# Town of Randolph

## Report to the Town Council

*FY 2027 Randolph Community Preservation Committee*

*August 24, 2026*

# Town of Randolph
# FY 2027 CPC Report to the Town Council

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## I. Overview of CPA

The Community Preservation Act (hereafter referred to as "CPA"), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of $100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low-income applications are available in the Assessor's Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and improving a community's infrastructure. The Community Preservation Act gives a community the funds needed to control its future.

## II. Summary of CPA in Randolph

Randolph's fiscal year 2027 CPA revenue of approximately $1,256,201 is expected to be matched by the State in November 2026 at 15%.

Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as "CPC") bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

### Randolph Community Preservation Committee
(as of January 1, 2026)

Housing Authority Member.............................................Ronald Lum, Chairman

Recreation Committee Member.............................................Vacant

Town Council Member.............................................Ryan Egan

Community Member-Business.............................................Bruce Fleischmann

Community Member- Resident.............................................Thomas Fisher

Community Member- Resident.............................................Marcell Robateau

Conservation Commission Member.............................................Keith Asack

Historical Commission Member.............................................Mary West

Planning Board Member.............................................Alexandra Alexopoulos

## III. Activities of the Community Preservation Committee and Town Council

The Community Preservation Committee met several times this fiscal year to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

## IV. Applications Accepted by the Committee

Table 1 Applications Accepted

| *Applicant Name* | *Project Type* | *Project Cost* | *Purpose* |
|---|---|---|---|
| Town Planner | Housing Coordinator | $66,377 | Housing |
| | | | |
| Everstead Partners, LLC | 217 Mill Street- Violet Hills | $300,000 | Housing |
| | | | |
| IATM*-Stetson Trustees | Stetson Hall Preservation | $2,733,100 | Historic |
| | | | |
| IATM*-Town Manager | Town Hall Preservation-Restoration | $1,344,400 | Historic |
| | | | |
| School Dept- Town Manager | Tower Hill Playground Enhancements | $150,000 | Open Space & Rec |
| | | | |
| Town Planner | Open Space & Rec Plan | $150,000 | Open Space & Rec |
| | | | |

*Interim Assistant Town Manager

Table 2 2027 CPA Expenditures Approved by Category/Type

| | |
|---|---|
| **Housing** | |
| Housing Coordinator | $66,377 |
| 217 Mill St- Violet Hills | $300,000 |
| | |
| **Undesignated Fund** | |
| Stetson Hall Preservation | $2,733,100 |
| Town Hall Preservation-Restoration | $1,344,400 |
| | |
| **Open Space & Recreation** | |
| Tower Hill Playground | $150,000 |
| Open Space & Rec Plan | $150,000 |
| | |
| **Administrative** | |
| FY2027 Administrative Costs | $73,670 |
| | |
| **Payments** | |
| Bond Payment | $33,856 |

A. <u>Housing Coordinator</u> ***($66,377- Housing)***

This project will continue the salary of a Housing Coordinator who will oversee all aspects of affordable housing requirements (except those of the Randolph Housing Authority) including, but not limited to: Administration of Local Initiative Program (LIP) and Local Action Unit (LAU), Affirmative Fair Housing Marketing Plan (AFHMP), resident selection and lotteries, including preparing closing documents as required. Monitoring LIP, 40B, HOME and locally restricted rental and ownership units as required including processing owner self-certifications, monitoring resales and other transactions, and reviewing and approving rent increase requests and interfacing with subsidizing and monitoring agents. Administration of local programs, including: Rental Assistance Programs, Small Grant Programs, HOME and others as they become available. Maintaining the Subsidized Housing Inventory (SHI) including adding new units. Supporting Town boards and committees and local housing strategies, including assisting with a Housing Production Plan (HPP). Serving as a resource for current and future residents of affordable housing, assisting with queries and promoting affirmative fair housing marketing plans; developing housing related public educational programs, events, and resource guides.

Participation in statewide affordable housing initiatives. Develop relationships with local developers, realtors, service providers, lenders, and community-, regional-, and state-based housing agencies including but not limited to the Executive Office of Housing and Livable Communities and MassHousing. Respond to inquiries regarding development of affordable housing and related municipal services.

