



City of Springfield

 Springfield Community Preservation Committee

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

SCPC meetings - first Tuesday of each month at 6:00 p.m.

Telephone: 413-530-1268



Welcome!

Community Preservation Act 2024 Public Workshop





Springfield Community Preservation Committee

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



Welcome

*The temporary provisions in the Open Meeting Law regarding remote meetings are extended until 3/31/ 2025. Meetings are live and recorded for viewing:
<https://www.facebook.com/SpringfieldCommunityPreservationCommittee/>*

Meetings are held at 6:00 p.m. on the first Tuesday of the month. To view minutes and agendas for past meetings see the Meeting Portal on the City website.

To view or listen to a recorded meeting:

- <https://www.facebook.com/SpringfieldCommunityPreservationCommittee/> recordings are also available on the Focus Springfield YouTube page
- Written public comments may be mailed to Community Preservation Committee, City Hall, 36 Court Street, Springfield 01103 or e-mailed to cpc@springfieldcityhall.com
Telephone: 413-530-1268

- **Tonight is an informational workshop and once the presentation is over there will be a public Q&A followed by the normal business of the Committee.**
 - **For a copy of this presentation please send an email to cpc@springfieldcityhall.com**
 - **The 2023 grant application may be completed on line and is located on the Springfield Community Preservation Committee page of the City of Springfield website <https://www.springfield-ma.gov/finance/community-preservation>**

The Community Preservation Act (CPA)

CPA Legislation

Massachusetts state law (MGL Ch. 44B) passed in 2000 to help cities and towns preserve the character of their communities through a dedicated fund open space and outdoor recreation, historic resources, and community housing. Springfield voters adopted CPA in November 2016 and the ballot initiative passed in 63 of 64 precincts.

The Springfield City Council approved the first year of CPA funding in 2018.

Since then over 13 million dollars for 89 CPA projects have enhanced our community. Without CPA many of these projects may not otherwise have been funded.



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Community Preservation Committee

- Each community that adopts CPA is required to establish a Community Preservation Committee (CPC) to administer the program.
- Springfield Community Preservation Committee (SCPC) consists of nine (9) volunteer members who each serve a three (3) year term. There are three (3) Neighborhood Representatives appointed by the City Council President, and one (1) member each from the following:



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

What is the role of the Community Preservation Committee?



Restoration of Bay Path Cemetery
received funding from the people of Springfield through the **Community Preservation Act**

cpc@springfieldcityhall.com
413-530-1268



Exterior Restoration to D'Amour Museum of Fine Arts
received funding from the people of Springfield through the **Community Preservation Act**

cpc@springfieldcityhall.com
413-530-1268



Renovations to Dartmouth Terrace
received funding from the people of Springfield through the **Community Preservation Act**

cpc@springfieldcityhall.com
413-530-1268



Improvements to Florentine Gardens
received funding from the people of Springfield through the **Community Preservation Act**

cpc@springfieldcityhall.com
413-530-1268



Gemini Townhomes
received funding from the people of Springfield through the **Community Preservation Act**

cpc@springfieldcityhall.com
413-530-1268



Historic Home Restoration Program
is funded by the people of Springfield through the **Community Preservation Act**

cpc@springfieldcityhall.com
413-530-1268

- **To solicit input** from city boards, commissions, and the general public to assess the community preservation needs of Springfield. An annual hearing takes place in October to gain public input.
- Input from the annual hearing is used to **develop and maintain a community preservation plan** and establish the priorities of recommending projects for funding to the City Council;
- **Prepare an annual budget for the City Council** establishing how the committee intends to allocate annual CPA revenue;
- **Make project recommendations to the City Council.** Following a competitive application process, the committee makes recommendations to the City Council regarding the allocation of CPA funding. The City Council can approve, reject, or reduce the CPC's funding recommendations.

