

2016 TOWN OF HANSON  
COMMUNITY PRESERVATION PLAN

PRIORITIZATION WORKSHOP

Community Opportunities Group

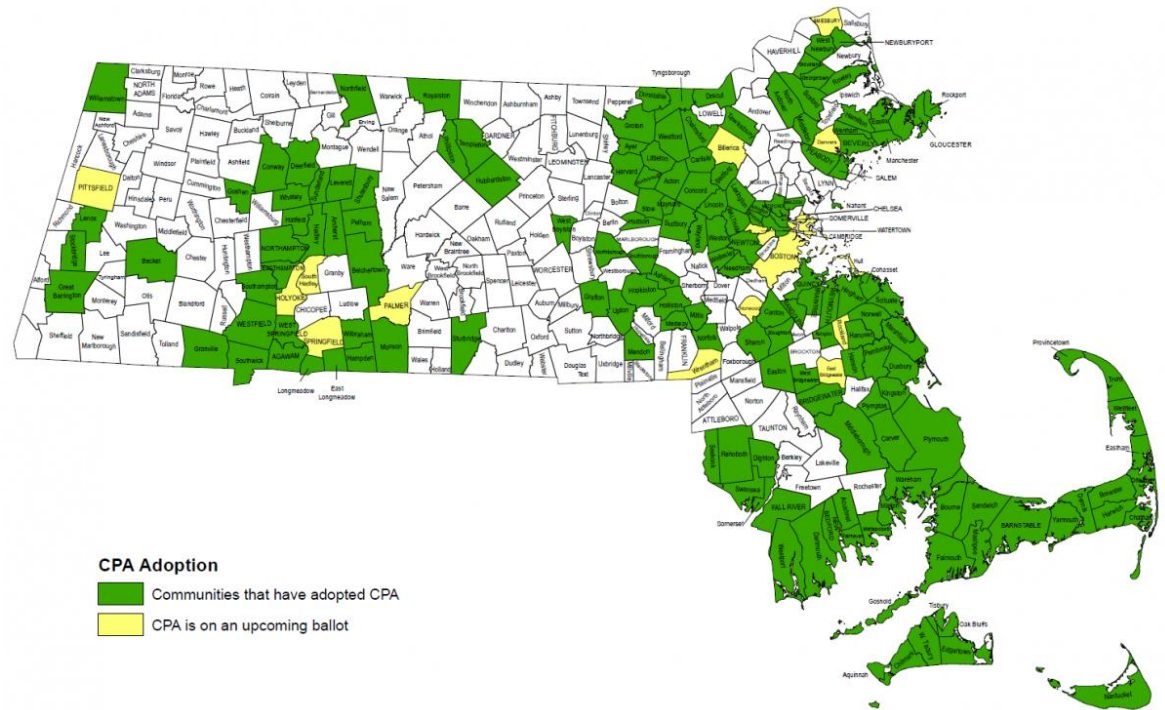
# Agenda

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1. CPA Overview
2. Summary of Resources and Needs
3. Housing Needs and Resources Summary
4. Potential Projects
5. Group Activity: Prioritizing Funding
6. Conclusion / Next Steps

# Quiz – Test your Knowledge

# CPA Overview



- ❑ Established in 2000
- ❑ Hanson adopted in 2008
- ❑ 1.5% Surcharge
- ❑ Exemptions for first \$100,000 residential property value and for low income households.
- ❑ Average annual surcharge approximately \$47.69
- ❑ Overseen locally by 9 member committee

# CPA Overview: Program Areas

Funds can be used for acquisition, creation, preservation, **support**, rehabilitation, and restoration in four program areas:

## 1. Open Space

Land 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.

## 2. Recreation

Active or passive recreational use such as community gardens, trails, parks, playgrounds or athletic fields.

'Recreational use' shall not include the use of land for a stadium, gymnasium, or similar structure, nor the creation of artificial turf fields.

# CPA Overview: Program Areas

Funds can be used for acquisition, creation, preservation, **support**, rehabilitation, and restoration in four program areas:

## 3. Community Housing

The term “support” includes development of a Housing Needs Assessment for the town, hiring a Housing Coordinator, or creating a rental assistance program for income-eligible residents.