**Committee's Comments:**
**Whereas one of the Community Preservation Act's Core purposes is to support and contribute to providing 10% affordable housing, the abovementioned responsibilities are not currently assigned to any member of Randolph's municipal staff and require extensive knowledge and experience and the CPC has previously voted to fund this position to oversee the Town's affordable housing, the CPC feels this project meets the guidelines of the CPA, and therefore continues to support the funding of this project.**

B. 217 Mill Street- Violet Hills ***($300,000- Housing)***

Violet Hills is a 10-unit homeownership development at 217 Mill Street, consisting of detached, single-family-style homes. Nine (9) homes will be deed-restricted for households earning between 80% and 110% of Area Median Income (AMI), with one (1) market-rate home, creating a predominantly affordable, mixed-income community. The project includes construction of energy-efficient homes with 2- and 3-bedroom layouts, development of shared infrastructure such as driveway, utilities, and landscaping, creation of deed-restricted, affordable homeownership units, implementation of long-term affordability controls, and establishment of a homeowner's association (HOA) for ongoing stewardship.

**Committee's Comments:**
**Whereas one goal of the CPA is community housing and this project supports subsidizing the affordable units, reducing purchase prices and expanding access to homeownership for income-qualified, first-time home buyers and future residents, this project will received additional funding from other groups and State Agencies and this project would count towards the Town's Affordable Housing numbers, the CPC feels this project meets the guidelines of the CPA and supports this project for funding, pending the approval of other Town Boards and Committees.**

C. Stetson Hall Historic Preservation ***($2,733,100- Undesignated Fund)***

The Stetson Hall preservation project will be completed in two phases. All work will meet the standards of the Massachusetts Historical Commission. It will include historic preservation, building envelope and entrance improvements to ensure proper accessibility and weather resistance, interior restoration, and architectural and engineering services for the heating and cooling system replacement. These updates are necessary to preserve the historic structure for years to come.

**Committee's Comments:**
**Whereas Stetson Hall is a Town-owned building, and the Town has made a substantial commitment to preserving this National Historic Place and historic preservation is one of the core principles of the CPA, and this work is necessary to maintain the use of the building, the CPC feels this project meets the guidelines of the CPA and continues to support this project.**

D. Town Hall Preservation-Restoration ***($1,344,400- Undesignated Fund)***

The Randolph Town Hall is one of the Town's most historically significant buildings dating back to 1909, when it was built as a High School. As a result of no major preservation work being done, this building is in need of improvements. It will include historic preservation, building envelope and entrance restorations to ensure proper accessibility and weather resistance, interior restoration, and architectural and engineering services for the heating and cooling system improvements. These updates are necessary to preserve the historic structure for years to come.

**Committee's Comments:**
**Whereas the Town Hall is one of the Town's most historically significant buildings, the building is deteriorating and in need of restoration and preservation measures to maintain its historical nature and the functionality of the building as Town Hall, and historic preservation is one of the CPA's core purposes, the CPC feels this project meets the guidelines of the CPA and supports this project.**

E. Tower Hill Playground Enhancements ***($150,000- Open Space & Rec)***

This project will enlarge the existing playground at the former Tower Hill School Playground. Landscaping will be done to the area to cleanup existing places and to make room for the additional play equipment and picnic table area to be added. There will need to be minor paving done to secure the new equipment. Additional fencing will also be needed to close in the space for safety. The School Department has indicated its support of the project and their willingness to work with the Town to perform some of the work and to maintain the area going forward.

**Committee's Comments:**
**Whereas this project enhances recreation space for residents, which is one of the core purposes of the CPA, the CPC has funded projects in this location previously, and the area is in need of an expansion, the CPC feels this project meets the guidelines of the CPA and supports this project.**

F. Open Space and Recreation Plan ***($150,000- Open Space & Rec)***

This project will solicit a consultant to complete the Town's Open Space & Recreation Plan (OSRP), which has expired. The OSRP is a tool through which a community plans for the future of its conservation and recreation resources informed by a thorough public participation process and reflecting the needs of its community members. A state approved OSRP makes Randolph eligible for DCS grants for up to 10 years.

