improved, creating linkages to the Bay Circuit Trail, and there are opportunities to develop new recreational assets as well. It is the town’s collective hope that the future use of the site will achieve a number of public interest goals.



## Recreation

Hanson has several properties that provide opportunities for active outdoor recreation. In addition to Camp Kiwanee, these athletic fields and playgrounds at various schools and other Town-owned parks provide recreational facilities. The Town has used CPA funds to make improvements to some of these facilities to support their continued use.



The Recreation Commission has historically focused on Camp Kiwanee, which offers a range of recreation facilities including a softball field, swimming and boating area at Cranberry Cove, cabins for overnight camping, and indoor recreation and function facilities.

A separate Parks and Fields Commission was established to focus on other recreation needs in the community. Over the past 10 years the Town has undertaken major rehabilitation of the Hancock Street fields and the Memorial Fields complex, and rehabilitated the old police station on Indian Head Street to provide office and meeting space for Hanson Youth Sports. A new ball field is in progress on Indian Head Street, and softball fields are in planning stages for the Middle School.

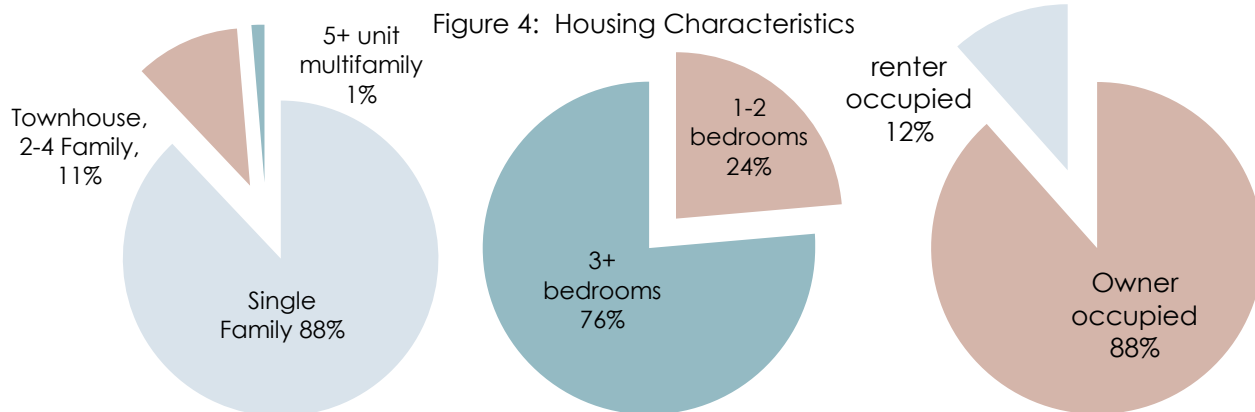
Table 5, Recreation Facilities

Park	Location	Outdoor Recreation Facilities
Botieri Field	Indian Head Street	3 Baseball fields, skateboard park
Camp Kiwanee	Off Indian Head Street	Playing field area, tent camping
Cranberry Cove	Camp Kiwanee	Beach area for swimming, boating on Maquan Pond
Hanson Middle School	Liberty Street	Soccer field, softball field, lacrosse
Indian Head School	Indian Head Street	Walking track, soccer/lacrosse, playground
LZ Thomas School	Main Street	Softball field
Maquan School	School Street	Soccer field, baseball field, playground
Memorial Field	Robinson Street	2 Baseball fields, soccer field
Red Harrington Park	Hancock & Union Park Streets	Baseball field & basketball court

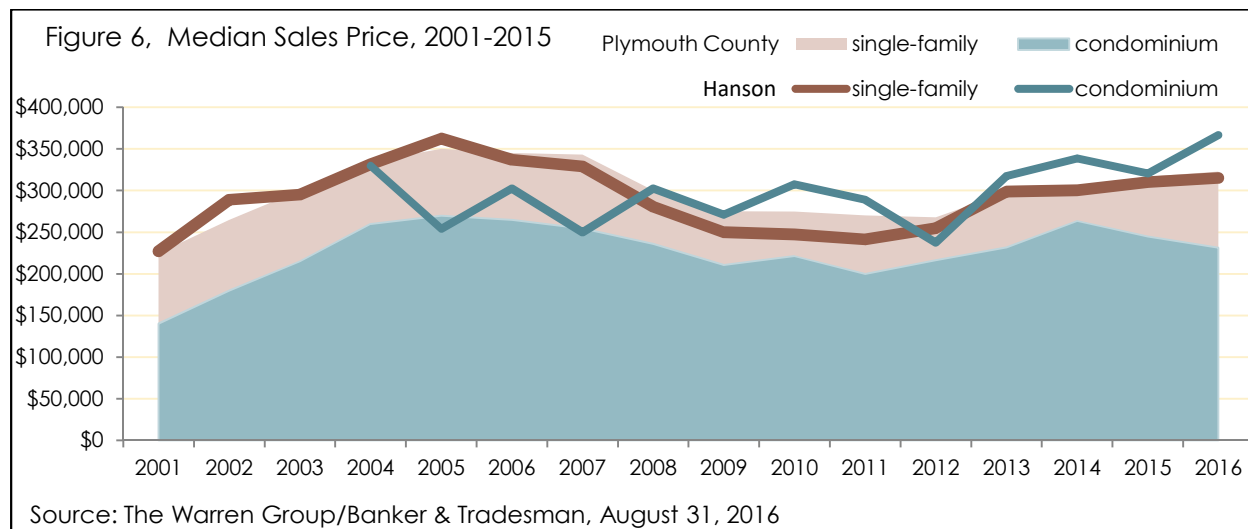
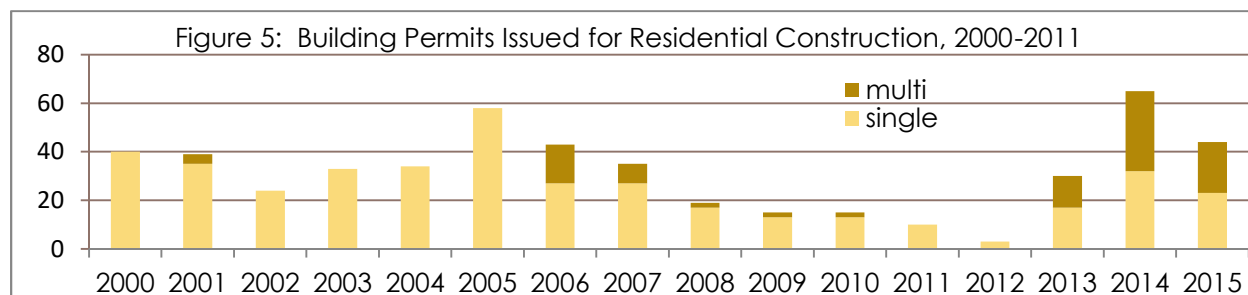
In addition to these active recreation facilities, the Conservation Commission maintains trails on conservation lands, including the Town Forest, Camp Kiwanee, Burrage Pond Wildlife Management Area, Poor Meadow Brook Greenway, Rocky Run Conservation Area, the Webster-Billings Property, the Brian Gaffey Conservation Area, and other open space parcels. There is also boating and/or swimming access at Indian Head Pond, Oldham Pond, Maquan Pond, Wampatuck Pond, and Monponsett Pond.

## Housing Supply

Hanson's population trends in part reflect the housing opportunities that the town has to offer. Hanson's housing stock is predominantly large, owner-occupied, single family houses. Fewer homes are suitable for smaller households, or available to those who wish to downsize.



Over the past decade, the town has averaged about 15-30 permits for new housing construction each year, with a recent uptick, especially in 2-4 family structures. A comparison of sales prices over the past 15 years reflects that condominiums in Hanson are relatively higher in value than the median price for single family homes. The price of single family homes remains lower than the peak in 2005, but on par with home values throughout Plymouth County.



## Affordability

Housing is becoming more expensive in Hanson, as it has across the region. The median value of a single family house has increased by 77 percent between 1999 and 2014 while median income of homeowners rose by only 53 percent over the same period. Households are considered to be “cost-burdened” if they spend more than 30 percent of their income on rent or homeownership costs. As of 2014, an estimated 30 percent of Hanson households are cost-burdened by this metric, including 27 percent of homeowner and 57 percent of renter households. Nearly one-third of seniors and older adult households are cost-burdened. There are fewer young households that rent or own homes in Hanson, but those who do are more likely to live in housing that they can afford.

Table 6, Housing Cost Burden				
Household Income	Cost Burdened Renters	Cost Burdened Homeowners	Total Cost-burdened Households	Total % Cost Burdened
Less than \$50,000	208	293	501	77%
\$50,000-\$75,000	6	191	197	41%
More than \$75,000	12	338	350	15%
Total	57%	27%	1,048	30%

Age of Householder	Total Households	Cost-Burdened Households	% Cost Burdened
Under 25 years	0	-	-
25-34 years	297	55	19%
35-64 years	2,402	758	32%
65+ years	739	235	32%
Total	3,438	1,048	30%

Sources: ACS 2010-2014

## Housing Resources

The Massachusetts Department of Housing and Community Development maintains a list of housing units in each community that are deed restricted to ensure that they are affordable to low income households, as determined by HUD income guidelines, known as the Subsidized Housing Inventory, or SHI.

Table 7, 2016 Income Eligibility Guidelines						
Region/Median Family Income	Level	1 Person	2 Person	3 Person	4 Person	5 Person
Brockton HMFA \$87,100	Extra Low Income	\$18,350	\$20,950	\$23,550	\$26,150	\$28,440
	Very Low Income	\$30,500	\$34,850	\$39,200	\$43,550	\$47,050
	Low Income	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000
Source: US Department of Housing and Urban Development (HUD)						

Chapter 40B of the Massachusetts General Laws establishes a goal for each community to have at least 10 percent of its housing eligible for inclusion on the SHI. Hanson currently has 148 SHI units, which is 4.1 percent of the year round housing units counted in the last decennial Census in 2010. While most units on Hanson's SHI are deed restricted in perpetuity, some have subsidies which are due to expire within the next five years and might be lost from the SHI unless an arrangement can be made to renew or extend the affordability restrictions.

Table 8, Hanson Subsidized Housing Inventory				
Name	Address	Type	SHI units	Affordability Expires
LZ Thomas School Housing	533 Main Street	Rental	6	perpetuity
Meetinghouse Lane	Meetinghouse Lane	Rental	68	perpetuity
n/a	132 Woodbine Ave	Rental	8	perpetuity
Hanson Country Manor	748 Whitman St	Rental	19	2020
Hanson Group Home	53 W. Washington St	Rental	8	2032
Nina Drive	9 Nina Drive	Rental	4	2020
Dunham Farms	902 Main Street	Ownership	0	perpetuity
DDS Group Homes	confidential	Rental	19	N/A
DMH Group Homes	confidential	Rental	16	N/A
<b>Total Units</b>			<b>148</b>	<b>4.14%</b>
Source: DHCD, August, 2016				

Hanson has a Housing Authority which maintains housing units in Meetinghouse Lane (68 units senior/disabled), L.Z. Thomas School (6 units family), and a group home for disabled individuals (8 units). The Housing Authority also administers 25 housing vouchers (which are not counted in the SHI). Most of the housing vouchers are used outside of town because of the lack of local rental housing.

The Hanson Housing Authority administers three programs for which applicants can apply. The amount of time that an applicant could wait varies depending upon the applicant's situation. In general the wait for a section 8 voucher can be about 10 years. Elderly residents of Hanson can wait between a few months (Emergency Priority) to a couple of years. The demand appears to be increasing while the supply remains the same, so it is expected that waiting times will increase.

Hanson's Housing Authority has recently contracted with the City of Brockton's Housing Authority for its management, but remains under the oversight of a local Housing Authority Commission, which is poised to seek opportunities for creating affordable housing in town and expanding its capacity to support and advocate for affordable housing in Hanson.

Additional subsidized housing units are provided in group homes and in homeownership and rental developments permitted under Chapter 40B, which provides relief from local land use regulations for development in which 20-25 percent of units are affordable to low income households.

## NEEDS

### Open Space

Hanson is in the process of updating its Open Space and Recreation Plan (OSRP), which was last completed in 2009. This plan describes in depth the town's natural resources, public- and privately-owned open space and recreation facilities, and establishes goals and strategies for enhancing these resources over the next five years. The OSRP directly informs the needs and priorities for improvements that might be carried out with CPA funding.

