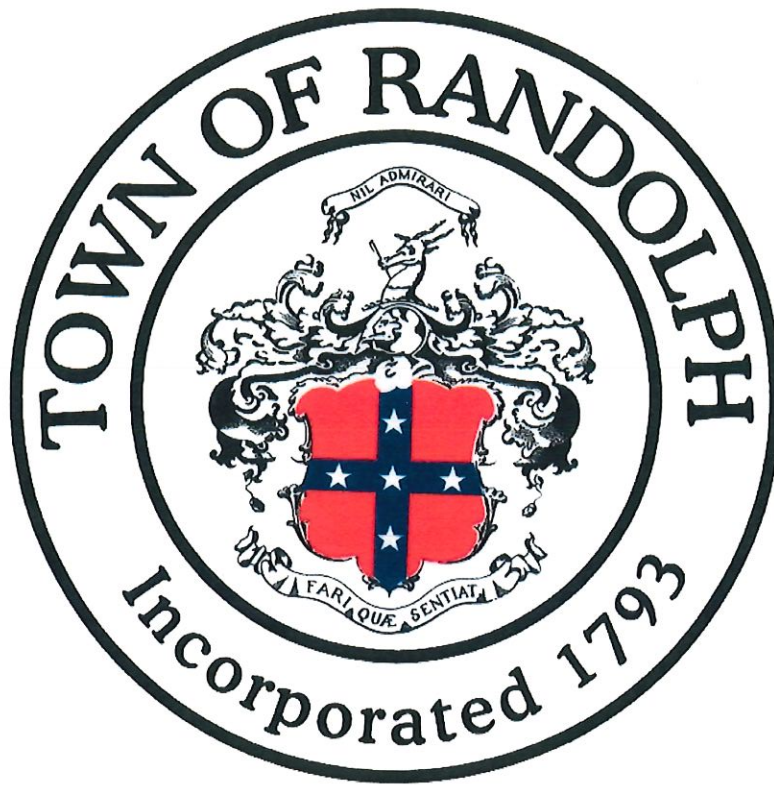


Town of Randolph
Report to the Town Council

FY 2026 Randolph Community Preservation Committee

July 14, 2025



**Town of Randolph
FY 2026 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 significant 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 2026 CPA revenue of approximately \$1,216,869 is expected to be matched by the State in November 2025 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 May 1, 2025)

Housing Authority Member.....Ronald Lum, Chairman
 Recreation Committee Member.....Vacant
 Town Council Member.....Kevin O’Connell
 Community Member-Business.....Bruce Fleischmann
 Community Member- Resident.....Thomas Fisher
 Community Member- Resident.....Marcell Robateau
 Conservation Commission Member.....Vacant
 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 two 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

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Town Planner	Housing Coordinator	\$62,268	Housing
Historic Commission Chaiman	Stetson Hall Interior Painting	\$40,000	Historic

Table 2 2026 CPA Expenditures Approved by Category/Type

Housing	
Housing Coordinator	\$62,268
Historic	
Stetson Hall Interior Painting	\$40,000
Administrative	
FY2026 Administrative Costs	\$69,970
Payments	
Bond Payment	\$35,106

A. Housing Coordinator

(\$62, 268- Housing)

This project will cover the salary of a Housing Coordinator who will oversee all aspects of affordable housing requirements (except those of the Randolph Housing Authority) including: 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 knowledge and experience with affordable housing programs (local, state, and federal), permitting, regulations and legislation, including M.G.L. Chapter 40B, HOME, Fair Housing laws and practices, resident selection and eligibility determination, subsidized housing inventory practices, condominium structures and local options for housing creation and the CPC had previously felt it important to fund a position to oversee the Town's affordable housing, the CPC feels this project meets the guidelines of the CPA, and therefore supports the funding of this project.

B. Stetson Hall Interior Painting

(\$40,000- Historic)

This project is to repair and repaint the first-floor hallway and stairways, and the second-floor great hall and balcony at Stetson Hall, including walls, doors, and all wood trims. The project

will use the historic colors previously approved for use by the Mass. Historical Commission. The Trustees have addressed some of the areas in a piecemeal fashion in recent years as funding and circumstances have allowed, but have seen the need to refresh the interior spaces as a necessary step in the reopening of Stetson Hall for business offices and possible future use of the great hall for community, business, and occasional private functions.

Committee's Comments:

Whereas one of the Community Preservation Act's core purposes is to preserve history and this project continues the work of previously approved restoration projects at Stetson Hall and the CPC feels this is a great use of CPA funding and a worthwhile project that will help preserve this historic building, the CPC feels this project meets the guidelines of the CPA, and therefore supports the funding of this project.

Bond Payment

(\$35,106)

The Finance Director has determined a bond payment of \$35,106 this year. After the payment is made the remaining debt will be \$258,053; Powers Farm Phases I and II and the Grove Street Trail project with scheduled payoffs in 13-years.

Committee's Comments:

Whereas the Committee must pay the obligated amount on any CPC related bonding, and the Finance Director has determined the payment, the committee recommends this year's bond payment of \$35,106.

V. Randolph CPC Financial Overview

See attached FY2026 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 Finance Director, Town Clerk/Registrar's Office, Town Planner, Historical Commission, Town Counsel and Town Manager.

FY 2026 Community Preservation Committee Recommendations

	Received	2026 Appropriations	Balance
001 CPA General Fund Account			
FY24 local receipts	\$1,202,556		
FY26 estimated abatements/exemptions	-\$15,367		
2.5% Tax	\$29,680		
State Match	\$182,530		
To Community Housing Account		\$139,940	
To Open Space/Rec. Account		\$139,940	
To Historic Preservation Account		\$139,940	
To Budgeted Reserve Account		\$874,503	
To Administrative Account		\$69,970	
To FY 26 Bond Payment		\$35,106	
		\$1,399,399	
Total Estimated Revenues for FY 2026	\$1,399,399		
002 Community Housing Account			
FY25 Balance	\$528,963		
Community Housing account 10% Set Aside	\$139,940		
Total Account Balance	\$668,903		
To: Town- Housing Coordinator		-\$62,268	
Balance after 2026 appropriations			\$606,635
003 Open Space and Recreation Account			
FY25 Balance	\$222,055		
Open Space & Recreation account 10% Set Aside	\$139,940		
Total Account Balance	\$361,995		
Balance after 2026 appropriations			\$361,995
004 Historic Preservation Account			
FY25 Balance	\$276,140		
Historic Preservation account 10% Set Aside	\$139,940		
Total Account Balance	\$416,080		
To Stetson Trustees-Stetson Hall Interior Painting		-\$40,000	
Balance after 2026 appropriations			\$376,080
005 Administrative Account			
CPA Admin Account from 5% of FY26 CPA Estimated Revenue	\$69,970		
Balance after 2026 appropriations			\$0
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from FY26 Estimated Reserves	\$874,503		
Total Account Balance	\$874,503		
Balance after 2026 appropriations			\$874,503
Total CPA Estimated Accounts Balance**			\$2,219,213
Outstanding Debt- \$258,053			

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