



City of Springfield



Community Preservation Committee

<https://springfield-ma.gov/finance>

Meetings are the first Tuesday of each month at 6:00 p.m



Telephone: 413-530-1268

Tonight's Format

- Welcome
- Slide presentation about the Community Preservation Act
- Public Comment (limited to needs and opportunities which CPA can address)*
- Regular meeting (guests are invited to remain in the room but will not be recognized to speak during this time)

*Members of the public will be invited to make a comment. Begin by introducing yourself and state your address. Comments in the chat will be read out loud. Limit your comments to five minutes. This is a public hearing for comments only and not for engaging in dialogue with the Committee members.

Community Preservation Act 2023 Annual Public Hearing

Public comments will be open until October 31st and can be mailed to:
Community Preservation Committee, City Hall, 36 Court Street,
Springfield 01103 or e-mailed to CPC@springfieldcityhall.com.



What is the Community Preservation Act (CPA)?

CPA Legislation

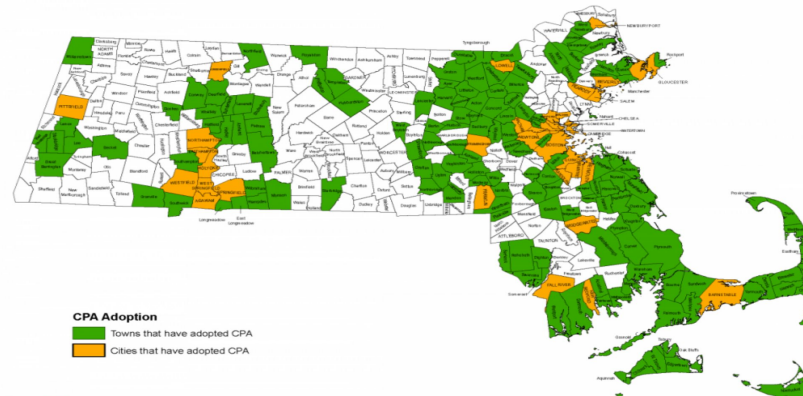
- Massachusetts state law (MGL Ch. 44B) passed in 2000
- The legislation enables cities and towns to generate funds for:
 - Open space and outdoor recreation
 - Historic resources
 - Community housing

*As of October 2023,
195 Massachusetts cities
and towns have adopted CPA.*

Springfield voters adopted CPA in November 2016 and the ballot initiative passed in 63 of 64 precincts. Springfield has been allocating CPA funds since 2018.

Community Preservation Act Adoption

May 2021



Green = towns
Yellow = cities

CPA Adoption
Green = Towns that have adopted CPA
Yellow = Cities that have adopted CPA

How are CPA Funds generated ?

- Springfield generates CPA funds through a 1.5% local real property tax surcharge
- The local property surcharge is assessed after the first \$100,000.00
- A waiver for the CPA surcharge is available for households that qualify.
- The average homeowner pays \$30/year
- Additionally, each year there is a variable distribution from a statewide Community Preservation Trust Fund. When real estate transfer fees from across the state are collected, it provides money for the Trust Fund. When a property changes hands anywhere in Massachusetts, a recording fee is rolled into the closing costs. The collected funds provide a state match to increase the pool of funds to CPA participating cities and towns.
- With 195 CPA cities and towns across the Commonwealth that have adopted CPA, the Trust Fund match has recently increased. The decade-long effort to stabilize the CPA Trust Fund concluded in 2019 with the signing of legislation increasing the Registries of Deeds fees that generate revenue for the fund. This was a legislative priority to institute a permanent increase in the recording fees to raise the state match. The increase in local CPA dollars means more projects can be funded in Springfield!

Community Preservation Committee

Each community that adopts CPA is required by MGL c.44B to establish a Community Preservation Committee (CPC) to administer the program, and in Springfield, the Community Preservation Committee (SCPC) consists of nine (9) volunteer members. Representatives are appointed from each of the departments below and the City Council President appoints the three neighborhood representatives. Members serve a three-year term and are eligible for two consecutive three-year terms.



NAME	REPRESENTATION
ROBERT MCCARROLL, CHAIR	Springfield Preservation Trust, Inc.
STEPHEN BOSWORTH	Neighborhood Representative
YOLANDA CANCEL	Neighborhood Representative
JUDITH CROWELL	Historical Commission
GLORIA DEFILIPPO	Planning Board
JUANITA MARTINEZ	Conservation Commission
CLINTON HARRIS	Park Commission
WILLIE THOMAS	Housing Authority
RHONDA SHERRELL	Neighborhood Representative

What is the role of the Community Preservation Committee, and who decides how the funds are spent?

The SCPC is responsible for making funding recommendations to the City Council. The City Council has the authority to approve or deny the SCPC's recommendations. The City Council can also approve the SCPC's recommendation at a reduced funding amount. Neither the Mayor nor the City Council may approve funding without a SCPC recommendation.