Among Hanson's biggest environmental challenge is negative impact to surface and ground water resources. Common contributors are lawn fertilizer run off, cranberry/farm runoff, and failing septic system leaching fields. Protecting present and potential well sites from contamination are critical for Hanson's water supply.

Respondents to a survey distributed to residents and participants in community visioning sessions as part the OSRP update indicated strong support for the acquisition of Open Space (80 percent of survey respondents). Drinking water supply/protection was identified as the most important reason to select a parcel for acquisition. This was followed closely by protection of ponds and shorelines, hiking trails and forest/woodlands, stream corridors, and wetland/wildlife habitats. A conservation scorecard developed by the Manomet Center for Conservation Services will help the Town to prioritize land for prospective acquisition.

The purposes for open space acquisition are not mutually exclusive. The OSRP includes a scorecard for prioritizing land conservation based on characteristics such as size, location, habitat and other natural resource value, and vulnerability to development.

In addition to open space acquisition, the OSRP identifies needs for management of existing open space, access and trail improvements, and efforts to protect surface and groundwater resources from pollution and nitrogen inputs.

### Historic Preservation

The 7 member Historical Commission had been dormant over the past decade, but has recently reconstituted with the appointment of new members (with one vacancy still remaining) to revive historic preservation and education efforts in preparation for the town's 200<sup>th</sup> anniversary in 2020. Some potential projects under discussion for the Historical Commission to initiate or coordinate include:

- ) Completion of the historic survey that was started in 1995, which covered about half of the resources identified in Joseph White's 1932 guide to Hanson's historic homes.<sup>3</sup>
- ) Placement of historic markers (possibly carved boulders) around the town with inscriptions describing significant places and people, including the site of the first house,

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<sup>3</sup> White, Joseph B., History of Houses Hanson, Massachusetts, 1932

Teague's Bridge, Thomas Hall, Hanson's two admirals, Moore's Mill, and the Indian Crossway.

- ) A history booklet for the 200<sup>th</sup> Anniversary
- ) Improvement of pocket parks at Maquad Pond, Thomas Hall, the Bonney House, and Thomas Mill
- ) Replacement of the reproduction water wheel at Thomas Mill
- ) Moving the Historical Society School House, Hearse House, Cobbler Shop, and Privy to High Street to create a new campus of structures around the Bonney House
- ) The improvement and coordination of storage facilities for historic Town records and artifacts.

The town could benefit from further planning to identify needs and opportunities for historic preservation, such as a historic preservation plan, updated master plan/capital improvement plan for Camp Kiwanee, and/or a survey of archeological sites. Not all of the historic preservation needs may be eligible for CPA funding. Funding from other sources could supplement CPA funding to contribute to these needs. (See Appendix 2 for list of resources.)

## Recreation

The Open Space and Recreation Plan (OSRP) addresses other types of outdoor recreation, including trails, water-related activities, and passive recreation offered in parks and conservation lands. A survey distributed as part of the effort of updating that plan asked what is needed to increase the recreational use of open space. Respondents indicated that marked trails (69%) and detailed trail maps and pike paths (47%) were the highest priorities, followed by accessible parking areas (33%) and improved canoe/kayak access (32%). The OSRP also identifies a need to refurbish the waterfront and facilities of the Cranberry Cove swimming and boating area at Camp Kiwanee.

The Town has undertaken recent improvements to several ball fields and school-based recreation areas, which are primarily oriented toward youth sports. Public input through the workshop and survey undertaken as part of the Community Preservation Plan highlighted the need for recreation facilities serving a wider range of ages and activities. Examples offered by workshop participants include a playground, a skating rink, a track and sports field, and some form of town common or outdoor performance area. Given the demographic shift toward an older population, an assessment of the recreation needs of seniors and the facilities that serve this segment of the population would be beneficial.

Recreation has been identified as a priority for reuse of the Plymouth County Hospital property, possibly as part of a "municipal campus" that incorporates public space, historic resources, and other public uses. After demolishing the core hospital buildings, technical assistance may be needed to plan the layout of facilities and trails and other park amenities.



## Affordable Housing

Hanson is substantially short of the affordable housing that is needed to comply with the statewide mandate, as well as to meet the needs of local residents. Hanson is currently 209 units short of the number of units on the SHI required to meet the 10 percent minimum. There are an estimated 1,000 households in Hanson who are cost-burdened. Unaffordable housing is particularly an issue for renters who live in Hanson, and for households who earn less than 50 percent of the Area Median Income, as defined by HUD (\$87,100 in 2016). Seniors, who typically have lower household incomes, are disproportionately impacted by increasing housing cost.

In addition to affordable housing, Hanson residents would benefit from increased diversity of housing options, which could enable residents to maintain their connection to the community throughout all phases of their lives. Housing types that are particularly needed include more rental housing to serve all kinds of households, more housing appropriate for seniors (single-story floor plans and little or no maintenance), and housing suitable for smaller households (including young adults and older adults who might wish to downsize).

There are significant barriers to building new housing that meets local needs, including environmental conditions, lack of water/sewer infrastructure, and regulatory restrictions. A Housing Production Plan could help the town to identify specific opportunities and strategies to overcome these barriers. CPA funding can also be important to assist in overcoming financial barriers to the development of new affordable housing units, the acquisition of affordability restrictions on existing housing units, or the preservation of affordable units that are in danger of expiring.



## GOALS AND PRIORITIES

Community preservation goals articulate overall principles that may guide the future allocation of community preservation funds. Goals for each program area emerged from the needs analysis and public input gathered in the forum, and were vetted through the online survey.

Examples of potential projects were identified for through the input of boards and commissions and the public workshop. Through the workshop and the online survey, community members contributed to defining priorities among the types of projects that might be pursued. While these sample projects and priorities serve as a guide, the specific object or timing of annual funding proposals may be driven by factors such as time-sensitive opportunities, predevelopment requirements, and the scale of funding availability.



## Open Space

### Goals

1. Protect and improve the quality of groundwater and surface water resources.
2. Continue to expand protected open space to connect greenways and to slow down the fragmentation of natural environments.
3. Enhance access to existing open space resources.

Open space includes areas that are in a natural state to provide habitat and water resource protection, areas that are cultivated for agriculture, and areas that have improvements to allow for trails and recreation. The expansion and management of Hanson's open space must strike a balance between the functions of natural resource preservation, public access, and "green infrastructure", i.e., natural systems to control stormwater, flooding, water quality, etc.

CPA funding is an important tool to help in implementing strategies identified in the recent Hanson Open Space and Recreation Plan. While there was strong support for open space initiatives overall, the highest priorities identified in the Community Preservation planning process entail the management and improvement of Hanson's existing open space resources. Moderate priority projects entail expanding the Town's network of greenways and trails. Projects which received a low priority rating are ones that are less clearly connected to the town's established vision for open space protection. Nevertheless, there may be support to undertake projects like these if specific opportunities are identified.

Priority	Potential Projects	Estimated Cost +/-
<b>First</b> Manage and improve existing resources	<ul style="list-style-type: none"> <li>) Initiatives to control erosion and overgrowth of invasive plants impacting water resources</li> <li>) Increase signage to enhance access to trails, parks, and other open space resources</li> <li>) Improve park amenities at open space properties previously acquired with CPA funds</li> </ul>	\$100,000 \$10,000 \$50,000
<b>Second</b> Expand greenways and trails	<ul style="list-style-type: none"> <li>) Acquire open space to connect greenways</li> <li>) Expand and connect existing trails</li> </ul>	\$100,000 \$50,000
<b>Third</b> Need to identify opportunities and relate to Vision	<ul style="list-style-type: none"> <li>) Be prepared to acquire Chapter 61 lands if advantageous parcels come on the market</li> <li>) Delineate and improve public access to ponds</li> </ul>	\$100,000 \$50,000

## Historic Preservation

<b>GOALS</b>	<ol style="list-style-type: none"> <li>1. Protect, restore and enhance public access to historical records and artifacts.</li> <li>2. Preserve historic buildings and sites throughout town.</li> <li>3. Increase public awareness about local history and historical sites throughout the town.</li> </ol>
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High priority projects include the preservation and restoration of specific sites, artifacts, and records. Moderate projects are generally those that increase the town's capacity to store, document, and improve public access to historic resources. Low priority projects are ones for which there is there is a need for more information or to develop consensus around specific proposals.

Priority	Potential Projects	Estimated Cost +/- <sup>4</sup>
<b>First</b> Preservation/ restoration of sites, artifacts, records	<ul style="list-style-type: none"> <li>Preserve historic buildings and objects at Camp Kiwanee</li> <li>Restoration and conservation of historic documents and artifacts</li> <li>Cemetery restoration projects</li> </ul>	\$100,000 \$30,000 \$100,000
<b>Second</b> Improve capacity to store, document, provide access	<ul style="list-style-type: none"> <li>Provide vault or other improvements as part of a Library expansion to store/preserve historic records and artifacts</li> <li>Establish historic museum at Bonney House</li> <li>Complete forms to nominate specific buildings and sites to State or National Registry</li> </ul>	\$100,000 \$200,000 \$30,000
<b>Third</b> Require further study and consensus-building	<ul style="list-style-type: none"> <li>Acquire/rehabilitate historic buildings to create affordable housing</li> <li>Move historical society buildings to High Street near Bonney House to create a village or "heritage park"</li> </ul>	\$100,000 \$200,000

While many worthy historic preservation projects have been discussed, not all may be eligible for CPA funding. The following are examples of projects that could likely be supported with CPA funding. Tapping additional funding sources (listed in Appendix 2) could expand on the resources available to achieve the Town's historic preservation goals.

<sup>4</sup> An estimate of the cost of potential projects is included for each of the four program areas to provide a rough idea of the scale of funding these types of projects might require. As of this time, none of the potential projects has been studied at a sufficient level of detail to develop a budget for the work that needs to be done. Specific proposals might require significantly more or less funding, and projects may be able to combine funding from multiple sources.

## Recreation

<b>Goals</b>	<ol style="list-style-type: none"> <li>1. Expand Hanson's trail network to provide linkages connecting regional trails, recreational assets, schools, train station, and other public amenities.</li> <li>2. Improve existing town-owned open space to create parks and recreational amenities at Plymouth County Hospital and in various locations throughout the town.</li> <li>3. Provide diverse recreation opportunities, serving residents of all ages and allowing for a wide range of athletic offerings.</li> </ol>
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The Plymouth County Hospital property presents an opportunity for significant expansion of the town's recreation facilities on a portion of the site. A municipal park could incorporate several amenities, including trails, a town common or outdoor performance area, and a track and sports field. The park could also incorporate an outdoor historic museum or "heritage park". A first priority is to obtain technical support to define a vision and a plan for development of the park, followed by construction of new facilities.

Ranked as moderate priority are additional recreation needs that could be served at PCH and/or at other parks throughout the town include a playground and bathrooms to support outdoor recreation facilities. The improvement of recreational facilities at Camp Kiwanee and Cranberry Cove rank as lower priority projects.

Priority	Potential Projects	Estimated Cost +/-
<b>First</b> Develop Town park at Plymouth County Hospital	) Obtain technical support for the planning of recreational facilities at the Plymouth County Hospital site	\$30,000
	) Expand and improve walking/biking trails at PCH	\$20,000
	) Create new outdoor recreational facilities at PCH, including additional field space for sports that are currently underserved	\$200,000
<b>Second</b> Provide needed park amenities	) Create a playground	\$20,000
	) Construct bathrooms to support outdoor recreation facilities	\$50,000
	) Enhance existing trails and parks with amenities such as interpretive signage, benches, and picnic tables	\$20,000
<b>Third</b> Improve recreation facilities at Camp Kiwanee	) Undertake improvements to the waterfront at Cranberry Cove	\$50,000

## Affordable Housing

<b>Goals</b>	<ol style="list-style-type: none"> <li>1) Increase the supply of housing that is affordable to seniors, families, and employees who work in town.</li> <li>2) Preserve the current supply of affordable housing.</li> <li>3) Increase the diversity of housing to accommodate the needs of seniors wishing to downsize, young adults, and small households.</li> <li>4) Focus on creation of affordable housing through reuse or redevelopment of existing buildings rather than building in undeveloped areas.</li> </ol>
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There are several ways that Hanson can immediately use CPA funds toward achieving affordable housing goals. High priority projects would expand the town's capacity to facilitate the creation of affordable housing through technical support for strategic planning and zoning, and the establishment of an Affordable Housing Trust that could use CPA funds to carry out affordable housing initiatives. The next priority is to carry out initiatives that would create affordable housing units through small-scale development or placing affordable housing restrictions on existing homes. Creation of affordable housing through the rehabilitation of historic buildings (such as the East Washington School) is a lower priority due to the cost and complexity that can be associated with historic restoration and adaptive reuse, however it may be worthwhile to create more diverse housing while preserving community character.

