

SPRINGFIELD COMMUNITY PRESERVATION PRELIMINARY APPLICATION

The purpose of this form is to ensure that projects applying for CPA funding are eligible.
This form must be approved before an applicant can submit a full application.
Please refer to CPA Uses & Definitions in the Addendum when filling out this form.

Project/Program Title:			
Name of Entity or Individual Requesting Funds:			
Are you a government entity? <input type="checkbox"/> yes <input type="checkbox"/> no	Are you a nonprofit corporation? <input type="checkbox"/> yes <input type="checkbox"/> no		
Name of Contact Person:			
Mailing Address:			
Mailing City/State/Zip:			
Phone:	Fax:		
Email:			
Project Location:			
Brief Project/Program Summary:			
<p>CPA Eligibility (check applicable lines)</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Community Housing</p> <p><input type="checkbox"/> Acquisition</p> <p><input type="checkbox"/> Creation</p> <p><input type="checkbox"/> Preservation</p> <p><input type="checkbox"/> Support</p> <p><input type="checkbox"/> Rehabilitation or Restoration of Community Housing <u>acquired</u> or <u>created</u> by CPA</p> <p>Historic Resources</p> <p><input type="checkbox"/> Acquisition</p> <p><input type="checkbox"/> Preservation</p> <p><input type="checkbox"/> Rehabilitation or Restoration</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Open Space</p> <p><input type="checkbox"/> Acquisition</p> <p><input type="checkbox"/> Creation</p> <p><input type="checkbox"/> Preservation</p> <p><input type="checkbox"/> Rehabilitation or Restoration of Open Space <u>acquired</u> by CPA</p> <p>Recreational Land</p> <p><input type="checkbox"/> Acquisition</p> <p><input type="checkbox"/> Creation</p> <p><input type="checkbox"/> Preservation</p> <p><input type="checkbox"/> Rehabilitation or Restoration</p> </td> </tr> </table>		<p>Community Housing</p> <p><input type="checkbox"/> Acquisition</p> <p><input type="checkbox"/> Creation</p> <p><input type="checkbox"/> Preservation</p> <p><input type="checkbox"/> Support</p> <p><input type="checkbox"/> Rehabilitation or Restoration of Community Housing <u>acquired</u> or <u>created</u> by CPA</p> <p>Historic Resources</p> <p><input type="checkbox"/> Acquisition</p> <p><input type="checkbox"/> Preservation</p> <p><input type="checkbox"/> Rehabilitation or Restoration</p>	<p>Open Space</p> <p><input type="checkbox"/> Acquisition</p> <p><input type="checkbox"/> Creation</p> <p><input type="checkbox"/> Preservation</p> <p><input type="checkbox"/> Rehabilitation or Restoration of Open Space <u>acquired</u> by CPA</p> <p>Recreational Land</p> <p><input type="checkbox"/> Acquisition</p> <p><input type="checkbox"/> Creation</p> <p><input type="checkbox"/> Preservation</p> <p><input type="checkbox"/> Rehabilitation or Restoration</p>
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<p>Community Housing is restricted to households making less than median income for household size as specified:</p> <p style="text-align: center;">CPA Housing Income Limits (100% of HUD 2018 Metropolitan Median Income)</p> <p>1-person household \$51,730 5-person household \$78,812 2-person household \$59,120 6-person household \$85,724 3-person household \$66,510 7-person household \$91,636 4-person household \$73,900 8-person household \$97,548</p>	<p>Work on Historic Resources must conform to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties and Cultural Landscapes. Properties must be:</p> <ul style="list-style-type: none"> individually listed on the State Register of Historic Places, or a contributing part of a district listed on the State Register of Historic Places, or determined to be of historic importance to Springfield by the Springfield Historical Commission[†]. <p><small>[†]a letter from the Springfield Historical Commission finding that the resource is significant to the city due to archeology, architecture, history, or culture must be included in the Full Application</small></p>		

For CPC Use Only Eligible: _____ Not Eligible: _____ Date: _____ Reviewed by: _____
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**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

ADDENDUM to CPA PRELIMINARY APPLICATION USES & DEFINITIONS

Uses of CPA Funds from MGL 44B, Section 5(b)(2)

The Community Preservation Committee shall make recommendations to the legislative body for

- acquisition, creation and preservation of open space;
- acquisition, preservation, rehabilitation and restoration of historic resources;
- acquisition, creation, preservation, rehabilitation and restoration of land for recreational use;
- acquisition, creation, preservation and support of community housing; and
- rehabilitation or restoration of open space and community housing that is acquired or created as provided in this section.

Funds expended pursuant to this chapter shall not be used for maintenance.

Definitions from MGL 44b, Section 2

“Acquire”: obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. “Acquire” shall not include a taking by eminent domain, except as provided in this chapter.

“Capital improvement”: reconstruction or alteration of real property that: (1) materially adds to the value of the real property, or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

“Community housing”: low and moderate income housing for individuals and families, including low or moderate income senior housing.

“Community preservation”: the acquisition, creation and preservation of open space, the acquisition, creation and preservation of historic resources and the creation and preservation of community housing.

“Historic resources”: a building, structure, vessel, real property, document or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.

“Low income housing”: housing for those persons and families whose annual income is less than 80 per cent of the areawide median income. The areawide median income shall be the areawide median income as determined by the United States Department of Housing and Urban Development.

“Low or moderate income senior housing”: housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

“Maintenance”: incidental repairs which neither materially add to the value of the property nor appreciably prolong the property’s life, but keep the property in a condition of fitness, efficiency or readiness.

“Moderate income housing”: housing for those persons and families whose annual income is less than 100 per cent of the areawide median income. The areawide median income shall be the areawide median income as determined by the United States Department of Housing and Urban Development.

“Open space” shall include, but not be limited to, 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.

“Preservation”: protection of personal or real property from injury, harm or destruction.

“Real property”: land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

“Real property interest”: a present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest therein, including the interest of a beneficiary in a trust which holds a legal or equitable interest in real property, but shall not include an interest which is limited to the following: an estate at will or at sufferance and any estate for years having a term of less than 30 years; the reversionary right, condition or right of entry for condition broken; the interest of a mortgagee or other secured party in a mortgage or security agreement.

“Recreational use”: 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. “Recreational use” shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

“Rehabilitation”: capital improvements, or the making of extraordinary repairs, to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended uses, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes; provided, that with respect to historic resources, “rehabilitation” shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68; and provided further, that with respect to land for recreational use, “rehabilitation” shall include the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use.

"Support of Community housing" shall include, but not be limited to, programs that 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 an entity that owns, operates or manages such housing, for the purpose of making housing affordable.