

SPRINGFIELD COMMUNITY PRESERVATION PLAN

Revised 7 January 2020

THE COMMUNITY PRESERVATION ACT (CPA)

Massachusetts General Law Chapter 44B, known as the Community Preservation Act (CPA), was created in 2000. It allows municipalities to adopt the Act and create a local Community Preservation Fund through a surcharge of up to 3% of the real estate tax levy on real property. The Act also creates a state matching fund. CPA funds may be used for:

- Acquisition, creation, and preservation of open space;
- Acquisition, preservation, rehabilitation, and restoration of recreation land;
- Acquisition, preservation, rehabilitation, and restoration of historic resources;
- Acquisition, preservation, 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.

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.

MGL 44B stipulates that decisions regarding allocation of CPA funds are made by a local Community Preservation Committee (CPC) whose task is to receive, review, vet, and recommend projects to the local legislative body, e.g. City Council, which makes the final allocations.

CPA in SPRINGFIELD

In autumn 2016, Springfield voters adopted CPA with a 1.5% surcharge. The ballot question was passed citywide by 62% and was approved in all wards, in every neighborhood, and in 63 of 64 precincts. CPA went into effect on July 1, 2017, and the surcharge appeared on the January 2018 tax bills. The first CPA projects in Springfield were recommended to City Council in autumn 2018. A second group of projects was recommended in autumn 2019. The City Council has approved 26 CPA projects to date.

COMMUNITY PRESERVATION COMMITTEE

A nine-member Community Preservation Committee (CPC) was established by the City Council. It consists of one representative each from the Historical Commission, Conservation Commission, Housing Authority, Planning Board, Park Board, Springfield Preservation Trust, and three representatives chosen by the President of the City Council from names submitted by neighborhood councils and associations.

Current members are:

- Lamar Cook, Neighborhood representative
- Gloria DeFillipo, Planning Board representative
- David Finn, Historical Commission representative
- Juanita Martinez, Conservation Commission representative
- Robert McCarroll, Chair and Springfield Preservation Trust representative
- Terry Mitchell, Neighborhood representative
- Terry Rodriguez, Park Commission representative
- Ralph Slate, Vice Chair and Neighborhood representative
- Willie Thomas, Housing Authority representative

THE 2020 COMMUNITY PRESERVATION PLAN

MGL 44B requires that CPCs create a Community Preservation Plan and revise it annually. This Plan serves as a guide to the types of projects that are eligible for CPA funding and that are in keeping with the needs and priorities that have been identified.

The general purposes of the Plan are:

- Establish clear criteria that form the basis of the CPC's evaluation of applications.
- Establish processes and timelines that the CPC will use in its review of applications.
- Provide application forms and background information for applicants
- Inform applicants and the public of the CPC's goals and commitment to an open and transparent approach to reach its recommendations
- Provide City Council with background information needed to review CPC's recommendations

SCHEDULE AND PROJECT REVIEW PROCESS

The CPC will conduct one funding round in calendar year 2020 as follows:

- Full Applications due April 1
- Meetings with applicants April & May
- Deliberations June & July
- Recommendations to City Council July

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

The CPC may, under extraordinary circumstances, vote to accept applications that require consideration outside of the normal funding cycles because of emergencies or market opportunities. Potential applicants who believe that their circumstances call for such unusual action may contact the CPC chair to discuss the possible submission of an off-cycle submission.

The CPC also recognizes that, in some cases, preliminary work must be undertaken in order to complete a viable application. When this is the case, the CPC will consider applications for study grants that can be used to test feasibility and develop work plans that would result in a stronger project.

Please note that all proposals may not be funded even if funds are available and that in a given year funds may be carried over to subsequent years for future projects.

GENERAL EVALUATION CRITERIA

The CPC gives preference to proposals which address as many of the following general evaluation criteria as possible:

- Consistent with priorities identified in the Plan as revised
- Preserve and enhance the essential character of Springfield
- Protect resources that would be otherwise threatened
- Serve more than one CPA purpose
- Demonstrate practicality and feasibility to be implemented within budget and on schedule
- Produce an advantageous cost/benefit value
- Leverage other public and/or private funds or voluntary contributions of goods and services
- Are endorsed by municipal boards/departments and neighborhood councils/associations.
- Are highly visible
- Utilize Springfield based resources

COMMUNITY HOUSING

Springfield has long been called “The City of Homes.” Its nickname comes from the city’s development history which favored houses rather than apartment buildings. Today, more than 26,000 of its approximate 61,000 dwelling units are in single-family houses. Another 13,000 units are in two-family houses.