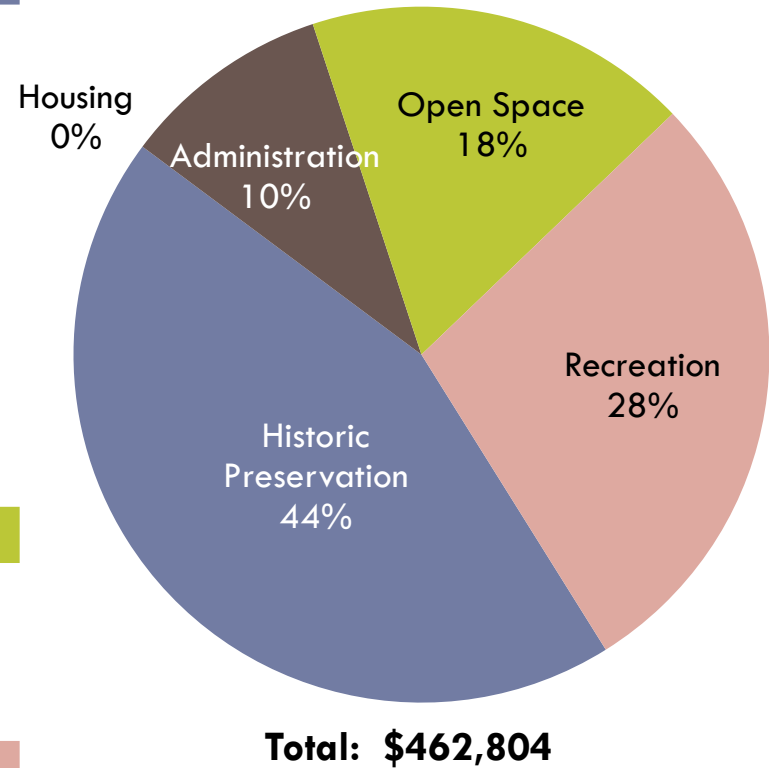
## 4. Historic Resources

Historical structures, artifacts, and landscapes 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 town’s history, archeology, architecture, or culture.

# CPA Overview: Prior CPA Projects

	Appropriated/ Spent
<b>Historic Preservation</b>	
Assessor's maps, historic books, and records	\$4,752
Town of Hanson historical books and records	\$3,299
Book scanner historic books and records	\$2,500
Historical Society "Two-Holer" and Hearse House	\$6,000
Bonney House (total of four separate appropriations)	\$71,700
Camp Kiwanee firehouse	\$4,680
Camp Kiwanee North End Cabins	\$100,000
<b>Open Space</b>	
Thomas Mill property (Open Space & Historic)	\$74,000
Harris Stone property	\$42,367
Poor Meadow Brook property	\$12,373
<b>Recreation</b>	
Fields at the Botieri complex	\$90,000
Whitman-Hanson HS Recreation Area	\$50,000

**CPA Appropriations 2009-2016**



# CPA Overview: Hanson CPA Funds

## 2016 CPA Revenue

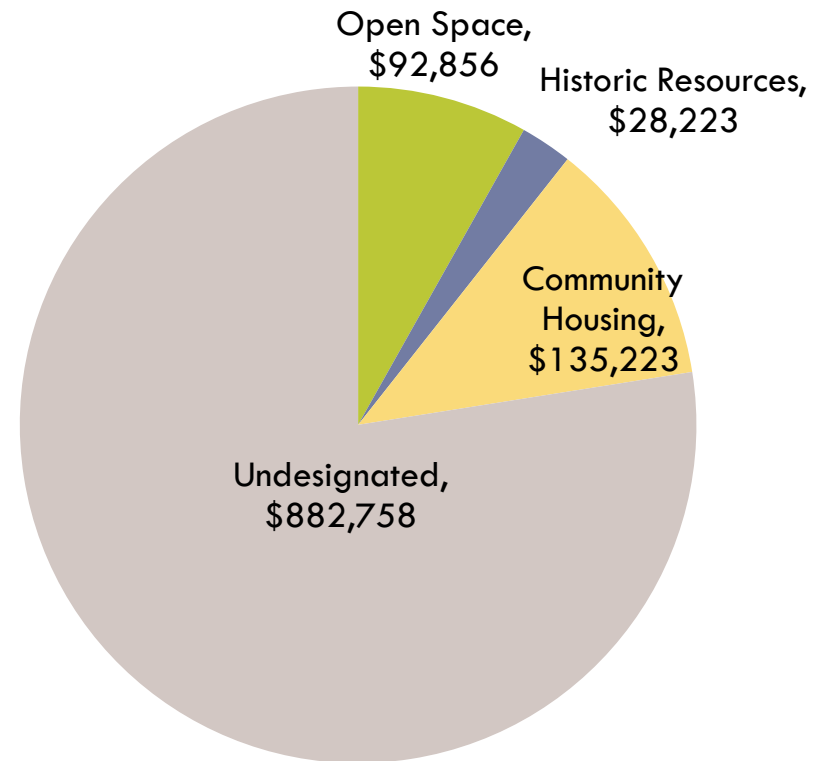
Town	189,402
State Match	50,642
Total	240,044