Priority	Potential Projects	Estimated Cost +/-
<b>First</b> Increase Town capacity to carry out affordable housing initiatives	<ul style="list-style-type: none"> <li>J Undertake a Housing Production Plan to identify local housing needs and develop strategies to create affordable housing</li> <li>J Obtain technical support to establish a special zoning district (such as a Smart Growth/40R district) near the train station to incentivize the construction of affordable housing and commercial space</li> <li>J Establish an Affordable Housing Trust to advocate and manage funding for affordable housing initiatives</li> </ul>	\$20,000  \$15,000  \$100,000
<b>Second</b> Facilitate small-scale affordable housing creation and preservation	<ul style="list-style-type: none"> <li>J Convert existing homes into affordable housing through a first-time homebuyer grant program</li> <li>J Contribute land for small-scale affordable housing development by nonprofit developer such as Habitat</li> <li>J Support creation of small-scale affordable housing at the PCH site or other town-owned land (through new construction of or conversion of existing building)</li> </ul>	\$100,000 \$50,000 \$50,000
<b>Third</b> Facilitate complex affordable housing development	<ul style="list-style-type: none"> <li>J Create affordable housing through rehabilitation and conversion of historic buildings</li> </ul>	\$200,000

## APPENDIX 1, CPA FUNDING APPLICATION AND CRITERIA





# Hanson Community Preservation Committee

Town Hall - 542 Liberty Street, Hanson, MA 02341  
781-293-5186, Ext 102

**Laura FitzGerald-Kemmett, At-Large, Chairperson**

Allan Clemons, Historical Commission Representative  
Phil Clemons, Conservation Commission Representative  
Thomas Hickey, At-Large  
John Kemmett, Planning Board Representative

Robert O'Brien, Parks and Fields Commission Representative  
Robert Overholtzer, At-Large  
Patty Norton, At-Large  
Teresa Santalucia, Housing Authority Representative

## PRE-APPLICATION

All proposal proponents must begin by submitting a pre-application form which will be reviewed and commented upon by the Community Preservation Committee (CPC). Upon pre-application approval, an application form must be completed in full and submitted in accordance with any CPC established timelines. Please complete the following information. This form plus no more than one additional page should be returned to Hanson Community Preservation Committee, c/o Office of the Hanson Board of Selectmen, Hanson Town Hall, 542 Liberty Street, Hanson, MA 02341 and/or by email to [cpchanson@gmail.com](mailto:cpchanson@gmail.com). Please submit this form on or before 5:00 PM on December 15<sup>th</sup> for the following year's funding cycle.

If the application will be made by more than one entity (persons, agencies, organizations, etc.) please identify which will assume fiduciary responsibility by naming it as the primary applicant:

**Name of Primary Applicant** (legal fiduciary agent): \_\_\_\_\_

**Address of Primary Applicant:** \_\_\_\_\_

**Contact Person for the Primary Applicant:** \_\_\_\_\_

**Telephone:** (h): \_\_\_\_\_ (w): \_\_\_\_\_ (c): \_\_\_\_\_ **Email:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

**Address of the project:** \_\_\_\_\_ **Assessors Map/Lot #:** \_\_\_\_\_

**Which community preservation purpose(s) does this project address?**

☐ Community Housing    ☐ Historic Resources    ☐ Open Space    ☐ Active Recreation    ☐ Passive Recreation

**Proposed project start date:** \_\_\_\_\_ **Project length of time from start to finish:** \_\_\_\_\_

**Amount of CPA funding Requested:** \_\_\_\_\_

Brief project description (250 words or less – may be submitted on an additional sheet of paper):

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John Kemmett, Planning Board Representative

Robert O'Brien, Parks and Fields Commission Representative  
Robert Overholtzer, At-Large  
Patty Norton, At-Large  
Teresa Santalucia, Housing Authority Representative

## PROJECT FUNDING APPLICATION COVER PAGE

Contact Person: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone: (h): \_\_\_\_\_ (w): \_\_\_\_\_ (c): \_\_\_\_\_ Email: \_\_\_\_\_

Project Name: \_\_\_\_\_

Address of the project: \_\_\_\_\_ Assessors Map/Lot #: \_\_\_\_\_

**Which community preservation purpose(s) does this project address?** Refer to Appendix page G as a guide.

\_\_\_\_ Community Housing    \_\_\_\_ Historic Resources    \_\_\_\_ Open Space    \_\_\_\_ Active Recreation    \_\_\_\_ Passive Recreation

**Proposed project start date:** \_\_\_\_\_ **Project length of time from start to finish:** \_\_\_\_\_

**Amount of CPA Funding Requested:** \_\_\_\_\_

**For Hanson Town Government submissions only:** If this application is being submitted for work to be done by a town department, it must include assurances that the following entities have approved its submission. *The undersigned support and approve the application and budget included herein:*

Department,	Printed name of the Department Head	Signature	Date
Printed name of Hanson Town Counsel		Signature	Date
Printed name of Hanson Procurement Officer		Signature	Date
Printed name, Chair, Hanson Board of Selectmen		Signature	Date

**Audit Certification - Federal Funds** Circle the appropriate choice:

**Option 1:** The applicant certifies that the applicant agency currently expends combined federal funding of \$500,000 or more and, therefore, is required to submit an annual single audit by an independent auditor made in accordance with the Single Audit Act Amendments of 1996 and OMB Circular A-133.

**Option 2:** The applicant certifies that the applicant agency currently expends combined federal funding of less than \$500,000 and, therefore, is exempt from the Single Audit Act and cannot charge audit costs to a Community Preservation Act grant. I understand, however, that the Hanson Community Preservation Committee may require a limited scope audit as defined in OMB Circular A-133.

Enter agency fiscal year: \_\_\_\_\_

### Assurance:

I \_\_\_\_\_ hereby certify under the penalties of perjury that the following application information is true and correct  
(Print name of fiduciary agent)

to the best of my knowledge and that I am legally able to enter into a contract on behalf of \_\_\_\_\_  
(Print name of contracting agency)

with the Town of Hanson for Community Preservation Funds.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Sign in blue ink by the fiduciary agent)





## Hanson Community Preservation Committee

Town Hall - 542 Liberty Street, Hanson, MA 02341  
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### APPLICATION SUGGESTIONS and GUIDELINES

1. The excerpt below from the Community Preservation Act (CPA) describes projects eligible for CPA funding. The Community Preservation Committee shall make recommendations to the Town Meeting for the following:
  - *For the acquisition, creation and preservation of open space;*
  - *For the acquisition, preservation, rehabilitation and restoration of historic resources*
  - *For the acquisition, creation and preservation of land for recreational use;*
  - *For the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created as provided in this section.*
  - *For affordable housing, the Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.*Town of Hanson, By-laws Article 2-20, Community Preservation Committee.
2. All proposal proponents must begin by submitting a pre-application form which will be reviewed and commented upon by the Community Preservation Committee (CPC). Upon pre-application approval, an application form must be completed in full and submitted in accordance with any CPC established timelines.
3. Projects will be recommended for funding following an evaluation of the merits of both the proposal and its proposed costs. Further evaluation will occur if there are multiple project proposals submitted in the same funding cycle; such projects will be compared with one another in order to determine which projects, if any, would earn CPC recommendation. All recommendations and actual awards are subject to the availability of CPA funds and approval at town meeting.
4. Proposals that address more than one CPA eligible purpose; leverage additional funding, involve collaboration of more than one agency, organizations, board or committee; or otherwise show a comprehensive, community centered, multidisciplinary approach, will be given highest consideration.
5. Applications that present a thorough description of the project with as many details as possible, have significant support from other town Boards/Committees and present a comprehensive, well described and reasonable budget will have the greatest likelihood of success. Budget requests must be thorough because there will not be an opportunity to change the budget amount after submission to the CPC.
6. The CPC may use the scoring criteria defined in Appendix C to rate the proposals before the CPC. All CPC recommended proposals will require a majority vote of support from Town Meeting and certification by the Massachusetts Attorney General and Department of Revenue.
7. Once a project proposal has been submitted, the applicant and his/her agent(s) are forbidden to speak with or "lobby" any CPC member about that proposal. Such a prohibition includes questions about the proposal or the proposal process, any attempt to give unsolicited additional information or seek information about the grant making process. Any questions must be addressed to the Committee Chair only. The Chair will post questions and their answers on the Hanson town website /Community Preservation Committee page so all applicants will have equal access to information. Speaking to any other member of the CPC after the grant making process has begun will result in the applicants' proposal being rendered non-responsive and eliminated from consideration.



## Hanson Community Preservation Committee

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8. Before a final award is granted, the project proponent will be required to verify that the information is true and correct. Supporting documentation, such as attested copies of recorded deeds or restrictions or corporate papers, may be required at the discretion of CPC.
9. If the applicant is requesting expenses for personnel, the CPC may ask for more supporting documentation.
10. It is the responsibility of the applicant to gather support letters and Memoranda of Agreement (MOA's) if applicable and submit them with the application. No support letters or MOA's may be submitted after the application deadline. Applications not accompanied by either MOA's or support letters will be considered non-responsive and not reviewed for funding. Electronic submissions must include MOA's or letters of support on electronic letterhead from the originating Board/Committee. Electronically submitted letters of support or MOA's may be submitted unsigned if the applicant is not able to scan them for submission. Letters/MOA's must explain why the proposal is considered beneficial to that specific board/committee or commission and should also address the board/commission's financial commitment to the project.
11. If proposal is for historic preservation or restoration, include a statement from the Historical Commission giving grounds, beyond age, for the significance of the proposed action. Include copies of applications for or existing documents certifying state or federal historical recognition.
12. Applicants are encouraged to review Appendices A-F before completing the application.

Appendix	Page	Reason for applicants to review
A: CPA Definitions	10	Provides detail on definitions applicable to CPA taken from Chapter 44B of Massachusetts Gen. Laws
B: CPA Allowable Spending Purposes	11	Explains how funds can be used under the provisions of the law.
C: Project Requirements & Selection/Scoring Criteria	12	States minimum project requirements and a scoring guideline for applications
D: Emergency Waiver of Time Process for CPA funding	13	Important document in the event that a proposal needs immediate attention.
E: Deed Restrictions	14	Explains in more detail what is involved with a deed restriction and the documents needed as part of the application.
F: Procedural Steps for Private Organizations and Historical Preservation Restrictions	15	Explains historical preservation restriction process.

13. Projects are expected to begin within 6 months of receipt of funding (after town meeting certification by the Attorney General). If a project has shown no action within 12 months after town meeting certification, and if the applicant has made little or no effort to communicate the reasons for the delays with the CPC, the award will be considered void and another application must be made to receive CPA funding.

Applicant should initial that these guidelines have been read: \_\_\_\_\_



## Hanson Community Preservation Committee

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**Answer questions 1-3 on additional paper.**

### **A. Project Description/Eligibility for CPA funding**

1. State the project's official name and include any of the following that are necessary or appropriate:
  - a. street address of the project;
  - b. assessor's map and lot number(s);
  - c. current ownership;
  - d. existing use or deed restrictions;
  - e. proposed ownership after project completion;
  - f. proposed use or deed restrictions after project completion (including proposed conservation, open space, recreation, historic and affordability restrictions).
2. Explain how your project acquires, creates, preserves, supports, rehabilitates or restores according to the criteria defined in chart 1 on Appendix page G.
3. Proposal narrative: Thoroughly describe the following in no more than 3 pages (excluding Memoranda of Agreement (MOA))
  - a. the history, purpose and present mission of the applicant organization;
  - b. the proposed project;
  - c. a time-task plan for the project;
  - d. the way(s) in which the proposed project is compatible with Community Preservation goals,
  - e. if applicable, the way(s) the project serves a need or goal related to community preservation that is set forth in the Town of Hanson's Master Plan, Open Space and Recreation Plan or other planning document(s), and
  - f. why the project will benefit Hanson,
  - g. how the project will add "public value" to Hanson (this is particularly necessary for private, non-profit applicants),
  - h. any other facts or considerations you feel are pertinent to this project's successful application.





## Hanson Community Preservation Committee

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4. Check "Yes" or "No" to each of the following questions. Please explain if the answer is "Yes".