Housing needs in Springfield differ from communities in the eastern part of the state. In areas near Boston, a large population and robust economy creates a substantial demand for housing. This demand creates a large gap between market housing prices and what a family at the median income level can afford with constant upward pressure to increase rents or to convert once-affordable units into more expensive units.

Springfield does not have this type of pressure. The city’s pressures are on the other end of the spectrum. Low housing demand causes stagnant property values and disinvestment in neighborhoods, resulting in poor housing conditions for everyone, including the lower-income residents that often occupy substandard housing.

AFFORDABLE HOUSING

The Commonwealth has set a goal that all municipalities have 10% of housing units legally restricted to be accessible to households making 80% or less of metropolitan median income based on household size. *See Community Housing Appendix 1-- MA Housing Income Limits.*

According to MA Department of Housing and Community Development’s housing inventory as of September 14, 2017¹, Springfield has 61,556 housing units, with 10,192 units set aside for low-or-moderate income residents -- 16.6% of its housing inventory. Springfield provides the second highest number of legally affordable units in the state (behind Boston) and ranks 6th of 351 municipalities in the percentage of restricted housing units. These figures do not include portable housing vouchers, such as Section 8 certificates. Currently, there are approximately 3,000 such vouchers in the city administered by the Housing Authority and another 3,400 administered by Wayfinders. The Springfield Office of Housing estimates that half of all rental units in Springfield have some sort of subsidy². This figure does not include the general abundance of lower-cost rental housing available in the city.

OWNER-OCCUPANCY

Owner-occupancy has declined in the city. In the 1980 census, owner-occupied units accounted for 51.8% of all housing units. By the 1990 census, owner-occupied units were outnumbered by renter-occupied units. *See Community Housing Appendix 2-- Tenure of Occupied Housing Units.* This trend has continued to today. The US Census estimated in 2015 that 47.8% of housing units were owner-occupied. Based on this three percent decline, more than 2,400 owner-occupied units have been lost in the past 35 years--greater than all the housing units in the town of Hampden.

1

The following owner-occupancy figures were computed from Federal Census/ACS data.

Neighborhood	2000	2009	2015
Bay	30.1%	40.6%	36.8%
Boston Road	70.4%	74.6%	68.6%
Brightwood	16.1%	13.6%	20.8%
East Forest Park	89.1%	88.9%	84.7%
East Springfield	67.7%	68.4%	64.8%
Forest Park	45.1%	45.0%	40.3%
Indian Orchard	42.8%	44.1%	35.2%
Liberty Heights	47.7%	54.3%	43.7%
McKnight	41.6%	38.4%	39.7%
Memorial Square	8.4%	11.7%	6.5%
Metro Center	4.0%	2.6%	4.7%
Old Hill	32.4%	47.0%	35.8%
Pine Point	64.4%	63.7%	65.8%
Six Corners	16.0%	18.9%	14.9%
Sixteen Acres	77.9%	78.7%	77.0%
South End	11.8%	6.2%	14.1%
Upper Hill	43.6%	43.6%	41.8%
City			47.8%

Currently, the City allocates \$250,000 a year on first-time home buyer incentives which target households earning 80% or less of area median income. The Housing Authority also operates a small program which aids SHA tenants to become owners. The Office of Housing has said that there is a need for more incentives. In 2018, the CPC recommended, and the City Council approved, \$100,000 for the Office of Housing to use as incentives for households making above 80% but below 100% AMI. The program will be implemented in 2019.

The CPC believes that owner-occupancy correlates with strong neighborhoods and increased capital investment since homeowners do not focus on the return on investment as much as investor-owners and therefore will improve the conditions of their properties beyond what may be economically warranted.

The CPC sees another potential benefit to owner-occupancy of properties: lower rents. An investor-owner is focused on achieving the highest possible return on their property. Anecdotal information suggests that owner-occupants are not as focused on the investment side of their rental unit. They assign most of the high utility value of their property to the unit they occupy as their residence, and view their ancillary units as “bonus income”. They value long-term tenants whom they come to know personally over time.

HOUSING REHABILITATION

In September 2006, The Urban Land Institute Advisory Services Panel reported “Springfield’s reasonable housing costs discourage new residential construction or substantial privately financed rehabilitation and modernization of older housing units.” The 2008 housing crisis exacerbated this situation. Springfield saw an increase of nearly 1,000 vacant units from 2000 to 2010, increasing from an already high figure of 4,042 vacant units in 2000 to 4,954 vacant units in 2010². Economic conditions have not changed. Current housing values in many Springfield neighborhoods are not high enough to support new construction or substantial rehabilitation of neglected properties. In some cases, abandonment of properties occurs because renovation cost exceeds the value of the property.