## Projected Local Revenue

2017	195,084
2018	200,936
2019	210,983
2020	221,532
2021	232,609

(29%)

## Reserve Balances

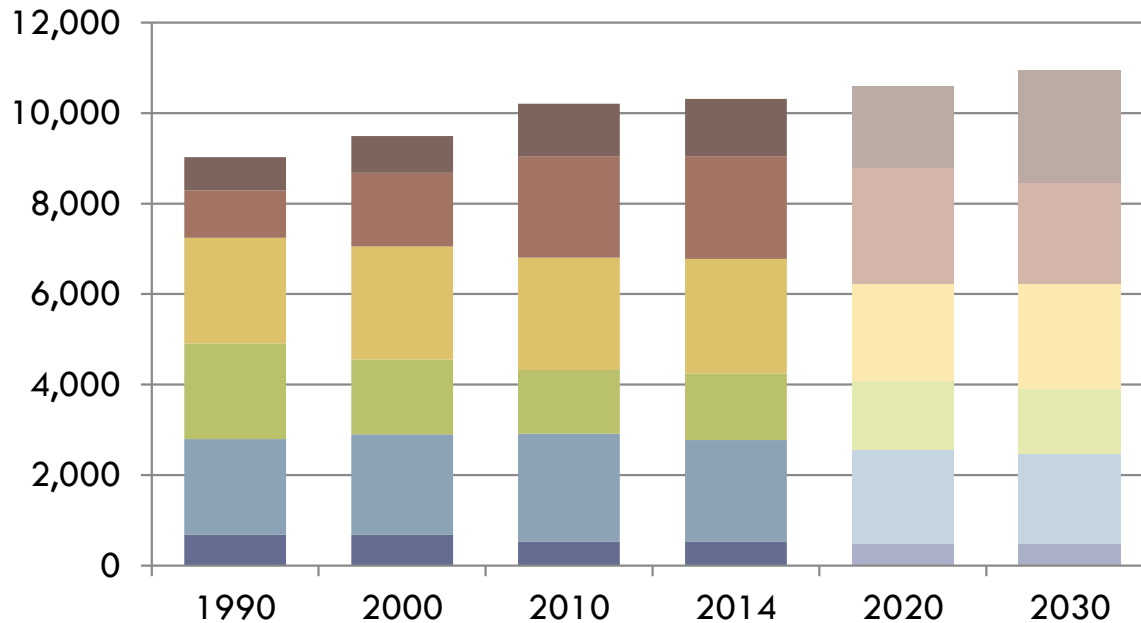


**Total: \$1,139,060**



# Resources and Needs: Demographic Profile

**Hanson Population by Age Cohort, 1990-2030**



- 65+
- 50-64
- 35-49
- 20-34
- 5-19
- 0-4

- Households with Children 40%
- Households with Seniors 38%
- Married or Related Households 79%
- Individuals living alone 17%

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

# Resources and Needs: Open Space, Historic, and Recreation

- Nearly 1800 acres of protected open space
- Bay Circuit Trail and Greenway
- Public Water Resources
- Camp Kiwanee
- County Hospital Site
- (Incomplete) 1996 Historic Inventory
- School recreation areas, ball fields, Cranberry Cove, Camp Kiwanee, passive recreation parks and trails

Hanson Historic Inventory	
Areas	10
Buildings	188
Structures	13 (9 Camp Kiwanee resources and 4 bridges)
Objects	1 (Camp Kiwanee sign)
Burial Grounds	1 (Fern Hill)

## Resources and Needs: Camp Kiwanee

- National Register of Historic Places
- Numerous assets listed on 1996 Historic Inventory
- Indoor recreation and event facilities
- Waterfront swimming and boating
- Softball field, trails
- Need for updated management and capital improvement plan