Project characteristics	Yes	No	If yes, please explain
Does the project serve a need or goal set forth in the Town of Hanson's Master Plan, Open Space and Recreation Plan or other planning document(s) related to community preservation?			
Does the project include public access?			
Are there any special issues related to the timing of this project? For instance, is this property at risk for development or otherwise threatened? Is a right of first refusal about to expire? Etc.			
Community housing	Yes	No	If yes, please explain
Does the project reuse existing building(s)?			
Does the project involve the construction of new buildings on previously developed sites?			
Previous CPA funding	Yes	No	If yes, please explain
Has this project or a closely related project previously received CPA funding?			
Land projects	Yes	No	If yes, please explain
Is this a land acquisition project?			
Is this a development project of land already owned by the town?			
If the project relates to a particular parcel of land, describe the current zoning, the present use of that property and the potential use(s) of that property if project is not funded.			
Historical preservation or restoration	Yes	No	If yes, please include a statement from the Historical Commission giving grounds, beyond age, for the significance of the proposed action. Include copies of any applications for or existing documents certifying official state or federal historical recognition.
Is the proposal for historic preservation or restoration?			
Private/public collaboration	Yes	No	If yes, please explain
If the project is private/public collaboration, describe and document the official, legal arrangements made between both parties. Specifically explain which entity will be responsible for the CPA funded portion of any such arrangement.			
			In addition to any explanation, also submit in written, notarized detail the arrangement with the other entity. (e.g., if a structure is being modified, improved or constructed on town property by a private entity, show documentation that arrangements for that construction have been approved by the legislative



## Hanson Community Preservation Committee

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			authority and the legal counsel for that legislative authority; show that the town is willing to accept the liability, on-going maintenance and any other long-term associated costs associated with the structure, etc.)
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**B. Considerations for funding: When formulating a budget, applicants must be mindful of projects, including but not limited to:**

Funding source	Amount	Source	Date funds available
CPA Funds requested	\$	Hanson CPC and Town Meeting Approval	Following Town Meeting Approval and AG certification
Private funds invested	\$		
	\$		
Public funds invested	\$		
	\$		
	\$		
Other investments	\$		
	\$		
Grants	\$		
	\$		
Total project funds	\$		

**Please list the source of each document obtained to determine the total project cost.**

Source	Type of documentation (quote, estimate, comparative analysis etc.)



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The applicant initials below signify that this budget has been thoughtfully prepared and will not be seeking changes in the budget following its submission for approval.

\_\_\_\_\_ (initial here)



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**C. Please list all supporting documentation that you are including with this application beyond the application (May include but not limited to: MOA, Letters of Support, photos, site maps, project plans appraisals, quotes etc.)**

[illegible]



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### **D. Please review: Application Final Check List — Applications must be submitted in this order:**

- Completed Cover Page (Page 1)
- Initialed Guidelines (Pages 2-3)
- Project Description/Eligibility for CPA Funding (application pages 4-5)

#### Section A

- o Answers to narrative questions #1-3 (page 4)
- o Answers to Yes/No questions in #4 (page 5)

#### Section B

- o Answers to Considerations for Funding (page 6)

#### Section C

- Complete list of supporting documentation (page 7)

Please send one original complete application packet and 9 hard copies to Hanson Community Preservation Committee, c/o Office of the Hanson Board of Selectmen, Hanson Town Hall, 542 Liberty Street, Hanson, MA 02341. Applications may be hand delivered or sent via registered mail.

The CPC would also prefer applicants to provide an electronic version of the application and all relevant attachments. Electronic correspondence can be sent to [cpchanson@gmail.com](mailto:cpchanson@gmail.com).





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**LIST OF APPLICATION APPENDICES**

Appendix	Page	Reason for applicants to review
A: CPA Definitions	10	Provides detail on definitions applicable to CPA taken from Chapter 44B of Massachusetts Gen. Laws
B: CPA Allowable Spending Purposes	11	Explains how funds can be used under the provisions of the law.
C: Project Requirements & Selection/Scoring Criteria	12	States minimum project requirements and a scoring guideline for applications
D: Emergency Waiver of Time Process for CPA funding	13	Important document in the event that a proposal needs immediate attention.
E: Deed Restrictions	14	Explains in more detail what is involved with a deed restriction and the documents needed as part of the application.
F: Procedural Steps for Private Organizations and Historical Preservation Restrictions	15	Explains historical preservation restriction process.



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### Appendix A: CPA Definitions

*Community housing:* low and moderate income housing for individuals and families, including low or moderate income senior housing.

*Historic resources:* a building, structure, vessel or real property that is listed or eligible for listing on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archaeology, architecture or culture of a city or town.

*Low income housing:* housing for those persons and families whose annual income is less than 80 per cent of the area-wide median income. The area-wide median income shall be the area-wide median income as determined by the United States Department of Housing and Urban Development

*Low or moderate senior housing:* housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

*Moderate income housing:* housing for those persons and families whose annual income is less than 100 per cent of the area-wide median income. The area-wide median income shall be the area-wide median income as determined by the United States Department of Housing and Urban Development.

*Open space:* shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontages, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

*Preservation:* protection of personal and real property from injury, harm or destruction, but not including maintenance.

*Maintenance:* the upkeep of real or personal property.

*Real property:* land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

*Real property interest:* a present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest therein. (This is more specifically defined in the CPA law.)

*Recreational use:* active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Recreational use shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

*Rehabilitation:* the remodeling, reconstruction and making of extraordinary repairs to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended use, including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes. With respect to historic resources, rehabilitation shall have the additional meaning of work to comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 CFR Part 68.

**Note: Taken from Chapter 44B of the Massachusetts General Laws, Community Preservation.**



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### APPENDIX B: COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES

Spending Purpose	Definition	Funds used to acquire	Funds used to create	Funds used to preserve	Funds used to support	Funds used to rehabilitate/restore*
<b>Open Space</b>	shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontages, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.	Yes	Yes	Yes		Yes if acquired or created with CPA funds
<b>Historic Resources</b>	a building, structure, vessel or real property that is listed or eligible for listing on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archaeology, architecture or culture of a city or town.	Yes		Yes		Yes
<b>Recreational Land</b>	active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Recreational use shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Yes	Yes	Yes		Yes if acquired or created with CPA funds
<b>Community Housing</b>	low and moderate income housing for individuals and families, including low or moderate income senior housing. Moderate income is less than 100% of U.S. HUD Area Wide Median Income and low income is less than 80% of U.S. HUD Area Wide Median Income	Yes	Yes	Yes	Yes. Includes funding for community's housing trust	Yes if acquired or created with CPA funds

*\*\*Rehabilitation/restore means remodel, reconstruct or repair (extraordinary, not maintenance) to make the property functional for intended use, including improvements to comply with federal, state, or local building or access codes or with federal standards for rehabilitation of historic properties.*



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## Appendix C: Project Requirements & Selection/Scoring Criteria

All proposed projects must be eligible for CPA funding according to the requirements set forth in the law before further consideration can be given. The Community Preservation Committee (CPC) shall make recommendations to the Hanson Town Meeting for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation and preservation of land for recreational use; for the creation, preservation and support of community housing; and for the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created as provided in this section. With respect to community housing, the CPC shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

### Requirements for all projects:

1. Consistency with the Hanson Master Plan, Open Space and Recreation Plan or other planning documents related to community preservation that have undergone a public planning process;
2. Support of a relevant town board/committee (Conservation Commission, Recreation Commission, Historic Commission, Hanson Housing Authority, Hanson Housing Partnership, Board of Selectmen, Master Plan, etc.);
3. Preserves a threatened resource;
4. Public access (if applicable to project);
5. Affordable cost;
6. Consistent with preservation program priorities (will not divert funding from a project with a higher priority).

When a proposal meets the statutory requirements, the CPC may rate projects using the following factors. The final decision of the CPC on a project is based on the vote of the committee, and such score criteria are a guide for the committee in its decision making:

Narrative	Excellent (4)	Good (3)	Fair (2)	Poor (1 or 0)	Weight	Points
<b>Complete application</b>	All answers are provided and all required documentation provided	1 question or 1 document is missing	A few questions or documents missing.	Multiple documents or questions missing	x 3	
<b>Alignment with CPC principles</b>	Strong alignment with 2 or more CPA principles	Strong alignment with 1 CPA principle	Alignment with CPA principles is weak	There is no alignment with CPA principles	x 3	
<b>Support of outside groups and relevant town boards</b>	At least 2 letters of financial or in kind commitment are provided	Multiple letters provided, (one with a financial or in-kind commitment).	At least 1 letter of support provided. No financial or in-kind support offered.	No letter(s) of support, or letter(s) is not strongly supporting the project.	x 3	
<b>Consistency with town plan(s)</b>	Aligns with Master Plan, Open Space Plan and other relevant town plans	Clear alignment with 1 town plan	Loosely aligned with 1 town plan	Not aligned with any town plans	x 2	
<b>Project type</b>	Project clearly restores, preserves or repairs existing resources	New development project			x 2	
<b>Benefit to the town</b>	Strong, immediate benefit to the town that improves quality of life	Benefit likely to be realized in the future	Benefit may not be realized by many people	The argument for benefit is not convincing	x 2	
Budget	Excellent (4)	Good (3)	Fair (2)	Poor (1 or 0)	Weight	Points
<b>Return on Investment (ROI)</b>	The ROI will be considerable and is worth the investment of funds.	There will be a good ROI with this project given the budgeted costs	Benefit to the town is not clear and/or project costs are significant.	This project does provide any ROI to the town.	x 2	
<b>Due Process</b>	Applicant has done exceptional due diligence to obtain estimates and provide a detailed explanation	Due process is clear and documentation is adequate.	Due process information provided is not clear or is lacking detail.	Budget funds are not backed up by any credible detail or due process is not documented.	x 2	
<b>Non-burden to the town</b>	The project will very likely have no burden on the town	There may be limited burden to the town	Risk of burden to the town	Considerable burden to town	x 2	



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<b>Leveraging of other funds</b>	Commitments from 2 or more parties to provide funds for the project	Applicant has 1 third party source for funding	Applicant relying solely on CPC funds		x 3	

Total Points Earned: \_\_\_\_\_

### Appendix D: Emergency Waiver of Time Process for Community Preservation Act Funding

All waivers are considered on a case-by-case basis and determined on their individual merits

#### **Explanation:**

In the event that a CPA eligible project cannot wait for the semi-annual application process, the applicant may at any time complete this waiver and submit it along with a pre-application to the Chair of the CPC. The determination to waive time requirements rests with the CPC.

If the CPC gives permission for the application to circumvent the standard time schedules and the project is recommended by the CPC, a request will be made to hold a Special Town Meeting to vote on the proposal. Only after receiving a favorable majority vote from the Town and certification from the Attorney General and Department of Revenue will a project be awarded grant funds.

Evidence of the emergency status prompting the waiver must be presented in a convincing and thoroughly documented manner at the time of application.

This form along with either a pre-application or a pre-application and full application must be submitted to the Chair of the Hanson CPC. If only a waiver form and pre-application are submitted, a full application must be forthcoming upon approval. No recommendation will be made to the Town until a full proposal is approved by the Community Preservation Committee:

The applicant should note that because "emergency waivers" cannot waive standard CPA protocols (town meeting, AG and DOR approval, etc.), a 3-4 month period will probably elapse after application before funding is available.

Private, non-governmental and non-profit organizations will still be subject to the deed restriction requirements and procedural steps which include a review of the proposal and deed by the State Historical Commission.

Circumstances which may be considered for such a waiver include, but are not limited to:

- historical property damaged by an "act of God" not covered by insurance and the lack of attention to which would cause irreparable damage to the structure;
- land offered for sale which has been given priority status by the CPC and on which the Town has first right of refusal but insufficient funds to purchase;
- land offered for sale which has been given priority status by the CPC and which the town does not wish to purchase with general funds;
- opportunity to secure a third-party grant which for which CPA funds would leverage monies, but the third party grant application for which is due before the regular CPA grant cycle, etc.

Projects which have been denied waivers are allowed to present their proposals during the regularly scheduled bidding in that funding year providing that they receive a positive result from a pre-application. **Once a project has been denied a waiver, it may not apply for another waiver or submit a standard application in that funding year.**

All recommendations of the CPC are final.