Existing state and federal programs are regularly used to renovate larger housing projects. For example, Outing Park Apartments, a \$73 million project in the South End, received millions of government assistance to rehabilitate 23 apartment buildings with 316 income-restricted units.

There are few programs available for two and three-family houses.

VACANT HOUSES

Some neighborhoods are blighted by vacant, deteriorated houses. The Office of Code Enforcement provided a breakdown of vacant houses in 2014/2015. *See Community Housing Appendix 3—Vacant Housing by Neighborhood*. It is only a snapshot in time since some houses are rehabilitated and occupied, some are demolished, and other houses become vacant; but it gives an overview of the neighborhoods with most vacant houses.

The City pursues foreclosure for back taxes and then auctions houses for rehabilitation. In terms of financial resources, however, it allocates more resources for demolition than for incentives for rehabilitation. This results in fewer opportunities for housing in the city.

CPA HOUSING USES

CPA can assist with acquisition, creation, preservation and support of community housing; and rehabilitation or restoration of community housing that is acquired or created by CPA.

Community housing is defined as low and moderate income housing for individuals and families. Moderate income housing is defined as housing for those persons and families whose annual income is

2

less than 100 per cent of the area-wide median income as determined by the United States Department of Housing and Urban Development.

See Community Housing Appendix 1—CPA Housing Limits

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.

HISTORIC RESOURCES

WHY IS HISTORIC PRESERVATION IMPORTANT?

Historic structures in Springfield are community assets well worth preserving. Numerous consultants have come to this city and cited its older buildings as one of its great assets. Historic preservation is crucial to tourism and economic development and creating a unique sense of place. It's a means of creating jobs, attracting investment, generating tax revenue, and supporting small business. Historic buildings in Springfield are critical to the future success of the city and are a key part of economic development.

Successful 21st century cities have appealing downtowns that attract people and talent—especially young people and entrepreneurs. As the urban center of the Pioneer Valley with unique historic character, a revitalized downtown Springfield has the opportunity to become a marketable draw for new residents and new economic activity in the city. Springfield's historic and attractive building stock, especially in downtown and many of the older neighborhoods, is an important piece of attracting new residents and visitors along with encouraging young people to move into or stay in Springfield.

Historic preservation is also an important part of tourism. The Massachusetts Cultural Council reports that historic/cultural tourism generated nearly \$2 billion in 2006. Tourism is the third largest industry in Massachusetts supporting 120,000 jobs. Findings by MCC conclude that tax dollars in Massachusetts when invested in historic/cultural travel have a more than 5:1 return on investment. Cultural tourism is the fastest growing sector of the travel industry. Cultural tourists spend considerably more per day than other tourists and stay one half day longer at each destination.

HISTORY OF HISTORIC PRESERVATION IN SPRINGFIELD

Established in 1636 as a trading and fur-collecting post, Springfield is the oldest and largest community in Western Massachusetts. The establishment of the Federal Armory in 1794 was the catalyst for growth of the town into a city. Springfield saw its greatest growth between the Civil War and the Great Depression. During this period, much of the historic structures of the colonial period and early 19th century were lost to new development. Like most American cities, Springfield went through economic decline in the decades following WWII with the growth of suburbs and industrial jobs moving out of the region. During this period, urban renewal and highway building continued the loss of historic structures. Most notable losses were the Barney Mansion in Forest Park--lost for an I-91 exit ramp--and abolitionist John Brown's house in the old North End--lost to urban renewal. A soft economic market continues to hinder Springfield, which makes redevelopment in the city's historic neighborhoods difficult due low sale prices and market rents that make it challenging to renovate historic structures or build new structures, which in turn leads to further urban decay.

SPRINGFIELD'S HISTORIC RESOURCES

The oldest researched structure remaining in the city is a 1790s house, now greatly altered, on Mill Street. Springfield has less than 50 documented structures that pre-date 1850, primarily in Downtown, South End, and Indian Orchard. This dearth of structures from the city's first 200 years of history stands in stark contrast to Boston, Providence, and Worcester, which have preserved their heritage. It is important that these vintage buildings be persevered because of their limited numbers.

Currently, the historic building stock that survives within the city dates from the late 19th and early 20th

century. Thirteen local historic districts have been created in Springfield to protect the integrity of certain historic neighborhoods and landmark buildings. The Forest Park, McKnight, Ridgewood, Maple Hill, and Colony Hills districts are made up of primarily large single-family homes. The Mattoon and Lower Maple districts are more urban in character but also primarily have housing as the focus of the districts. The Apremont Triangle district is made up of significant early 20th century commercial structures. Other districts are single building districts meant to protect landmark buildings.