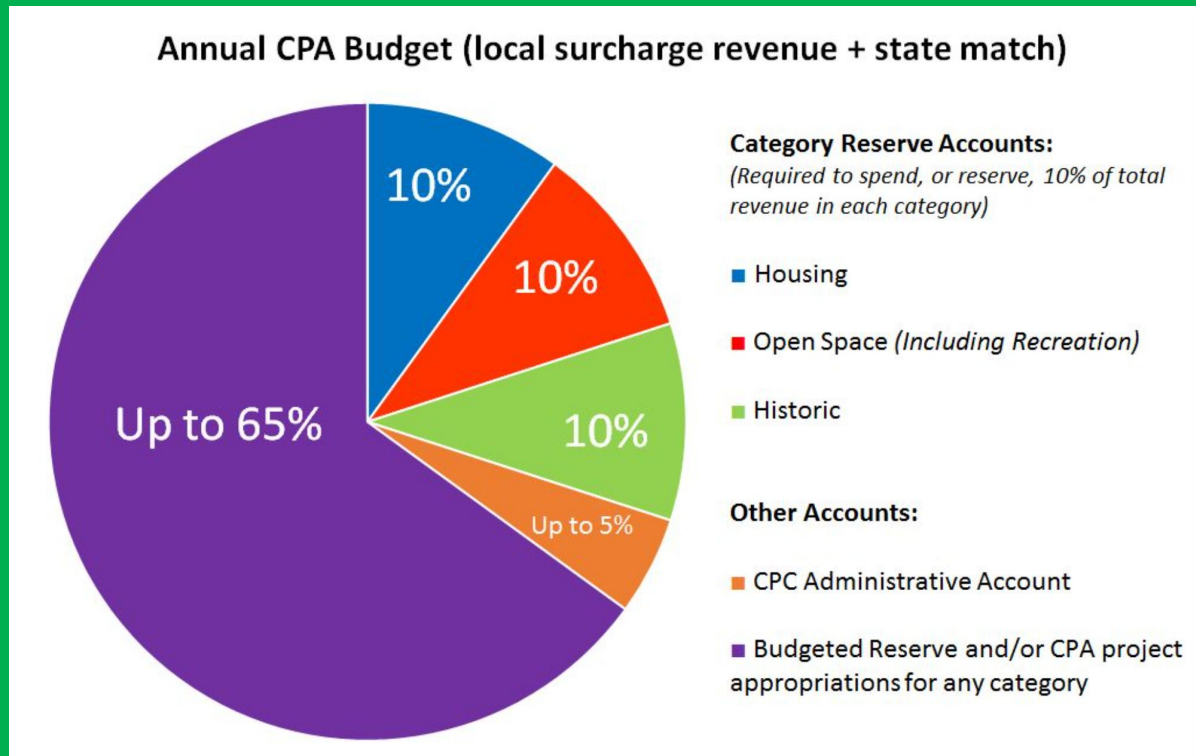


How is the CPA Funded in Springfield?

CPA is financed by

- 1) 1.5% voter-approved tax surcharge on properties assessed over \$100,000
- 2) matching funds from the statewide CPA Trust Fund.

The FY2024 budget for CPA in Springfield is approximately \$2.5M.



Each year, the CPA is required to spend or reserve for future spending a minimum of 10% of its annual CPA revenues for **open space and outdoor recreation, historic preservation and community housing.**

WHO CAN APPLY FOR A CPA GRANT?

GOVERNMENT DEPARTMENTS
501C3 NONPROFIT
OTHER ORGANIZATIONS
INDIVIDUALS
COMMUNITY CIVIC AND NEIGHBORHOOD GROUPS

IS A CPA GRANT RESTRICTED FUNDING?

YES

CPA ALLOWABLE USES

	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	No, unless acquired or created with CPA funds	YES	YES	No, unless acquired or created with CPA funds



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Before proceeding with an application, applicants are strongly advised to read the Springfield Community Preservation Annual Plan and this more detailed Department of Revenue (DOR) Allowable Spending chart found on the SCPC webpage. <https://www.springfield-ma.gov/finance/community-preservation>

**Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)**

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	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 frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for 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 Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	X	X	X	Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Fair Wage Policy

Applies only to non-municipal grant requests over \$50,000.

**What is it and
why do I need to
comply?**

The Springfield Community Preservation Committee (SCPC) requires certification of compliance with wage and hour and other employment-related laws prior to issuance of contracts.