#### **Waiver**

Project Name \_\_\_\_\_

Applicant \_\_\_\_\_



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Amount of CPA Funding Requested \_\_\_\_\_

**Reason(s) Waiver is Requested:** (Please limit response to **2 pages**. Be specific, clear and concise in the description of the emergency that exists and necessitates this waiver. If this waiver is denied, you may not apply for CPA funds for this project in this funding year.

**If this waiver is denied, will you request CPA funds during the regular funding cycle?**

☐ Yes ☐ No Explain \_\_\_\_\_

## Appendix E: Deed Restrictions

If your organization is non-governmental, privately owned or non-profit, there will be a deed restriction placed on your property as a condition of accepting CPA funding for preservation or reconstruction. A deed restriction will limit your future use of the property in perpetuity, e.g., the façade of a building must remain and be maintained according to historic preservation regulations, open space may not be developed for commercial use. If you have questions about a deed restriction, you are welcome to call the Committee Chair for further explanation or discussion before submitting an application for funding.

The following information is necessary for the deed restriction and will need to be submitted to the CPC before a deed restriction is completed. This information is NOT required with the funding application but will be required if the proposed project is accepted by the Town of Hanson to receive CPA funds:

1. A copy of your organization's by-law [or other legal documentation] setting forth who is authorized to deal with property, i.e., execute deeds, mortgages, easements, restrictions, vote, etc.
2. A full and complete description of the building [or property] as to what it is made of, what it consists of, size, shape, who designed it, when it was constructed, etc.
3. A full description of what makes the building [or property] historical and why it is so designated.
4. A copy of the deed---book and page where recorded. [Deeds are available at the Registry of Deeds in Plymouth]
5. Exterior photographs of the building [or property].
6. A copy of the Hanson Assessor's map showing your property.
7. Copies of As-Built plot plan and As-Built drawings of the building if they exist.
8. Insurance Certificate
9. Documentation of any prior restrictions, historical or otherwise on the building [or property].

***The following is an example of answers to #'s 1, 2 and 3 above from a Preservation Restriction Agreement with the Unity Church of North Easton, Unitarian Universalists***

### **1. Authority to sign.**

*The Preservation Restriction Agreement with the Easton Historical Commission was granted by the building trustees of the Unity Church of North Easton, Unitarian Universalists. Apparently, the Trustees have the authority to deal with real estate.*

### **2. Description of the Building.**

*As an example, the above church was described as follows: The building is a granite, gothic revival church with a stone bell tower that has a stone roof. The balance of the building has a decorative slate roof, topped with iron cresting at its peak. The building contains world-renowned stained glass windows. The building was designed by John Ames Mitchell (1845-1918) and constructed in 1875 with funding from Oliver Ames, Jr. (1807-1877). The building serves as a church for Unity Church of North Easton Unitarian Universalist.*



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### **3. Historical significance.**

*As an example, the same church was described as follows: The historical significance of the building emanates from its construction in 1875, its location within the North Easton National Register Historic District (designated November 3, 1972) and its architectural and artistic design and numerous significant contents including stained glass windows by John Lafarge, windows which have worldwide artistic significance and interior woodwork by Johann Kirchmayer. Additionally, the building is listed as a contributing property to the North Easton National Register Historic District and is important to the public enjoyment and appreciation of its architectural and historical heritage.*

## **Appendix F: PROCEDURAL STEPS TO BE TAKEN RE: PRIVATE ORGANIZATIONS AND HISTORICAL PRESERVATION RESTRICTIONS**

**The Hanson Community Preservation Committee requires that a historic preservation restriction be placed on buildings, other structures or land in which the CPA makes a funding investment. Therefore, after the town meeting has voted to award CPA funds to a private organization or entity, the following process will take place before funds are awarded.**

1. Drafting of the Preservation Restriction Agreement by the Hanson Town Counsel at the applicants expense.
2. Review of and final approval draft Preservation Restriction Agreement by the Community Preservation Committee (CPC).
3. Review of its individual Preservation Restriction Agreement by the organization that will be signing the same as a contingency of receiving CPA funding.
4. Submission of "Items Required", i.e., historical information; description of what makes the building or property historical; a copy of the property's deed; a copy of the Assessor's Map; as-built plot plans and as-built drawings of the building if in existence, by the organization seeking to receive CPA funds and:
  - a. A copy of the organization's by-law setting forth who is authorized to deal with and execute a Preservation Restriction Agreement on the organization-owned property.
  - b. A copy of the organization's legal document defining who is currently authorized to vote for the organization.
5. Once the Agreement is prepared and in final form for signatures, it must be executed by the organization receiving CPA funding, forwarded to the Massachusetts Historical Commission for approval and upon return from the Mass. Historical Commission it must be approved by both the Hanson CPC and the Hanson Board of Selectmen.
6. After approval by all entities, the fully executed Agreement must be recorded in the Plymouth County Registry of Deeds.
7. Presuming that the Hanson CPC has seen and reviewed the plans, drawings, specifications, etc. for the project, that it has recommended the project for funding and that the Town of Hanson through its town meeting has voted to approve such funding, CPA funds may after the approval and recording of the deed restriction, be released for the project.





## APPENDIX 2, CONSULTATION AND PUBLIC INPUT

The Community Preservation Plan was prepared with input from other Boards and Commissions, Town staff, and the public.

To learn more about existing resources and needs, the consultant, Community Opportunities Group conducted interviews with individual staff members and met with the following Boards:

- Michael McCue, Town Manager
- Laurie Muncie, Town Planner
- Plymouth County Hospital Reuse Committee
- Historical Commission
- Housing Authority Commission
- Mike Dugan, Finance Committee
- Don Howard, Water Department

### Workshop

A public workshop was held on Wednesday, October 12, to share information about the Community Preservation act and the ways CPA funds can be used, and to discuss and provide feedback for future CPA projects. In addition to Roberta Cameron and Courtney Starling of Community Opportunities Group, there were 21 Hanson residents in attendance, including members of the Community Preservation Committee, members of other Town committees, and residents. The Workshop was recorded for the local cable television channel.

The workshop consisted of a presentation about CPA and existing resources and community needs, followed by a group activity in which participants identified potential projects in each program area and weighed their priority, taking into consideration their perception of the cost and the impact that each project would have on the community.

Group Activity: Identifying and prioritizing potential CPA projects

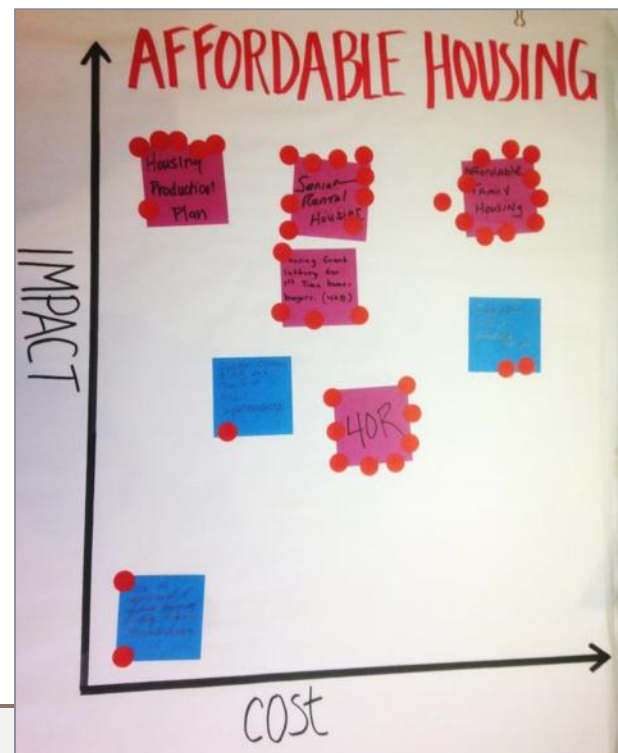
1) Participants divided themselves into four groups, one focusing on each of the four program areas. Each group was given a stack of sticky notes and a poster board with a blank chart depicting “Cost” on one axis and “Impact” on the second axis. Each group was guided by a volunteer facilitator.

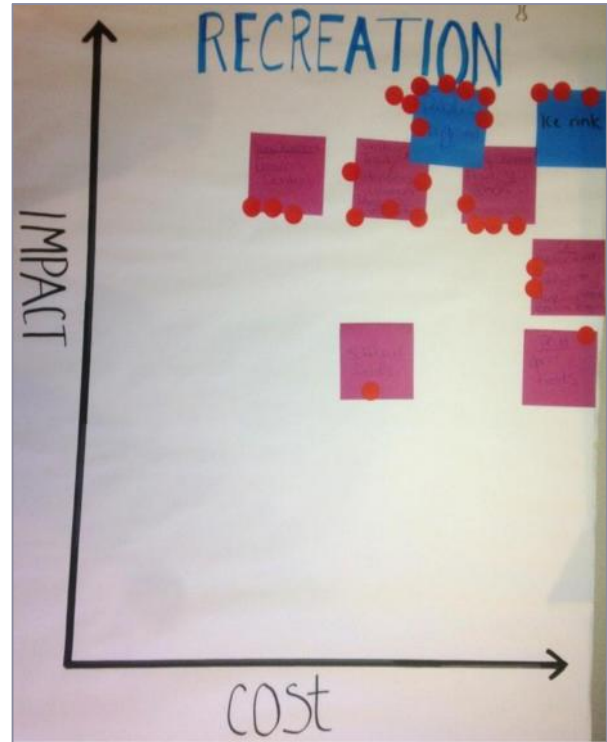


2) Groups were given 30 minutes to discuss issues and potential projects relating to their program area. They were instructed to write each potential project on a separate sticky note and to place these in the appropriate position on the chart.

3) The participants were reassembled to watch as facilitators from each group presented their charts to the whole assembly.

4) Participants were each given 6 dots and asked to place their dots on the projects in any program area that were the highest priority to them. At this time participants were also given the opportunity to add potential projects to any program area poster (using a different color sticky note.)





The following matrix provides the results from the group activity.

	Perceived Impact	Perceived Cost	Priority Votes
<b>Historic Preservation</b>			<b>29</b>
Create Hanson Heritage Park (move historic buildings to High Street and convert Bonney House to museum to house historic artifacts and honor Cranberry industry, add playground and storage for bog buggy & wagons.)	Very high	Very high	8
Refurbish Camp Kiwanee Sign*	High	Moderate-Low	4
Camp Kiwanee Gatehouse (CK reception, Cove lockers, museum)*	Moderate	Moderate-High	4
Cemetery inventory & restoration	Very high	Moderate	3
Library expansion to create historical room, digitizing records and documents to access with Library card	Very high	High	3
1857 Map Restoration	Moderate	Low	2
Move historic buildings to High Street	High	High	2
Historic site markers	Very high	Low	1
Historic House Inventory	Moderate	Low	1
Explore Rehab of E. Washington Street School for affordable housing	Moderate	High	1
Restore historical Town records at Town Hall	Moderate-Low	Low	
House signs indicating year built for oldest homes*	High	Moderate	

<b>Affordable Housing</b>			<b>44</b>
Affordable family housing	Very high	Very high	12
Senior rental housing	Very high	Moderate	9
Create 40R District	Moderate	Moderate-High	8
Housing Production Plan	Very high	Low	6
Housing grant lottery for first time homebuyers	High	Moderate	4
Allow improvement of existing accessory buildings to become affordable housing*	Low	Low	2
Indian Head school as affordable housing*	Moderate-high	Very high	2
Ocean Spray building on Main Street conversion to mill apartments*	Moderate	Moderate-Low	1
<b>Recreation</b>			<b>27</b>
Public playground*	Very high	Moderate high	8
Walking trail/Hanson Common on Parcel 2 of PCH	High	Moderate	5
Camp Kiwanee floating dock	High	High	4
Camp Kiwanee erosion control	High	Moderate-low	3
Ice Rink*	Very high	Very high	3
Camp Kiwanee waterfront project (handicap access, boating program)	Moderate high	Very high	2
Softball fields	Moderate	Moderate-high	1
Plymouth County Hospital Open fields	Moderate	Very high	1
<b>Open Space</b>			<b>34</b>
Public park at PCH	Moderate low	Moderate low	11
Mark the trails so everyone can follow / List of all open space locations and proper signage	Very high	Moderate low	4
Expand and connect existing park lands to slow down fragmentation of natural environments (e.g., Poor Meadow Corridor)	Very high	Moderate high	4
Connect Bay Circuit Trails	Low	Low	3
Water – additional aquifer	Very high	Very high	3
Trail on Plymouth County Hospital Property with signposts giving Town History	Very low	Low	2
Outdoor theater/concert stage in park	Very high	high	2
Trail from train station down Crooker Place to Burrage (Indian Crossway)	Low	Very Low	1
Picnic tables in park	Moderate	Moderate low	1
Connect 100 Acres Brett's Brook Corridor to Poor Meadow Brook Corridor	Moderate	Moderate high	1
Bathrooms & concession stand in park	High	High	1
Promote and facilitate Chapter 61 Land	Very high	Low	1
Watershed association for ponds	High	Low	
Land Trust / Local management	High	Moderate low	
Clean up sediments at Wampatuck Pond	High	Moderate high	

Projects marked with "\*" were added by participants after the small group discussion portion of the activity was completed.