**Committee's Comments:**
**Whereas Open Space & Recreation are one of the components of the CPA and the Town would like to apply for State and Federal Grants to off-set the cost to the Town and the OSRP is required to apply, and the CPC has supported this project in the past, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.**

G. Trinity Episcopal Church ***($200,000- Historic- Withdrawn)***

H. Stetson Hall Entrance ADA Accessibility ***($75,000- Withdrawn)***

I. Stetson Hall Gutter Project ***($126,800-Withdrawn)***

J. Conservation Commission Waterways Project ***($150,000- not accepted)***

Bond Payment ***($33,856)***

The Finance Consultants have determined a bond payment of $33,856 this year. After the payment is made the remaining debt will be $224,197; for Powers Farm Phases I and II and the Grove Street Trail project, which have scheduled payoffs in 12-years.

**Committee's Comments:**
**Whereas the Committee must pay the obligated amount on any CPA related bonding, and the Finance Consultants have determined the payment, the Committee recommends this year's bond payment of $33,856.**

V. Randolph CPC Financial Overview

See attached FY2027 recommendation spreadsheet.

VI. Acknowledgements

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, The Town Manager, Interim Assistant Town Manager, the Finance Consultants, Town Planner, Town Clerk/Registrar's Office, Historical Commission, Town Counsel and Town Energy Manager.

# FY 2027 Community Preservation Committee Recommendations

| | Received | 2027 Appropriations | Balance |
|---|---|---|---|
| **001 CPA General Fund Account** | | | |
| FY27 local receipts | $1,256,201 | | |
| FY27 estimated abatements/exemptions | -$11,653 | | |
| 2.5% Tax | $31,114 | | |
| State Match | $197,728 | | |
| To Community Housing Account | | $147,339 | |
| To Open Space/Rec. Account | | $147,339 | |
| To Historic Preservation Account | | $147,339 | |
| To Budgeted Reserve Account | | $923,847 | |
| To Administrative Account | | $73,670 | |
| To FY27 Bond Payment | | $33,856 | |
| | | $1,473,390 | |
| Total Estimated Revenues for FY 2027 | $1,473,390 | | |
| **002 Community Housing Account** | | | |
| FY26 Balance | $606,635 | | |
| Community Housing account 10% Set Aside | $147,339 | | |
| Total Account Balance | $753,974 | | |
| To: Town Planner- Housing Coordinator | | -$66,377 | |
| To: Everstead Partners, LLC- Violet Hills | | -$300,000 | |
| Balance after 2027 appropriations | | | $387,597 |
| **003 Open Space and Recreation Account** | | | |
| FY26 Balance | $361,995 | | |
| Open Space & Recreation account 10% Set Aside | $147,339 | | |
| Total Account Balance | $509,334 | | |
| To:Town Planner- Open Space & Rec. Plan | | -$150,000 | |
| To: Town Manager-School Department- Tower Hill Playground Expansion | | -$150,000 | |
| Balance after 2027 appropriations | | | $209,334 |
| **004 Historic Preservation Account** | | | |
| FY26 Balance | $376,080 | | |
| Historic Preservation account 10% Set Aside | $147,339 | | |
| Total Account Balance | $523,419 | | |
| Balance after 2027 appropriations | | | $523,419 |
| **005 Administrative Account**** | | | |
| CPA Admin Account from 5% of FY26 CPA Estimated Revenue | $73,670 | | |
| Balance after 2027 appropriations | | | $0 |
| **006 CPA Budgeted Reserve Account** | | | |
| Budgeted Reserve account from FY27 Estimated Reserves | $923,847 | | |
| Total Account Balance | $923,847 | | |
| Balance after 2027 appropriations | | | $923,847 |
| **007 CPA Undesignated Fund Account** | | | |
| FY26 Balance | $4,110,000 | | |
| To: Town Manager-IATM-Town Hall Preservation-Restoration | | -1,344,400 | |
| To: IATM-Stetson Trustees- Stetson Hall Preservation | | -2,733,100 | |
| | | | $32,500 |
| **Total CPA Estimated Accounts Balance**** | | | **$2,076,697** |
| **Oustanding Debt- $224,197** | | | |

**The Admin. Acct. remaining balance gets turned back into the CPA Undesignated Fund Balance at the end of the Fiscal Year.