The city has not been completely surveyed, so there could be historic resources which lie “off the radar.” See *Historic Resources Appendix 4* for a breakdown by neighborhood.

CURRENT ENVIRONMENT FOR HISTORIC PRESERVATION

The combined disasters of the mortgage crisis, 2011 tornado, and continuing soft economic climate have had a troubling effect on historic buildings. More than 40 historic structures (*Historic Resources Appendix 1*) have been lost since 2000. Some have been lost due to neglect, others to development, still others to disaster. About half were demolished by City action. Springfield’s heritage continues to atrophy. Currently there is continued concern of the lack of restoration of buildings damaged by the tornado. There is also concern about continued loss of historic resources in the South End as development pressure has brought about speculative demolition, further eroding one of the city’s oldest neighborhoods. Loss of early 20th century commercial buildings in the city center is also of concern.

Municipal funding for historic preservation has been scant in recent decades. A small annual allocation from the Community Development Block Grant Program has aided the renovation of ten vacant, severely deteriorated houses. That modest program, however, was not funded in FY18. There is currently no municipal funds budgeted to aid historic resources despite the significant number of deteriorated historic structures, both vacant and marginally-used. (*Historic Resources Appendix 2*). CPA can help provide the additional preservation resources.

Local historic districts protect properties from inappropriate alteration but not from neglect and deterioration which threaten their continuance. Distressed properties can be found in all the districts but are most prevalent in McKnight (*Historic Resources Appendix 3*). There is a need to preserve historic buildings within local historic districts, which specifically are character defining features such as windows, doors, porches, and other prominent design elements. The Historical Commission has found that deferred maintenance has caused hardships in maintaining some historic structures and consideration should be made to make funds available for exterior restoration of homes.

Restoration of historic structures in the city’s historic neighborhoods can be more advantageous than new construction when incentives such as historic tax credits and funding sources like CPA can fill the financing gap. Historic preservation also has the added benefit of supporting more local skilled craftsmen and artisans than new construction. Springfield has seen significant investment in historic apartment blocks by use of both the Federal and State historic tax credits bundled with housing tax credits. These types of development incentives, however, are not worthwhile enough to renovate historic commercial buildings and one, two, or three family homes. There is a need for funding sources that help with renovations to smaller scale projects.

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.
- Continuously update and maintain the existing Historic Properties Survey Forms, Springfield Cultural Resource List and archival records.

CPA HISTORIC RESOURCES USES

CPA can help with acquisition, preservation, rehabilitation and restoration of historic resources.

Funding for historic properties should focus on the following criteria in priority order

- Structure is deteriorated
- Structure is in imminent danger of demolition
- Structure is vacant
- Structure will not be renovated without CPA funding
- Structure was constructed before 1850
- Structure is a landmark with significant historic, architectural or civic importance.

OPEN SPACE & RECREATIONAL LAND

Springfield is fortunate to have considerable acreage dedicated open and recreational space. (See *Open/Recreation Space Addendum 1* for map.)

There are more than 2,600 acres of park land, of which 1,081 acres are contained in four large community parks: Forest Park, Blunt Park, Van Horn Park, and Hubbard Park. The remaining acreage is divided among 35 neighborhood recreation areas, two 18-hole golf courses, 160 small triangles, terraces, circles, and several undeveloped open space areas such as the greenways along the North and South Branch of the Mill River. Additionally, there are 34 municipal school playgrounds.

Another 570 acres in approximately 50 areas are under control of the Conservation Commission. About one third of the areas have walking trails of varying conditions from eroded to stable. Eroded trails need to be redesigned to deal with the erosion. Several properties do not have trails but would be enhanced by their creation. Most conservation areas as well as parks have some level of invasive species. This is ubiquitous throughout the city.

The City's Open Space & Recovery Action Plan is ambitious seven-year plan which expands on the concept that a well-maintained system of parks, playgrounds and natural areas play a vital role in the quality of urban life. It can be seen at https://www.springfield-ma.gov/planning/fileadmin/Planning_files/Open_Space_Plan/OpenSpace_DRAFT2015_K_C.pdf. This plan contains the following elements:

- Continue restoration of parks/playgrounds with emphasis on high use facilities in densely populated neighborhoods.
- Continued implementation of the Forest Park Master Plan.
- Continuation of the lakes and ponds restoration program.
- Management of point source water pollution and compliance with NPDES regulations.
- Implementation of the Bike and Pedestrian Complete Streets Master Plan.
- Promote maturation and continued growth of community gardens and urban agriculture.
- Implementation of a non-native/invasive species vegetation management program.
- Initiation/implementation of programs that will promote recreational uses of the Connecticut River Walk/Bikeway as well as planning for connections to existing recreational facilities and other destinations.
- Conservation Commission acquisition of land with wetland or wildlife value, forest management, as well as trail and hazard tree maintenance on existing properties.