## Survey

Community Opportunities Group conducted an online survey of Hanson residents to gather input about goals and priorities for community preservation funding over the next five years. (A copy of the survey follows the report of survey results.) The survey asked respondents to rate their agreement with goal statements, and the importance of potential projects that might be eligible for CPA funding for each program area. In addition, the survey included some demographic questions to gauge the characteristics of the population who responded to the survey.

A total of 107 responses were received over the period the survey was conducted, from October 16 to November 28, 2016. Not all who began the survey completed it; the number of total responses diminished slightly as the survey progressed, with approximately 84 respondents completing the entire survey.

The survey included two types of questions pertaining to each of the program areas: first, respondents were asked to indicate to what extent they agree or disagree with statements reflecting community goals on a scale of 1-4, with 4 being “strongly agree” and 1 being “strongly disagree”; secondly, respondents were asked to mark the degree of importance they ascribe to a list of potential projects that might be eligible for CPA funding was provided on a scale of 1-3, with 3 being “very important” and 1 being “not important”. There was also an opportunity to provide comments about goals and potential projects for each program area.

### Historic Preservation

In general, respondents agreed with all of the draft goal statements. Protection of historical records and artifacts received the highest level of approval. Many respondents indicated that they needed more information about the goal of creating a Town museum and heritage park.

Goal Statements	Agree	Disagree	Not Sure	Overall Score (scale of 1-4)
Hanson should protect, restore, and enhance public access to historical records and artifacts.	98	7	1	3.31
Historic buildings and sites should be preserved throughout town.	87	11	8	3.16
Hanson should increase public awareness about local history and historical sites throughout the town.	94	11	1	3.14
Hanson should consolidate historic resources together in one location to create a Town museum and heritage park.	77	23	16	2.90

The types of projects that received the most enthusiastic response were the continued preservation efforts at Camp Kiwanee, restoration of historic documents and artifacts, and cemetery restoration. There was greater uncertainty but still relative support for the creation of a historic museum or village around the Bonney House.

Potential Projects	Important	Not Important	Not Sure	Overall Score (scale of 1-3)
Preserve historic buildings and objects at Camp Kiwanee	90	13	4	2.29
Restoration and conservation of historic documents and artifacts	84	15	6	2.19
Cemetery restoration (i.e. restoration of headstones, signs, etc.)	85	15	7	2.08
Expand Library to house local historic collections	67	23	11	2.03
Complete forms to nominate buildings and sites to State or National registry	79	21	7	2.00
Establish historic museum at Bonney House	46	34	25	1.82
Acquire/rehabilitate historic buildings to create affordable housing	49	47	10	1.76
Move historical society buildings to High street near Bonney House to create a "village"	37	43	25	1.73

#### Highlights from Historic Preservation Comments:

- Multiple respondents suggest they would prefer not to combine historic preservation with creating affordable housing.
- Some mentioned specific historic resources they would like to see efforts to restore, including buildings on Route 27 and Monroe Cemetery.
- Cemeteries and historic records are important for tracing Town history.
- One commenter suggested to use the Library to provide access to historical information.

#### Affordable Housing

Respondents share the strongest agreement with the goal of increasing the supply of housing that is affordable to seniors, followed by increasing the diversity of housing types to accommodate a range of households including seniors, young adults, and small households. Respondents were strongly divided over increasing the supply of affordable housing for families and those who work in town. Many respondents were unsure about the proposition of targeting CPA funds to support the creation of affordable housing in existing or historic buildings.

Goal Statements	Agree	Disagree	Not Sure	Overall Score (scale of 1-4)
Hanson should increase its supply of housing that is affordable to seniors.	74	19	4	2.99
Hanson should increase the diversity of housing types to accommodate the needs of seniors wishing to downsize, young adults, and small households of all income levels.	61	35	1	2.69
Hanson should focus CPA funds on creating affordable	48	30	19	2.62



housing within existing buildings rather than new development.				
Hanson should incorporate housing as a reuse/redevelopment strategy for historic buildings.	44	36	16	2.49
Hanson should increase its supply of housing that is affordable to families and employees who work in town.	55	39	3	2.47

Interestingly, the type of project that was most strongly supported – converting homes into affordable housing through a first-time homebuyer program - aligns with the goal statements over which respondents were most strongly divided or unsure – providing housing affordable to families, and creating affordable housing within existing buildings. This suggests that increasing public understanding about specific opportunities may help to build support for carrying out affordable housing strategies. Other strategies that received a higher level of priority include establishing a zoning district to incentivize construction near the train station, and contributing land to a non-profit for small-scale affordable housing development. There was less consensus among respondents over the conversion of historic buildings, or the use of a limited portion of the hospital site to create small-scale affordable housing.

Potential Projects	Important	Not Important	Not Sure	Overall Score (scale of 1-3)
Convert existing homes into affordable housing through first-time homebuyer grant program	66	19	10	2.00
Establish a special Zoning district near train station (such as a Smart Growth 40R district) to incentivize the construction of affordable housing and commercial space	60	27	8	1.94
Contribute land to small-scale affordable housing development by nonprofit developer such as Habitat	57	26	11	1.90
Undertake a Housing Production Plan to identify local housing needs among Hanson residents and develop strategies to meet those needs and create affordable housing opportunities	54	32	10	1.81
Establish an Affordable Housing Trust to advocate and manage funding for affordable housing initiatives	50	32	12	1.78
Utilize a limited portion of Plymouth County Hospital site to create small-scale affordable housing	45	39	11	1.70
Create affordable housing through rehabilitation and conversion of historic building(s)	40	40	15	1.59

#### Highlights from Housing comments:

- Housing needs in town include multigenerational families living together because the lack of adequate housing they can afford.

- Several respondents expressed concern about the tax base, the need for commercial development, and the need to address run down properties, specifically along Route 27 near the train station, the East Washington Street School, JJ's pub, and the Ocean Spray building. Suggestions include rezoning, pursuing tax foreclosure, or rehabbing for affordable housing.

### Open Space

There was fairly strong agreement with all three of the draft open space goal statements offered in the survey. Of these three, the protection of water resources received the highest level of agreement and certainty.

Goal Statements	Agree	Disagree	Not Sure	Overall Score (scale of 1-4)
Hanson should focus on protecting and improving the quality of its groundwater and surface water resources.	81	8	53	3.43
Hanson should focus on enhancing access to existing open space resources.	72	13	7	3.32
Hanson should continue to expand protected open space to connect greenways and to slow down the fragmentation of natural environments.	72	14	5	3.30

There was support for all of the types of projects listed, however those that improve existing open space resources tended to be rated as more important than acquisition or expansion of open space. Consistent with response to the goals statements, weed and erosion-control initiatives to protect water resources were rated as most important. Echoing public input in the recent open space and recreation plan, increasing signage at existing trails and parks was also noted as a high priority. A large number of respondents indicated that they would need more information about Chapter 61 lands to determine if they are important for acquisition.

Potential Projects	Important	Not Important	Not Sure	Overall Score (scale of 1-3)
Undertake initiatives to control erosion and overgrowth of invasive plants impacting water resources	84	6	2	2.42
Increase signage to enhance access to trails, parks, and other open space resources	81	9	2	2.31
Improve park amenities at properties previously acquired with CPA funds (Thomas Mill, Harris Stone, Poor Meadow Brook)	75	8	7	2.25
Acquire open space to connect greenways	69	17	5	2.19
Expand and connect existing trails	75	13	4	2.17
Acquire Chapter 61 lands (land in agricultural or recreational use for which the property taxes are	47	14	30	2.15

reduced and the Town has the right of first refusal if it is to be sold.)				
Delineate and improve public boating access to ponds	52	30	9	1.87

#### Highlights from Open Space comments:

- Some respondents are concerned about the management and need for upgrades at existing Town parks, including [sic] still man, Thomas Mill, Town Forest, and Burrage.
- Emphasis on the need to find another public well site.
- Several commented that signage is inexpensive and can be very effective in enhancing access and encouraging use of existing paths and open space.
- Would be nice to have places like Whitman Town Park or Old Forge Field in Hanover.

#### Recreation

Of all of the recreation goals, respondents most strongly agreed with expansion of the trail network. There was a similar degree of support for the establishment of new recreational facilities at Plymouth County Hospital and improvements at various parks throughout town.

Goal Statements	Agree	Disagree	Not Sure	Overall Score (scale of 1-4)
Hanson should expand its trail network to provide linkages connecting regional trails, recreational assets, schools, train station, and other public amenities.	69	11	8	3.21
Hanson should concentrate on the establishment of new recreational facilities at the Plymouth County Hospital property.	60	23	6	3.08
Hanson should improve existing town-owned open space to create “pocket parks” in various locations throughout the town.	55	24	9	3.03
Hanson should provide more diverse recreation opportunities, serving residents of all ages and allowing for a wider range of athletic offerings.	62	22	5	3.02

All of the examples of recreation projects received fairly strong support. The creation of new trails and recreation facilities at Plymouth County Hospital ranked highest in priority. Specific types of amenities most important to respondents include a playground and bathrooms to support outdoor recreation facilities.

Potential Projects	Important	Not Important	Not Sure	Overall Score (scale of 1-3)
Expand and improve walking/biking trails at Plymouth County Hospital and elsewhere in town	80	8	0	2.35

Create new outdoor recreational facilities at Plymouth County Hospital	64	15	9	2.34
Construct bathrooms to support outdoor recreation facilities	68	13	7	2.26
Obtain technical support for planning of recreational facilities at Plymouth County Hospital site	65	15	7	2.24
Create playground	64	18	5	2.22
Enhance existing trails and parks with amenities such as interpretive signage, benches, and picnic tables.	71	14	2	2.19
Undertake improvements to waterfront at Cranberry Cove to improve boating access and handicapped accessibility	68	16	4	2.14
Create additional athletic field space for sports that are currently underserved	61	21	6	2.13

#### Highlights from Open Space comments:

- Recreation facilities are needed to serve seniors, teens, and families with young children.
- Locations suggested for recreation improvements are on Route 27, a playground at [sic] Harrington Field, near the ball fields, by the library, central location (not Hancock street).
- Suggestions for specific recreation amenities include a playground, a hockey rink, a lacrosse/soccer/football field, and a walking track. Emphasis on informal and inexpensive.
- Forge Park in Hanover could be a model for a park at the Plymouth County Hospital site. A vision for recreation at the PCH site includes “a town green playground, amphitheater, bandstand, walking trails, picnic tables.” Some respondents would like to see that the Town does not use the entire PCH site for recreation use. Would like to see some senior housing as well.
- A few respondents suggested that a budget for maintenance is needed where the Town makes recreation improvements (and might be particularly challenging for a bathroom facility.)

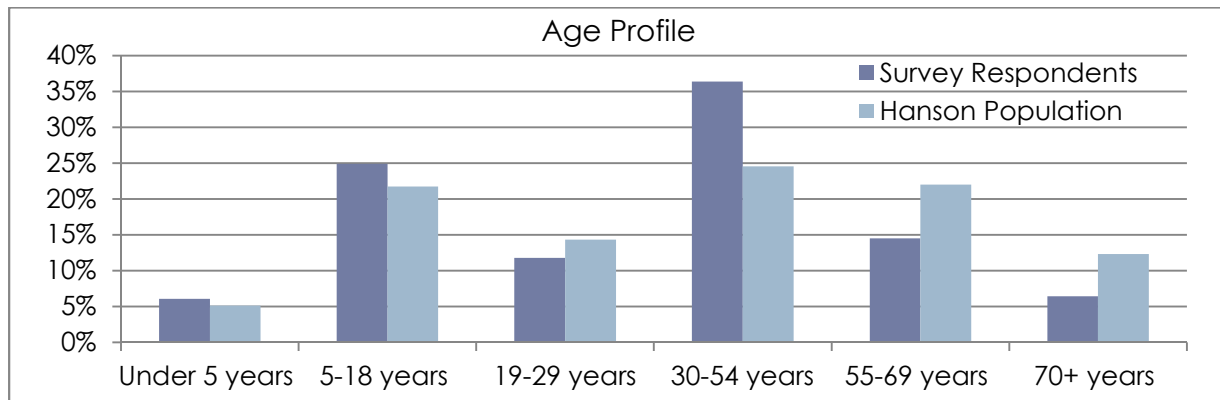
#### General Information

A final set of survey questions were included that collect some information about the respondents, to gauge the segments of the population that are represented in the survey results.