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Fair Wage Compliance Certificate

Grantee/Contractor Information Please Print Legibly

Name: _____
Project Name: _____
Business/Organization Name: _____
Address: _____
City/State/Zip: _____
Phone #: _____ e-mail: _____

The Springfield Community Preservation Committee (SCPC) requires certification of compliance with wage and hour and other employment-related laws prior to issuance of contracts involving CPA grants of over \$50,000. Terms relating to compliance with these laws will be included in all CPA contracts with Grantees that are not City of Springfield departments. Grantees shall obtain from any general contractor or construction manager this Fair Wage Compliance Certificate and shall require that such general contractor or construction manager obtain such Certification from each subcontractor at every tier prior to its commencement of work on the Project. These certifications shall be provided to the SCPC promptly upon signing.

The undersigned Grantee, Contractor, or Subcontractor hereby certifies under the pains and penalties of perjury that it shall comply with the following qualifications and conditions at all times during its performance of work on the Project:

- (1) It has not been debarred or suspended from performing construction work by any federal, state or local government agency or authority in the past five years;
- (2) It has not been found within the past five years by a court or governmental agency in violation of any law relating to providing workers compensation insurance coverage, misclassification of employees as independent contractors, payment of employer payroll taxes, employee income tax withholding, wage and hour laws, prompt payment laws, or prevailing wage laws;
- (3) It must maintain appropriate industrial accident insurance sufficient to provide coverage for all the employees on the project in accordance with G.L. c.152 and provide documentary proof of such coverage to the SCPC to be maintained as a public record;
- (4) It must properly classify employees as employees rather than independent contractors using applicable federal and state law. Individuals properly classified as employees according to applicable law must be treated as employees for the purposes of minimum wages and overtime, workers' compensation insurance coverage, unemployment taxes, social security taxes and state and federal income tax withholding. (G.L. c.149, §148B on employee classification);
- (5) It must comply with G.L. c. 151, §1A and G.L. c. 149, § 148 with respect to the payment of wages to properly classified employees; and
- (6) It must be in compliance with the health and hospitalization requirements of the Massachusetts Health Care Reform law established by Chapter 58 of the Acts of 2006, as amended, and regulations promulgated under that statute by the Commonwealth Health Insurance Connector Authority.

(Typed or printed name of person signing) Signature _____

Date _____

Contact by email CPC@springfieldcityhall.com or by telephone 413-530-1629

APPLICATION AND INSTRUCTIONS

Before proceeding with an application, applicants are strongly advised to **read the Springfield Community Preservation Annual Plan and review the DOR Community Preservation Fund Allowable Spending Purposes Chart (last slide).**

Unlike a municipal budget with a top down structure, CPA funds are considered bottom up projects that are initiated by individuals, city departments and various organizations. CPA funds are not part of the municipal budget.



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Municipal Budget



CPA Funds

Projects: should have a defined start and finish (not ongoing) and generally are considered capital projects. CPA funds cannot be used for normal maintenance.

It is the policy of the SCPC to limit the maximum grant awarded to \$300,000 for any single project in a single year.

EXAMPLES OF FUNDED PROJECTS

Open Space and Recreation



Project: Land purchase to expand the Abbey Brook Conservation Area.

Project: Westminster Children's Park. A pocket park in the McKnight neighborhood.

Project: Knotweed eradication city parks and conservation areas.

Project: Trail Head & Signage for conservation areas.

Project: Studies. Bike & Skate Park. Rockrimmon Boat House restoration, Spanish American War Memorial.

Project: Magazine Park, Blunt Park, Stone Soul Memorial Garden, Marshall Roy, Hubbard Park, Dartmouth Terrace, Godfrey Triangle Marshall Roy Park, Hennessy Park, Nahorniak Park, Bay Path Cemetery, Venture Pond, Florentine Gardens, Alden Street Park, Myrtle Street Park, Angelina Park and several additional public parks received grants for enhancement and restoration.