At a presentation to the CPC, Patrick Sullivan, Executive Director of Parks, Buildings, and Recreation Management, mentioned that CPA could be helpful with renovation of smaller green

spaces which would never receive outside funding or “bubble up” on the Capital Improvement Program. He provided a list (*Open/Recreation Space Appendix 2*) and also mentioned that the proposed McKnight bike trail could get outside funding for construction but needed local design funding. Kevin Chaffee, staff for the Conservation Commission, said conservation areas need rehabilitation or creation of walking trails, including trail heads and signage. He also said that invasive plant species threaten conservation areas. (*Open/Recreation Space Appendix 3*)

CPA OPEN SPACE AND RECREATION SPACE USES

CPA can help with:

Acquisition, creation and preservation of open space;

Acquisition, creation, preservation, rehabilitation and restoration of land for recreational use;

Rehabilitation or restoration of open space acquired or created by CPA.

Based on information from Park and Conservation staff as well as from residents made as part of the public comment process (*See Introduction Appendix 1*), the CPC has identified as its Open/Recreation goals for the as helping in:

- Renovating small neighborhood playgrounds and green spaces
- Creating/improving community gardens
- Creating and enhancing opportunities for bikeways/walkways/trails on park and 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 and enjoyment

Introduction—Appendix 1

Public Comments Received

A public hearing was held on October 1, 2019 to solicit CPA needs and opportunities from residents. Legal ads were run twice in the Springfield Republican. Notices were mailed to all neighborhood groups listed on the city web site. Comments were received until October 31 from those not able to attend the hearing.

Zaida Govan, President of the Indian Orchard Neighborhood Council, stated that Loon Pond area was neglected for a long time until many members of her community cleaned it up. Swimming was allowed years ago but not now and the pond was shut down over the July 4th holiday. This action resulted in testing the water and it was determined the water is fine for swimming. The neighborhood would like to open up the pond again to the public.. Loon Pond is managed by the Park Department and the neighborhood would like to see the pond brought back up to standards using CPA funds and then maintained by the Park Department and perhaps some local business funding. She also suggested the need to fund a community land trust that results in creating affordable housing for working people.

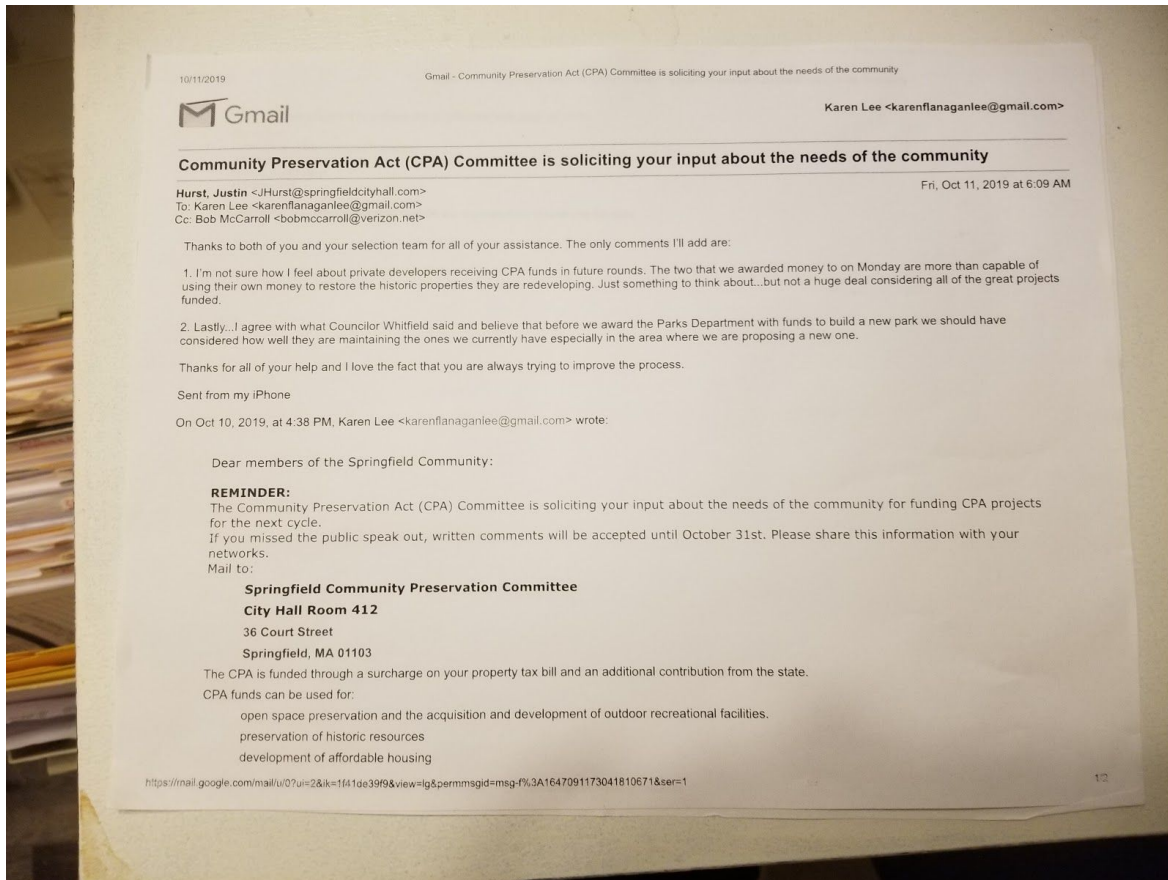
Debbie Manfredi, Springfield, member of the Springfield Dog Park Committee, said she attended tonight to learn how CPA works and to advocate for recreation areas for pups and to lend her support for the dog park application study.