- The majority of survey respondents are long-time residents. 64 percent have lived in Hanson for more than 20 years, and 26 percent have lived in Hanson for 10-20 years. Only 10 percent have lived in Hanson for less than 10 years. According to the American Community Survey (2014), approximately half of Hanson households moved into their current house after 2000 (although many of these households may have moved from within Hanson).
- People who responded to the survey tend to have higher incomes: 63percent earn more than \$100,000, 31 percent earn \$50,000-\$100,000, and just 6 percent earn less than \$50,000. By

contrast, 20 percent of the town's household earn less than \$50,000, while 46 percent earn more than \$100,000.

- Respondents were asked to list how many people are in their household by age cohort. Survey respondents tended to be middle-aged adults, included many families with aged children. A relatively smaller share of households with older adults and seniors answered the survey.



**Further Comments:**

- Would like to see better maintenance of Town resources and facilities.
- Would like to have more information so that they know whether they support potential projects. Further discussion about these projects in meetings and newspaper articles would be helpful.

# Hanson Community Preservation Survey

## Introduction

Hanson's Community Preservation Committee is in the process of preparing a Plan to guide the allocation of Community Preservation funds over the next five years. As part of this process, the CPC seeks your input regarding community goals and needs with respect to the four program areas: Historic Preservation, Affordable Housing, Open Space, and Recreation. We appreciate your participation in the following survey, which should take an estimated 10-15 minutes.

## Historic Preservation

**CPA funds can be used for acquisition, creation, preservation, rehabilitation, and restoration of historic resources. These may include historical structures, artifacts, and landscapes listed or eligible for listing on the State register of historic places, or determined by the local historic preservation commission to be significant in the town's history, archeology, architecture, or culture.**

Please indicate how strongly you agree with the following statements (rate 1-5, strongly disagree to strongly agree):

4. It is important for Hanson to protect/restore and enhance public access to historical records and artifacts.
5. It is important for Hanson to increase public awareness about local history and historical sites throughout the town.
6. It is important for Hanson to consolidate historic resources together in one location to create a Town museum and heritage park.
7. It is important to preserve historic buildings and sites throughout town.

Following are examples of potential projects that might be eligible for CPA funding. Please indicate how important these types of projects are to you (rate 1-5, least important to most important).

- A) Restoration of historic documents and artifacts
- B) Expand Library to house historic collection
- C) Establish historic museum at Bonney House
- D) Move historical society buildings to High street near Bonney House
- E) Cemetery restoration
- F) Complete forms to nominate buildings and sites to State or National registry
- G) Acquire/restore historic buildings to create affordable housing
- H) Preserve historic buildings and objects at Camp Kiwanee

Comments or suggestions:

### Affordable Housing

**An estimated 30% of Hanson residents spend more than they can afford on housing costs (American Community Survey, 2010-2014), disproportionately impacting renters and households with incomes below \$50,000. Hanson currently has approximately 150 units of housing that are deed restricted to be affordable to households who earn less than 80% of median income for the region, representing just over 4% of its housing stock.**

**CPA Funds can be used for acquisition, creation, preservation, and rehabilitation of affordable housing. CPA can also be used to “support” affordable housing, which could include strategic planning services, Town staff, or rental assistance programs for income-eligible residents.**

Please indicate how strongly you agree with the following statements (rate 1-5):

- 5) Hanson should increase its supply of housing that is affordable to seniors.
- 6) Hanson should increase its supply of housing that is affordable to families and employees who work in town.
- 7) Hanson should increase the diversity of housing to accommodate the needs of seniors wishing to downsize, young adults, and small households of all income levels.
- 8) Hanson should incorporate housing as a reuse/redevelopment strategy for historic buildings.
- 9) Hanson should focus CPA funds on creating affordable housing within existing buildings rather than new development.

Following are examples of potential projects that might be eligible for CPA funding. Please indicate how important these types of projects are to you (rate 1-5).

- A) Undertake a Housing Production Plan to identify affordable housing needs and strategies.
- B) Utilize a limited portion of Plymouth County Hospital site to create small-scale affordable housing.
- C) Acquire affordability restrictions on existing homes through first-time homebuyer grant program.
- D) Contribute land to small-scale affordable housing development by nonprofit developer such as Habitat.
- E) Establish special Zoning district near train station (Chapter 40R) to facilitate affordable housing.
- F) Create affordable housing through rehabilitation and conversion of historic building(s).
- G) Establish an Affordable Housing Trust to advocate and manage funding for affordable housing initiatives.

Comments or suggestions:



## Open Space

**CPA funds can be used for acquisition of open space, preservation of water resources, or the rehabilitation and restoration of open space that was previously acquired using CPA funds. Land may be acquired as open space to protect well fields, aquifers/recharge areas, agriculture, forest, wetlands, stream, lake and pond frontage, scenic vistas, wildlife or nature preserve, and land for recreational use.**

Please indicate how strongly you agree with the following statements (rate 1-5):

4. Hanson should continue to expand protected open space to connect greenways and to slow down the fragmentation of natural environments.
5. Hanson should focus on protecting and improving the quality of its groundwater and surface water resources.
6. Hanson should focus on enhancing access to existing open space resources.

Following are examples of potential projects that might be eligible for CPA funding. Please indicate how important these types of projects are to you (rate 1-5).

1. Expand and connect existing trails
2. Acquire open space to connect greenways
3. Undertake initiatives to control erosion and overgrowth of invasive plants impacting water resources
4. Delineate and improve public boating access to ponds
5. Improve park amenities at properties previously acquired with CPA funds (Thomas Mill, Harris Stone, Poor Meadow Brook)
6. Acquire Chapter 61 lands
7. Increase signage to enhance access to trails, parks, and other open space resources

Comments or suggestions:

## Recreation

**Funds can be used for acquisition, creation, or rehabilitation of outdoor recreation facilities. These might include active or passive recreational use such as community gardens, trails, parks, playgrounds or athletic fields. CPA may not be used to create stadiums, gymnasiums, or similar structures, nor for the creation of artificial turf fields.**

Please indicate how strongly you agree with the following statements (rate 1-5):

4. Hanson should provide more diverse recreation opportunities, serving residents of all ages and allowing for a wider range of athletic offerings.
5. Hanson should concentrate on the establishment of new recreational facilities at the Plymouth County Hospital property.
6. Hanson should improve existing town-owned open space to create “pocket parks” in various locations throughout the town.
7. Hanson should expand its trail network to provide linkages connecting regional trails, recreational assets, schools, train station, and other public amenities.

Following are examples of potential projects that might be eligible for CPA funding. Please indicate how important these types of projects are to you (rate 1-5).

- A.) Enhance existing trails and parks with amenities such as interpretive signage, benches, and picnic tables.
- B.) Obtain technical support for planning of recreational facilities at Plymouth County Hospital site.
- C.) Create new outdoor recreational facilities at Plymouth County Hospital
- D.) Undertake improvements to waterfront at Cranberry Cove to improve boating access and handicapped accessibility
- E.) Construct bathrooms to support outdoor recreation facilities
- F.) Expand and improve walking/biking trails at Plymouth County Hospital and elsewhere in town.
- G.) Create playground
- H.) Create additional athletic field space for sports that are currently underserved

Comments or suggestions:

Please provide us with some information about yourself.

- 1) How long have you lived in Hanson?
  - a. Less than 5 years
  - b. 5-10 years
  - c. 10-20 years
  - d. More than 20 years
- 2) How many people are in your household?
  - a. Under 5 years old \_\_\_\_
  - b. 5-18 years old \_\_\_\_
  - c. 19-29 years old \_\_\_\_
  - d. 30-54 years old \_\_\_\_
  - e. 60-74 years old \_\_\_\_
  - f. 75+ years old \_\_\_\_
- 3) Please indicate the category that most closely describes your household income:
  - a. Under \$30,000
  - b. \$30,000-\$50,000
  - c. \$50,000-\$75,000
  - d. \$75,000-\$100,000
  - e. \$100,000-\$150,000
  - f. More than \$150,000

Thank you for taking the time to complete this survey. Any further comments or ideas you would like to share with us?

## APPENDIX 3, SUPPLEMENTARY FUNDING RESOURCES

The following are some additional resources that may be combined with CPA funds or provide alternative funding sources to help in achieving community needs and goals identified in this plan. Many of these resources can be found online through the Massachusetts Executive Office of Housing and Economic Development Guide to State Development Resources:

<http://www.mass.gov/hed/community/planning/guide/>

Beyond the selection provided here, [Preservation Massachusetts](#) has created a more extensive funding guide listing private foundations and corporations that provide funding to support organizations or projects relating to all of the Community Preservation Program areas.

### **Massachusetts Executive Office of Energy & Environmental Affairs (EEA)**

<http://www.mass.gov/eea/grants-and-tech-assistance/grants-and-loans/>

#### **) [Grant Programs offered by Division of Conservation Services](#)**

The Division of Conservation Services offers grant programs to municipalities for the acquisition of conservation and recreation land, as well as the development and renovation of parks.

### **Department of Conservation and Recreation**

<http://www.mass.gov/eea/agencies/dcr/services-and-assistance/grants-and-technical-assistance/>

#### **) [Forest Stewardship Planning Grants for Private and Town Forestlands](#)**

These are 50-50 matching reimbursement grants offered to municipalities that have town forest or water supply land currently enrolled in the [Forest Stewardship Program](#). The purpose of these grants is to aid communities in putting forest stewardship into practice and to help connect the local citizens to their forest and the benefits these forests provide—including a local source of wood products, clean water, biodiversity and wildlife habitat.

#### **) [Community Forestry Program](#)**

The Community Forest Program is a competitive grant program whereby local governments and qualified nonprofit organizations are eligible to apply for grants to establish community forests through acquisition of private forest land from a willing seller. The purpose of the program is to establish community forests by protecting forest land from conversion to non-forest uses and to provide community benefits. Some of these benefits include sustainable forest management; clean air, water, wildlife habitat, and other environmental benefits: forest-based educational programs; service as models of effective forest stewardship; and recreational benefits secured with public access.

#### **) [Recreational Trails Grants](#)**

The Recreational Trails Program provides funding support for a variety of trail protection, construction and stewardship projects throughout Massachusetts. This national program makes funds available to states to develop and maintain recreational

trails and trail-related facilities for non-motorized and motorized recreational trail uses. The Program is authorized and funded through the federal transportation bill. It is administered by the Massachusetts Department of Conservation and Recreation, in partnership with the Massachusetts Recreational Trails Advisory Board (MARTAB) and the Massachusetts Department of Transportation. Eligible applicants include non-profit organizations, government agencies, and municipalities. The 2017 grant round for this program is currently open, accepting applications through February 1, 2017

#### **Division of Conservation Services**

<http://www.mass.gov/eea/grants-andtech-assistance/grants-and-loans/dcs/>

) [Agricultural Preservation Restriction Program](#)

The primary purpose of the APR program is to preserve and protect agricultural land, including designated farmland soils, which are a finite natural resource, from being built upon for non-agricultural purposes or used for any activity detrimental to agriculture and to maintain APR land values at a level that can be supported by the land's agricultural uses and potential. The APR Program is a voluntary program which offers a non-development alternative to farmers and other owners of "prime" and "state important" agricultural land who are faced with a decision regarding future use and disposition of their farms. Towards this end, the program offers to pay farmers the difference between the "fair market value" and the "agricultural value" of their farmland in exchange for a permanent deed restriction which precludes any use of the property that will have a negative impact on its agricultural viability.

) [Massachusetts Local Acquisitions for Natural Diversity \(LAND\) Program](#)

The LAND Program (formerly the Self-Help Program) was established in 1961 to assist municipal conservation commissions acquiring land for natural resource and passive outdoor recreation purposes. Lands acquired may include wildlife, habitat, trails, unique natural, historic or cultural resources, water resources, forest, and farm land. Compatible passive outdoor recreational uses such as hiking, fishing, hunting, cross-country skiing, bird observation and the like are encouraged. Access by the general public is required.