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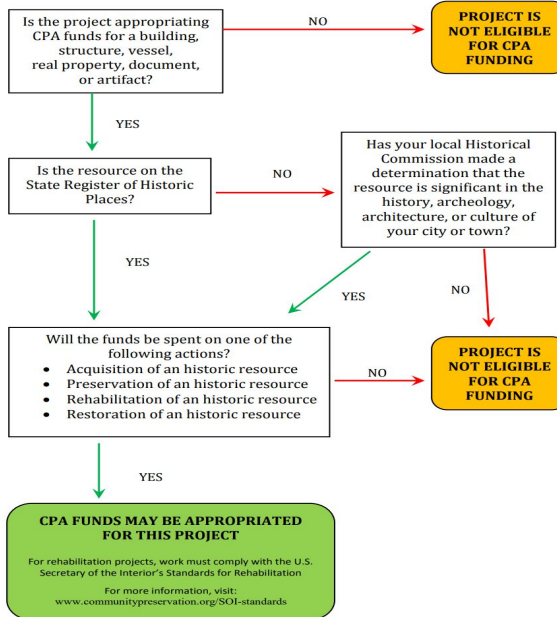


EXAMPLES OF FUNDED PROJECTS



6 Beacon Street, Suite 615
Boston, MA 02108
617-367-8998

Qualifying Historic Projects for CPA Funding



Historic Resources



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Project: Historic Homes Restoration Program. Preservation Grants for income eligible homeowners who live in the following Local Historic Districts: Quadrangle-Mattoon, Forest Park Heights, McKnight, Maple Hill, Lower Maple, Ridgewood and Colony Hills to help with the restoration of exterior features that contribute to the original appearance of the house. Selected by lottery.

Project: School Street School and Classical High restoration of elements on historic building. Stained-glass restoration for Trinity United Methodist Church, Christ Church Cathedral, New Bethel Church and Springfield Museums.

Project: Historic funds for restoration of elements on Brookings School, Drama Studio, Indian Orchard Fire Station, Community Music School.

EXAMPLES OF FUNDED PROJECTS



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CPA funds may be spent on the **acquisition, rehabilitation, and support of community housing**. It also may be spent on the rehabilitation or restoration of community housing acquired or created using CPA funds.



COMMUNITY HOUSING PROJECTS

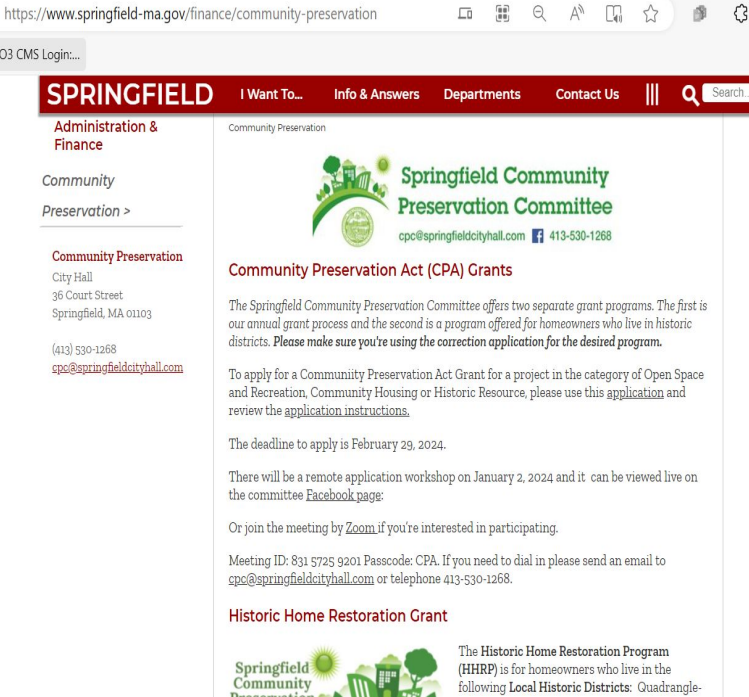
Down payment assistance program. Provides zero interest (0%) forgivable loans of \$4,000 to eligible households.

Rehabilitation of buildings for the reuse in housing for eligible households. Brookings School Apartments, 58 Itendale Street reconstruction, Byers Street Housing Rehab (WayFinders) & Gemini Townhomes all received CPA funding.