James Johnson, from the McKnight Neighborhood Council, proposed the grants for homeowners who 1) have or purchase a historic home to receive funding to repair front porches, windows, and roof and 2) educational component for homeowners to understand the nuances of owning a historic home (maybe in cooperation with a First Time Homebuyers Program). He also suggested development of a venue to source out and repurpose raw materials that become available from demolition of an older building or home.

Mark Dorsey, East Forest Park Neighborhood Council, wanted to know if funds can be used to provide an open space for a safe walking path around the train tracks or a walking trail to cross over the bridge area in Ward 1.

David Gaby, McKnight Community Development Corp. declared he's been involved in historic preservation activities for a long time and supports the work on the Geoffrey Triangle in Indian Orchard and the other conservation projects. His interest, though, is to see more emphasis on the practical preservation of homes in the historic districts. Mr. Gaby also stated that with the decline in homeownership and the high cost of maintenance, resources need to be available for stewards of these properties and not only for complete restoration projects. Housing alternatives should be explored and replace the institutional construction of rental units that exploit the poor. Ordinary people need help to preserve their home (painting is preservation but costly on these large old homes). Normal, ongoing care is not being supported in favor of a capital project that results in housing segregation, more low-quality apartment projects and for-profit developers who seek tax breaks. He would like to see more funding for an actual item instead of a study.

Additional comments by email.



McKnight CDC

www.mcknighthistoric.org

1030 Worthington Street
Springfield, MA 01109
mcknightcdc@gmail.com

(413) 726-9531

October 7, 201

Council President Justin Hurst
Springfield City Council

Mr. Robert McCarroll, Chairperson
Springfield Community Preservation Committee

36 Court Street
Springfield, MA 01109

Re: Proposal for Restoration Assistance for
Five McKnight Properties, Research and
Training to Facilitate Ongoing Future
Preservation, and Creation of a
Revolving Fund to Receive Repayment of
these proposed loans and Provide a
Vehicle for Ongoing Preservation of
Historic Buildings in the City of
Springfield

Dear Sirs;

We are submitting this proposal following the recent meeting of
the City Council Economic Development Subcommittee and our own
internal discussions.

We would note that some of our members, along with other people
in the City, have issues with a number of the proposals for use of
CPA funds, but that the CDC, while it remains committed to the
"Principles of Fair Housing", has delegated these and other concerns
to other organizations with a more general charge. The CDC is focused
on development to benefit the McKnight Community and other communi-
ties in the region.

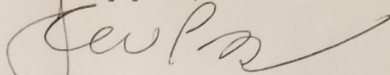
We would also note that we have been working to address the
issues raised by the City Solicitor, which, though not directly
relevant to our proposal, were significant to our work on behalf of
the community. That work is ongoing.

Page 2

Finally we would hope that this proposal will find favor and
will launch a collaborative process to develop a program to support
preservation of historic architecture throughout Springfield that
will make preservation an activity for all citizens that unifies
communities as opposed to being a tool for "Gentrification" and
displacement of lower-income people.