- Each fiscal year, 10% of a municipality's CPA revenues must be spent or set aside for recreational uses/open space, 10% for historic resources, and 10% for community housing. Up to 5% may be spent on administration. The remainder may be allocated to any one or a combination of the three main uses.
- All SCPC meetings are open to the public.
- Attendance by at least five of the nine members represents a quorum.
- Members recuse themselves from a vote if they, their colleagues, or family members have a vested interest.

Role of the Public

A Community Preservation Plan was developed in 2018, and each year it is updated to meet the needs of the community. The SCPC is guided by the priorities set and input at the Annual Public Hearing from stakeholders like you!



Community Preservation Plan Goals and Priorities

Priorities are based on the limitations of how CPA funds can be used. Every year we receive feedback on great ideas —but not all of them qualify under CPA legislation.

What qualifies?

Acquisition, creation, and preservation of open space;
Acquisition, preservation, creation, rehabilitation, and restoration of recreation land;
Acquisition, preservation, rehabilitation, and restoration of historic resources;
Acquisition, preservation, creation, and support of community housing;
Rehabilitation or restoration of open space or community housing acquired or created by CPA.
CPA funds cannot be used for maintenance.

Purpose of the Community Preservation Plan

- To articulate a common understanding of the communities needs and priorities.
- To inform both applicants and the public of the SCPC's goals and of its commitment to an open and transparent approach to reaching its recommendations;
- To establish clear criteria that form the basis of the SCPC's evaluation of applications for funding;
- To establish processes and the timelines the committee will use in its review of applications;
- To provide application forms and background information required of applicants;
- To provide the City Council with the background information needed in reviewing the committee's recommendations.



GRANT TIMELINE

The SCPC holds an Annual Public Hearing. Input from city boards, commissions, and the general public are considered to set priorities based on community input.

A public workshop is held to explain the grant application process.

October

December

February

March

Applicants are interviewed. Meetings are recorded and open to the public.

Community feedback and needs are assessed and priorities are reevaluated. The community preservation plan is updated and guides the SCPC for grant recommendations in the next year.

Applications for a CPA grant are available on website. Deadline is February 29, 2024.

April/May

August/
September

The Springfield City Council meets to approve, reject, or reduce the grant funding recommendations.

October
to
December

Committee deliberates and votes to recommend a slate of projects to the City Council.

Contracts with the new grantees are signed and the project is monitored for compliance until completion.



What are the current CPA priorities?

Based on feedback from past grantees and various City departments like Parks, Conservation, as well as from residents and the general public, the previous funding cycle was guided by the following goals and priorities:

OPEN SPACE AND RECREATION SPACE GOALS

- Renovating small neighborhood playgrounds and green spaces
- Creating/improving community gardens
- Create & enhancing opportunities for bikeways/walkways/trails on park & conservation land
- Controlling invasive plant species on park and conservation land
- Improving Access to the Connecticut River and other water bodies for water-based recreation

HISTORIC PRESERVATION GOALS

- Protect, preserve, and/or restore historic properties and sites throughout Springfield of historical, architectural, archeological, and cultural significance.
- Work to assist owners with adaptive re-use of historic properties.
- Protect threatened properties of particular historical significance.
- Preserve historic character of the city, including, but not limited to, residential districts, turn of the last century commercial districts, markers & monuments, streetscapes, and scenic vistas.
- Work to maintain the urban character of Springfield.

COMMUNITY HOUSING GOALS

The Springfield Community Preservation Committee believes that it would have the most impact focusing its limited resources in three major housing areas in the coming year:

- Rehabilitating vacant, deteriorated houses to sell to income-eligible buyers.
- Providing first-time home buyer incentives to increase owner-occupancy, especially of two and three-family houses and in neighborhoods with low owner-occupancy.
- Assisting income-eligible owner-occupants with repairs, especially owners of two and three- family houses.



Community Preservation Assessment neighborhoods served with CPA funds

Give a little **Get a lot**

Neighborhood	Number of Projects
Metro Center/Downtown	19
Indian Orchard	11
Forest Park	9
McKnight	9
East Springfield	5
Six Corners	5
Bay/Pine Point	4
Liberty Heights	3
Sixteen Acres	3
Memorial Square	2
South End	2
East Forest Park	1
Old Hill	1
Pine Point	1
Brightwood	1
Boston Road	0

Historic Homes Restoration Program for Homeowners

Neighborhoods served are the Local Historic Districts:

Quadrangle-Mattoon, Forest Park Heights, McKnight, Maple Hill, Lower Maple, Ridgewood and Colony Hills.

Total Homes awarded a CPA grant:

30 direct grants to homeowners will restore and preserve homes in historic neighborhoods. A new lottery is expected in November to select another 8-10 homes.