) [Massachusetts Land and Water Conservation Fund](#)

The Federal Land & Water Conservation Fund (P.L. 88-578) provides up to 50% of the total project cost for the acquisition, development and renovation of park, recreation or conservation areas. Municipalities, special districts and state agencies are eligible to apply. Nearly 4000 acres have been acquired and hundreds of parks renovated using the \$95.6 million that Massachusetts has received from the state side portion of the federal program since 1965. DCS administers the state side Land & Water Conservation Fund program in Massachusetts. Access by the general public is required.

- J [Drinking Water Supply Protection Grant Program](#)  
This grant provides funds to assist public water systems and municipal water departments in protecting and conserving the quality and quantity of public drinking water supply sources in the Commonwealth. It is a reimbursement program.

## **Executive Office of Housing and Economic Development**

<http://www.mass.gov/hed/housing/>

<http://www.mass.gov/hed/economic/eohed/pro/infrastructure/>

- J [Commercial Area Transit Node Housing Program](#)  
The Commercial Area Transit Node Housing Program (CATNHP) is a state funded bond program available to municipalities, non-profit and for-profit sponsors to support first-time homebuyer housing through new construction or acquisition and rehabilitation.
- J [First Time Home Buyer \(FTHB\)](#)  
The Housing Development Division of the Department of Housing and Community Development provides funding to developers, non-profit organizations and communities to assist first time homebuyers.
- J [HOME Investment Partnerships Program](#)  
The HOME Program is a federally funded program that provides funding to non-profit or for-profit developers for first-time homebuyer housing production and rehabilitation.
- J [Housing Stabilization Fund](#)  
The Housing Stabilization Fund (HSF) is a state funded program for municipalities and non-profit or for-profit developers to support affordable first-time homebuyer housing acquisition and rehabilitation.
- J [Local Initiative Program \(LIP\)](#)  
Local Initiative Program (LIP) is a state program that encourages the creation of affordable housing by providing technical assistance to communities and developers who are working together to create affordable rental opportunities for low- and moderate-income households.
- J [Low Income Housing Tax Credit \(LIHTC\)](#)  
The Low Income Housing Tax Credit Program (LIHTC) is a federally authorized program for non-profit and for-profit developers to promote the construction and rehabilitation of affordable rental housing. Often these units are within a larger mixed income development
- J [ONE Mortgage Program](#)  
The ONE Mortgage Program is a joint initiative between the public and private sectors to increase homeownership opportunities for low- and moderate-income first-time homebuyers. The program increases the purchasing power of income-eligible households by combining a conventional first mortgage with a publicly subsidized second mortgage.
- J [Affordable Housing Technical Assistance](#)  
DHCD provides technical assistance to local housing authorities seeking to develop new affordable housing units or to carry out capital improvements on existing developments.
- J [\\$0-25,000 DHCD Small Projects Guide](#)  
Information to assist local housing authorities to implement smaller capital projects independently. This Guide and Forms replaces the voluntary pilot program called

“Accelerated Emergency Response Projects” (AERP) that was used by LHAs to manage small projects on their own.

) [Affordable Housing Trust Fund \(AHTF\)](#)

The Affordable Housing Trust Fund has been structured to ensure that many different types of organizations are eligible to receive financing. Eligible applicants include governmental subdivisions, community development corporations, local housing authorities, community action agencies, community-based or neighborhood-based non-profit housing organizations, other non-profit organizations, for-profit entities, and private employers.

) [Capital Improvement and Preservation Fund \(CIPE\)](#)

The Capital Improvement and Preservation Fund is a state bond funded program that seeks to preserve and improve existing privately owned, state or federally assisted affordable rental developments. Eligible properties include housing at risk of losing affordability restrictions due to the potential for the prepayment of its mortgage or housing in which a project-based rental assistance contract has expired.

) [Community Based Housing \(CBH\)](#)

The Community Based Housing (CBH) program provides funding for the development of integrated housing for people with disabilities, including elders, with priority for individuals who are in institutions or nursing facilities or at risk of institutionalization.

) [Facilities Consolidation Fund \(FCF\)](#)

Facilities Consolidation Fund (FCF) is a state funded program for non-profit developers to create and preserve affordable rental housing for clients of the Department of Mental Health (DMH) and Department of Developmental Services (DDS).

) [Housing Innovations Fund \(HIF\)](#)

The Housing Innovations Fund (HIF) is a state funded program for non-profit developers to create and preserve affordable rental housing for special needs populations.

) [MassWorks Infrastructure Program](#)

The MassWorks Infrastructure Program provides a one-stop shop for municipalities and other eligible public entities seeking public infrastructure funding to support economic development and job creation, including a mix of commercial and residential development (with an emphasis on multi-family or small lot single-family residential development). The Program represents an administrative consolidation of six former grant programs.

## **Department of Housing and Community Development**

<http://www.mass.gov/hed/open-grant-programs.html>

) [DHCD Assistance and Training](#)

DHCD's Office of Sustainable Communities (formerly the Community Assistance Unit) works in partnership with cities and towns to address the complex challenges of development, growth and revitalization in a multidisciplinary way that fosters sustainability. The Office of Sustainable Communities assists communities to:

- Integrate housing, transportation, economic development, and land use to foster sustainable development



- Build and strengthen civic engagement
  - Adopt practices and policies that support community and economic development to revitalize neighborhoods, downtowns and city/town centers
  - Use the state's planning and production tools and resources to expand the supply of housing available to a range of incomes
  - Incorporate green design into development
  - Work cooperatively to promote regionalism
  - Provide guidance on local government by-laws, ordinances and charters
  - Meet the state requirements for relocation of individuals and/or businesses
- ) [Community Development Block Grant \(CDBG\)](#)  
The Community Development Block Grant Program is a federally funded, competitive grant program designed to address revitalization efforts and the needs of low- and moderate-income residents by supporting housing, community and economic development activities in small cities and towns throughout the Commonwealth.
- ) [Peer to Peer Technical Assistance Program](#)  
The Peer-To-Peer Technical Assistance Program provides small grants to municipalities for short-term problem solving or technical assistance projects.

#### Massachusetts Historical Commission (MHC)

- ) [Massachusetts Historical Commission Survey and Planning Grant Program](#)  
The Massachusetts Historical Commission Survey and Planning Grant Program is a federally funded, reimbursable, 50/50 matching grant program to support historic preservation planning activities in communities throughout the state. The goal of the Survey and Planning Grant program is to support efforts to identify and plan for the protection of the significant historic buildings, structures, archaeological sites and landscapes of the Commonwealth. Communities and private non-profit organizations may access grant funds for a wide range of preservation-related activities, including:
- Completion of cultural resource inventories;
  - Nomination of significant properties to the National Register of Historic Places;
  - Completion of community-wide preservation plans; and
  - Other types of studies, reports, publications and projects that relate to the identification and protection of significant historic properties and sites.
- ) [Massachusetts Preservation Projects Fund](#)  
The Massachusetts Preservation Projects Fund (MPPF) is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes, and sites (cultural resources) listed in the State Register of Historic Places. Applicants must be a municipality or nonprofit organization.
- Historic cultural resources in public and nonprofit ownership and use frequently suffer from deferred maintenance, incompatible use, or are threatened by demolition. These important resources represent a significant portion of the Commonwealth's heritage. By providing assistance to historic cultural resources owned by nonprofit or municipal entities, the Massachusetts Historical Commission hopes to ensure their continued use and integrity.

) [Tax Incentives for Preserving Historic Properties](#)

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. The National Park Service and the Internal Revenue Service administer the program in partnership with State Historic Preservation Offices.

**Massachusetts Cultural Council**

<http://www.massculturalcouncil.org/programs/programs.asp>

) [Adams Arts Program](#)

Support through the disbursement of cultural economic development grants including grants for cultural activities that have the capacity to revitalize communities, stimulate income, create or enhance jobs, and attract tourism.

) [Cultural Facilities Fund](#)

The goal of the Cultural Facilities Fund is to increase investments from both the public sector and the private sector to support the sound planning and development of cultural facilities in Massachusetts. The Fund will provide Capital Grants and Feasibility and Technical Assistance Grants to promote the acquisition, design, repair, rehabilitation renovation, expansion, or construction of nonprofit cultural facilities in Massachusetts.

**MassDevelopment (aka Massachusetts Development Finance Agency)**

<http://www.massdevelopment.com/>

MassDevelopment works with businesses, nonprofits, and local, state, and federal officials and agencies to strengthen the Massachusetts economy. Offering a wide range of finance programs and real estate development services, MassDevelopment supports economic growth, development, and investment across all sectors of the Massachusetts economy: public and private; commercial, industrial, and residential; and nonprofit, including healthcare, educational, cultural, and human service providers. MassDevelopment staff works in collaboration with private- and public-sector developers, businesses, and banks to identify investors and leverage public and private funds to support economic growth.

) [Brownfields Redevelopment Fund](#)

Created to encourage the reuse of Brownfield sites — vacant or underutilized properties complicated by environmental contamination and liability.

) [Commonwealth Places](#)

Commonwealth Places provides a creative funding mechanism to advance community placemaking projects throughout Massachusetts. The statewide program will help fund place-based, community-driven projects – art installations, parks, bike trails, markets, and more – that revitalize downtowns and neighborhood commercial districts.

**National Endowment for the Arts and National Endowment for the Humanities**

<https://www.arts.gov/grants/apply-grant/grants-organizations>

<https://www.neh.gov/grants>

Both agencies have a wide range of grants for museum, historical, and cultural programs and collections management and preservation – too many to list here! Doesn't usually have

construction funding, but some planning funds available. Many grants for document and artifact conservation and education projects. Some NEH grants don't require matching funds, or require a match of less than 50%.

) [NEA Our Town Grants:](#)

Of particular interest for historic preservation projects, the National Endowment for the Arts (NEA) has a program called "Our Town Grants," which "support creative placemaking projects that contribute toward the livability of communities and help transform them into lively, beautiful, and sustainable places with the arts at their core".

) [Common Heritage](#)

Common Heritage will support both the digitization of cultural heritage materials and the organization of public programming at community events that explore these materials as a window on a community's history and culture. **Application Deadline May 11, 2017 for projects beginning January, 2018**

) [Preservation Assistance Grants for Smaller Institutions](#)

Preservation Assistance Grants help small and mid-sized institutions—such as libraries, museums, historical societies, archival repositories, cultural organizations, town and county records offices, and colleges and universities—improve their ability to preserve and care for their significant humanities collections. These may include special collections of books and journals, archives and manuscripts, prints and photographs, moving images, sound recordings, architectural and cartographic records, decorative and fine art objects, textiles, archaeological and ethnographic artifacts, furniture, historical objects, and digital materials. **Application Deadline May 2, 2017 for projects beginning January, 2018**

## **US Department of Agriculture (USDA)**

[http://www.usda.gov/wps/portal/usda/usdahome?navid=GRANTS\\_LOANS](http://www.usda.gov/wps/portal/usda/usdahome?navid=GRANTS_LOANS)

) [Community Facility Loans \(CF\)](#)

Loans are made to construct, enlarge, extend or otherwise improve community facilities providing essential services in rural areas (up to 20,000 population). Funds are available to public entities such as municipalities, counties, special purpose districts, federally recognized tribal groups and corporation not operated for profit. Examples of essential community facilities include educational services such as museums, libraries or schools.

) [Single Family Housing Repair Loans & Grants](#)

Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

## [Massachusetts Foundation for the Humanities](#)

Mass Humanities supports public humanities projects. Public humanities projects bring historical, cultural or ethical perspectives to bear on topics and issues of interest to our communities.

## [National Trust for Historic Preservation](#)

The National Trust for Historic Preservation has several grant programs, which offer two types of assistance to nonprofit organizations and public agencies: 1) matching grants from \$500 to \$5,000

for preservation planning and educational efforts, and 2) intervention funds for preservation emergencies. The National Trust's web site, [ervationnation.org](http://ervationnation.org), also has a wealth of information about historic preservation issues, from weatherization to rural preservation.

#### [Preservation Massachusetts](#)

Preservation Massachusetts is the statewide historic preservation organization dedicated to preserving the Commonwealth's historic and cultural heritage. The organization works in partnership with national, state, and local preservation organizations to provide education, technical expertise, and advocacy for historic preservation in Massachusetts. Preservation Massachusetts maintains a directory of preservation professionals and other resources on their website.