Looking forward to working with all interested people, we are

Sincerely yours,



David P. Gaby
Project Coordinator

Enclosures

cc: State Sen. James Welch BY EMAIL
State Rep. Jose Tosado BY EMAIL
State Rep. Carlos Gonzalez BY EMAIL
State Rep. Bud L. Williams BY EMAIL
City Councilors BY EMAIL
CP Committee Members BY EMAIL

Community Housing –Appendix 1

2019 Housing Income Limits

MA Affordable Housing Income Limits
(80% of HUD Metropolitan Median Income)

1-person household	\$42,560
2-person household	\$48,640
3-person household	\$54,720
4-person household	\$60,800
5-person household	\$65,664
6-person household	\$70,528
7-person household	\$75,392
8-person household	\$80,256

CPA Housing Income Limits
(100% of HUD Metropolitan Median Income)

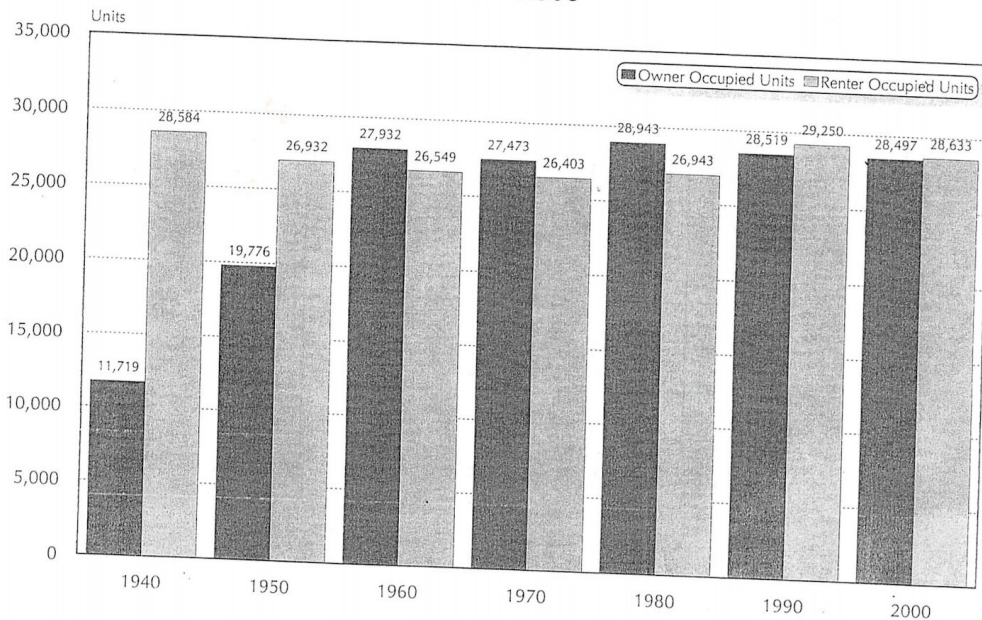
1-person household	\$53,200
2-person household	\$60,800
3-person household	\$68,400
4-person household	\$76,000
5-person household	\$80,080
6-person household	\$88,160
7-person household	\$94,240
8-person household	\$100,320

Community Housing—Appendix 2

Community Housing Appendix 2

Tenure of Occupied Housing Units

1940 - 2000



Source: 1990 & 2000 Census (Data based on sample and subject to sampling variability)
Chart prepared by the Springfield Planning Department
*Neighborhood boundaries do not exactly match - see page 1 for details.

Community Housing—Appendix 3

Vacant Houses by Neighborhood

1/1/2019 to 11/25/2019

from the Springfield Building Department

Neighborhood Record Count

Indian Orchard	18
Pine Point	29
Bay	30
Six Corners	39
South End	9
Old Hill	28
Sixteen Acres	16
Forest Park	48
East Forest Park	14
Liberty Heights	27
Upper Hill	21
McKnight	19
Metro Center	11
East Springfield	19
Boston Road	8
Memorial Square	8
Brightwood	5
No Neighborhood Associated	3
SE	1

Historic Resources—Appendix 1

Historic Buildings Lost Since 2000

compiled by the Springfield Preservation Trust, summer 2017, updated 2019

Lost to Tornado

943-947 Main Street (Square One)

957-965 Main Street

969-985 Main Street

989-991 Main Street

Houses on Central, Pine, & Hancock Street

Lost to Arson

495 Union Street (Strickland School)

409 Union Street

Lost to Neglect and Arson

ES Chestnut Street (Chestnut Junior High)

140 Wilbraham Avenue (MCDI)

33-51 Central Street (Gemini Building)

Lost to Development

SS Howard Street (Saint Joseph's Church)