APPLICATION

Springfield Community Preservation Grant Application

Community Preservation Funds are available in four categories: Community Housing, Historic Resource, Open Space & Recreation. You may skip a question if it does not apply to your project.



INTRODUCTION

Please read the [instruction and information pages on the CPC website](#) before proceeding with this application. Options to save and finish application later are found at the bottom of this application.

Useful additional resource links can be found on the [Home page](https://www.springfield-ma.gov/finance/community-preservation) <https://www.springfield-ma.gov/finance/community-preservation>

view the [DOR Community Preservation Fund Allowable Spending Purposes Chart](#) to determine if your project qualifies for CPA funding. Questions about this form or to receive a paper application, please call 413-530-1268 or by email cpc@springfieldcityhall.com

Applicant : *

City of Springfield Non-Profit Organization For-Profit Business Individual Other

Neighborhood where the project proposed *

Grant Request Amount *

Name of Organization or Individual

Project/Program Title:

CPA program area— check all that apply. Once you make a selection, only the questions relating to that selection(s) will appear. *

Community Housing Historic Resource Open Space Recreation

A digital or electronic copy is required and 9 copies of the application & attachments by 4pm on **February 29, 2024**. Please follow the drop-off instructions on the website.

Application Tips



Exterior Repairs to
7-9 Stockbridge Street
received funding from
the people of Springfield
through the
**Community
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cpo@springfieldcityhall.com
413-530-1268



Exterior Repairs to
Daniel's New Bethel
Church of God in Christ
received funding from
the people of Springfield
through the
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413-530-1268



Restoration of stained
glass windows at Trinity
United Methodist Church
received funding from
the people of Springfield
through the
**Community
Preservation Act**

cpo@springfieldcityhall.com
413-530-1268



Exterior Repairs to
Immaculate
Conception Church
received funding from
the people of Springfield
through the
**Community
Preservation Act**

cpo@springfieldcityhall.com
413-530-1268



Exterior Repairs to
Community Music
School of Springfield
received funding from
the people of Springfield
through the
**Community
Preservation Act**

cpo@springfieldcityhall.com
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- **For projects that involve property (land/buildings)**

Notify appropriate neighborhood council(s) of the project application. Provide a letter of support or verification that the neighborhood council/association where the project is located has been notified. A list of neighborhood organizations can be found here:

<https://www.springfield-ma.gov/planning/index.php?id=neighborhoodcouncils>

- Land that is acquired with CPA funds for Open Space will need a conservation restriction

- **If your recreation project is planned on city property**

Park and/or recreation projects are required to present at a Park Commission meeting and obtain a letter of support to submit in the application. Please contact Pat Sullivan at the Dept. of Parks, Buildings and Recreation Management via email:

psullivan@springfieldcityhall.com or (413) 413-787-7770 with the following:

- Name & Contact Information (phone & email)
- Project Details (including location)
- Request to be on Park Commission agenda



Application TIPS

HISTORIC RESOURCES



If your proposal is for a **historic resource**:

CPA funds may be used for the acquisition, rehabilitation, and/or restoration of historic resources. **A historic resource** is defined as a building, structure, vessel, real property, document, or artifact that is:

- Listed on the State Register of Historic Places; *or*
- Determined by the local Historic Commission to be significant in the history, archeology, architecture, or culture of the city.

For rehabilitation projects, work must comply with the U.S. Secretary of the Interior's Standards for Rehabilitation and specs must be reviewed by our preservation consultant before work begins.

*Note: CPA-assisted historic properties not already protected by a Local Historic District (LHD) will be required to become one.

Funding in this category requires additional attention and the application must include a detailed scope of work and a description of the rehab planned to ensure the project meets the U.S. Secretary of the Interior's Standards for Rehabilitation.

CPA Funds are granted after a final inspection of the completed project



CPA Project Approval Process



Note: The CPC cannot predict the time for the City Council approval process

We want to hear from YOU!

E-Mail comments to:
CPC@SpringfieldCityHall.com

Or mail: City Hall
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or Telephone: 413-530-1268

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