- Assisted in the development of 94 new housing units
- Assisted 136 first-time home buyers in neighborhoods throughout Springfield.

- Improved or constructed 31 recreation resources

- Assisted in the stabilization or restoration of 14 significant historic buildings

- Funded 2 projects for eradication of knotweed in parks and conservation areas throughout Springfield.

Neighborhoods in Springfield: 17
Neighborhoods served: 16

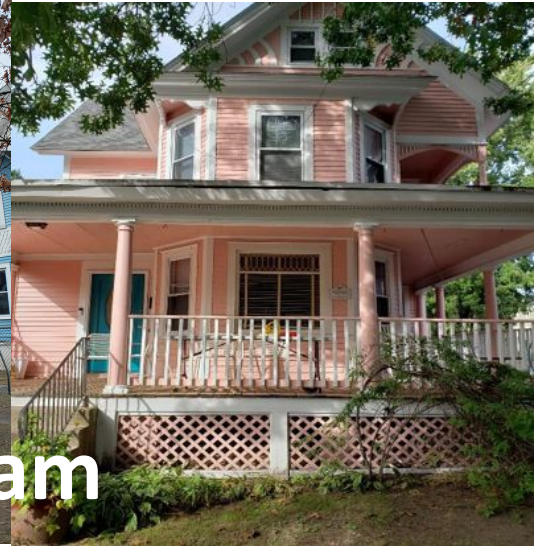
The first CPA projects in Springfield were recommended to the City Council in 2018. From 2018 to 2023 almost \$13 million in grants has funded 90 projects.



PAST PROJECTS

HISTORIC RESOURCES

Historic Homes Restoration Program



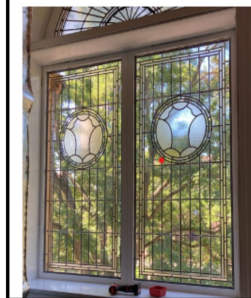
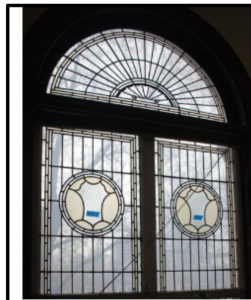
Forest Park Trolley Barn Restoration Project



The Trolley Waiting Pavilion built in 1890

Restored with CPA funding by the Department of Parks Building Recreation Management in collaboration with Putnam Vocational Technical High School Carpentry Department. The students, under the supervision of the DPBRM personnel and their teachers, completed the restoration work on the foundation, stairs and flooring.

George Walter Smith Museum built in 1896. The windows in the 1923 addition were restored, and the exterior yellowed protective glazing was replaced with vented tempered glass.



For rehabilitation projects:
Work must comply with the *U.S. Secretary of the Interior's Standards for Rehabilitation*

PAST PROJECTS



OPEN SPACE AND RECREATION





PAST PROJECTS

COMMUNITY HOUSING

The first-time home buyers program has served 136 families in neighborhoods throughout Springfield.



Opened in 1926 the former Elias Brookings School was converted to 42 apartments in 2022. CPA funds paid for windows and exterior masonry and historic elements; grotesque figures.



Parsons House rehabilitation into new apartments



Artist rendition of the New Gemini Townhouses.



This vacant, deteriorated house will be renovated and sold to an income-eligible household.



CPA Next Steps



- Modify the Community Preservation Plan based on public input and prepare the final plan for SCPC approval.
- Adopt revised plan – **winter 2023**.
- Application materials become available and a technical workshop is held–**February 2024**
- Applications due **February 29 2024**
- Submit project recommendations to the City Council – **Fall 2024**

Your comments are important in this process.
Thank you for participating.

Let us know what you would like to see as next year's goals and priorities.



**Springfield
Community
Preservation
Committee**

36 Court Street, Room 412
Springfield, MA 01103
cpc@springfieldcityhall.com



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To send a comment by mail:

Community Preservation Committee

City Hall

36 Court Street

Springfield 01103

or by email

CPC@springfieldcityhall.com

Springfield is a member of the Massachusetts Community Preservation Coalition (SSSCPC). The Coalition helps municipalities understand, adopt and implement CPA, and advocates for CPA at the state level. Visit their website <https://www.communitypreservation.org/>



<https://www.springfield-ma.gov/finance> Telephone: 413-530-1268

www.facebook.com/SpringfieldCommunityPreservationCommittee



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Springfield Community Preservation Committee

Annual Public Hearing

Regular Meeting

Agenda

October 3, 2023 at 6:00 pm

Call to Order

- Annual Public Hearing to Solicit Comments on Needs and Opportunities which CPA Could Address
- Approve Minutes of September 5
- Review Annual CPA Plan
- Ordinance Amendment Update
- Administrator's Updates
- Other Matters
 - FocusSpringfield
- Next Meeting November 7