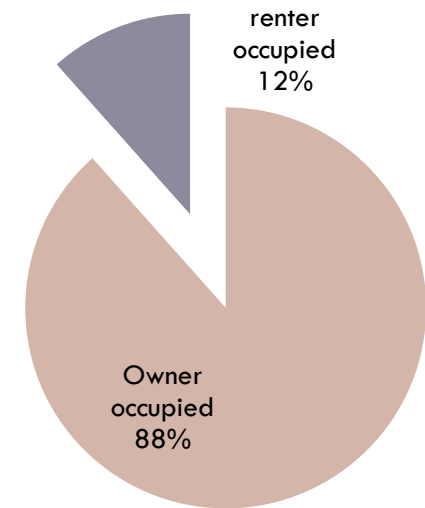
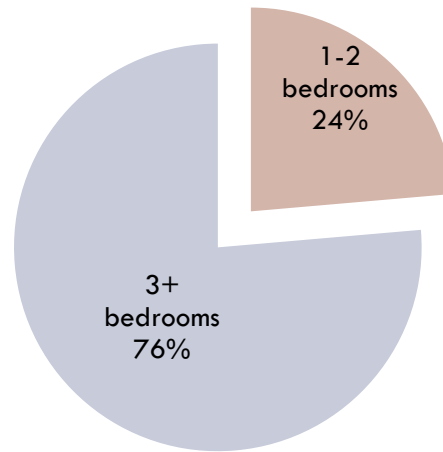
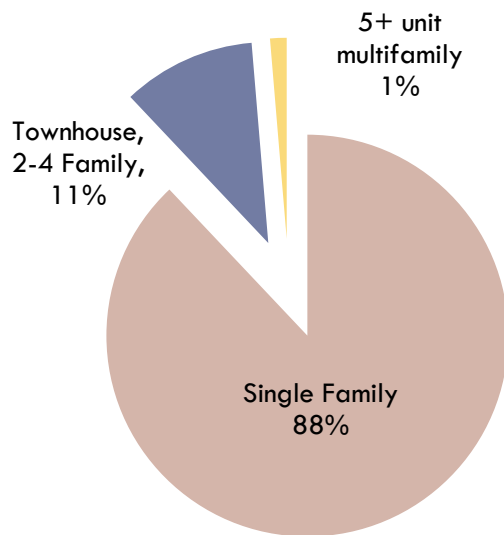
# Resources and Needs: Plymouth County Hospital

Potential CPA-related uses include

- Greenway/trail linkage to Bay Circuit Trail
- Municipal park/public facilities campus
- Small-scale affordable housing, possibly reusing or replacing some outbuildings in High Street portion?
- Bonney House: House historic collections? Other future use options?

Need for technical assistance to plan for open space and recreation improvements

# Resources and Needs: Housing Supply and Affordability



Median Sales Prices 2015: Condominium, \$320,000 / Single Family, \$310,000

## Housing Cost Burden by Household Income

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%
<b>Total</b>	<b>57%</b>	<b>27%</b>	<b>1,048</b>	<b>30%</b>

# Resources and Needs: Housing Resources

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
Depot Village	Phillips St	Rental	0	perpetuity
<b>Total Units</b>			148	4.14%

Source: DHCD, August, 2016

\* 209 units needed to reach 10%

- Hanson Housing Authority
- Chapter 40B
- Group Homes

# Examples of Potential CPA Projects

## Open Space

- Acquisition of open space/Conservation Restrictions for shoreline protection, greenway expansion, agricultural preservation, drinking water protection, or to protect community character, historic views, and other resources
- Rehabilitation/Restoration of open space acquired with CPA funds
- *Preservation* of water resources (weed & pollution control, habitat restoration)

## Recreation

- Increase connectivity of Bay Circuit Trail and walking/bike trails on other conservation properties
- Obtain technical support for planning of trails and recreational facilities at PCH
- Create new outdoor recreational facilities at PCH (excluding a stadium or artificial turf field)
- Delineate and improve shoreline access for boating and swimming

# Potential Needs/CPA Projects

## Historic Preservation

- Preparation of Inventory forms for State or National registry
- Establishment of historical museum
- Restoration/preservation of historic documents and artifacts
- Cemetery restoration
- Acquisition/Restoration of historic buildings to be deed restricted and made available as affordable housing (for ownership or rental)

## Affordable Housing

- Housing Production Plan
- PCH: small scale affordable housing development (1-12 units) on a limited portion of site
- Acquire restrictions on existing units (preserve expiring units or create new units)
- Acquire property or carry out engineering and permitting for development by nonprofit
- Establish Affordable Housing Trust
- Obtain technical support for developing 40R zoning district



# Group Discussion Activity

# Next Steps

Online Survey:

<https://www.surveymonkey.com/r/HansonCPP>

**Thank You!!**