53 Elliot Street (Technical High School)

29 Howard Street (rear of State Armory)

22-30 Howard Street (YWCA)

SS Howard Street (Howard Street School)

73 State Street (United Electric Building)

1132-1142 Main Street (Union House)

1156-1176 Main Street (Edisonia Block)

103 William Street (Springfield Day Nursery)

382 White Street (White Street School)

332 Bay Street

180 Belmont Avenue

121 & 125 Garfield Street (Forest Park Middle School)

90 Carew Street (Carew Street Baptist Church)

Lost to Demolition by City

SS West York Street (Hampden County Jail)

1300 State Street (Trade High School)

141 Chestnut Street (Stevens Duryea Showroom)

158-162 Rifle Street (Lincoln Hall)

14 Buckingham Street
62 Bowdoin Street
74 Yale Street
71 Thompson Street
293 Bay Street
69 Bowdoin Street
25/27 Elliot Street
803 Liberty Street
59-61 Avon Place
166 Princeton Street
107 Harvard Street
43-45 Berkeley Street
267 Central Street

Lost to Demolition by Private Owner

SS Carew Street (Allis Mansion)
221 Main Street, IO (St Jude's Church)
112 Garfield Street carriage house
658 Berkshire Avenue (Kibbe Candy Company)
60 Byers Street
240 Longhill Street

To Be Vacated

Brightwood School, Plainfield Street
Lincoln School, Chestnut Street
Homer Street School, Homer Street

Historic Resources—Appendix 2

Deteriorated Historic Buildings

compiled by the Springfield Preservation Trust, summer 2017;

partially updated January 2019

Vacant & Deteriorated Nonresidential

Knox Automobile Company, 53 Wilbraham Road

MCDI, 140 Wilbraham Avenue

Indian Orchard Fire Station, 97 Oak Street, IO

Campanile, Court Street

Willys-Overland Building, 151 Chestnut Street,

Fire & Marine Insurance Company, 195 State St

Court Square Building, 31 Elm Street

Chapman & Brooks Block, 139-141 Lyman Street

Smith Carriage Company, 24 Park Street

National Needle Building, 55 Emery Street

Isolation Hospital, 1414 State Street

Morse Brothers Block, 925-939 Main Street,

Gunn/Hubbard Block, 477 Walnut Street

Sunshine Art, 45 Warwick Street

Holy Temple Church, 145 Bay Street

Hampden Savings Bank, 1665 Main Street

Chapin National Bank, 1675 Main Street

Marginally Used & Deteriorated

Underwood Building, 282-302 Worthington Street

Shean Block, 1208-1220 Main Street

Massasoit Block/Paramount, 1676-1708 Main

Our Lady of Hope Church, 474 Armory Street

Collins Block, 162-168 Lyman Street

Collins Warehouse, 170-172 Lyman Street

Brown & Company Block, 180-182 Lyman Street

447-451 State Street

60-62 High Street

Woman's Club, 43 Spring Street

Produce Exchange Building, 194-206 Chestnut St

Harris & Green Buildings, 452-496 Bridge Street

Birnie Building, 109-121 Chestnut Street

Buckwheat Hall, 218 Walnut Street

Vacant Houses & Carriage Houses

29 George Street

77 Maple Street

174-184 Maple Street

169 Maple Street

241 Maple Street, Ames House,

275 Maple Street, McDuffie Carriage
House,

165 Central Street, Wallace House

99 Central Street

63 Mulberry Street

38 School Street

51-53 Bay Street

138 Bay Street

111 Bowles Street

45 Florida Street

152 Florida Street

120 Harvard Street

82 Marion Street

97 Marion Street

74 Monmouth Street

88 Monmouth Street

171 St James Avenue

172 St James Avenue

294 St James Avenue

47 Westminster Street

95 Westminster Street

173 Westminster Street

1119 Worthington Street

125 Yale Street

31 Salem Street

60 Byers Street

240 Longhill Street

To Be Vacated

Brightwood School, Plainfield Street

Lincoln School, Chestnut Street

Homer Street School, Homer Street

Historic Resources—Appendix 3

Historic District Housing Condition Survey

In summer 2017, the Springfield Preservation Trust Board of Directors surveyed districts listed on the National Register of Historic Places for exterior conditions. Below is a summary of occupied houses with significant delayed maintenance on chimneys, roofs, eaves, walls, porches, or foundations. The summary does not include vacant houses needing significant exterior work; they have been added to the Vacant Historic Building List.

Quadrangle/Mattoon

4

Lower Maple & Ridgewood

1

Maple Hill

2

McKnight

90

Forest Park Heights

21

Colony Hills

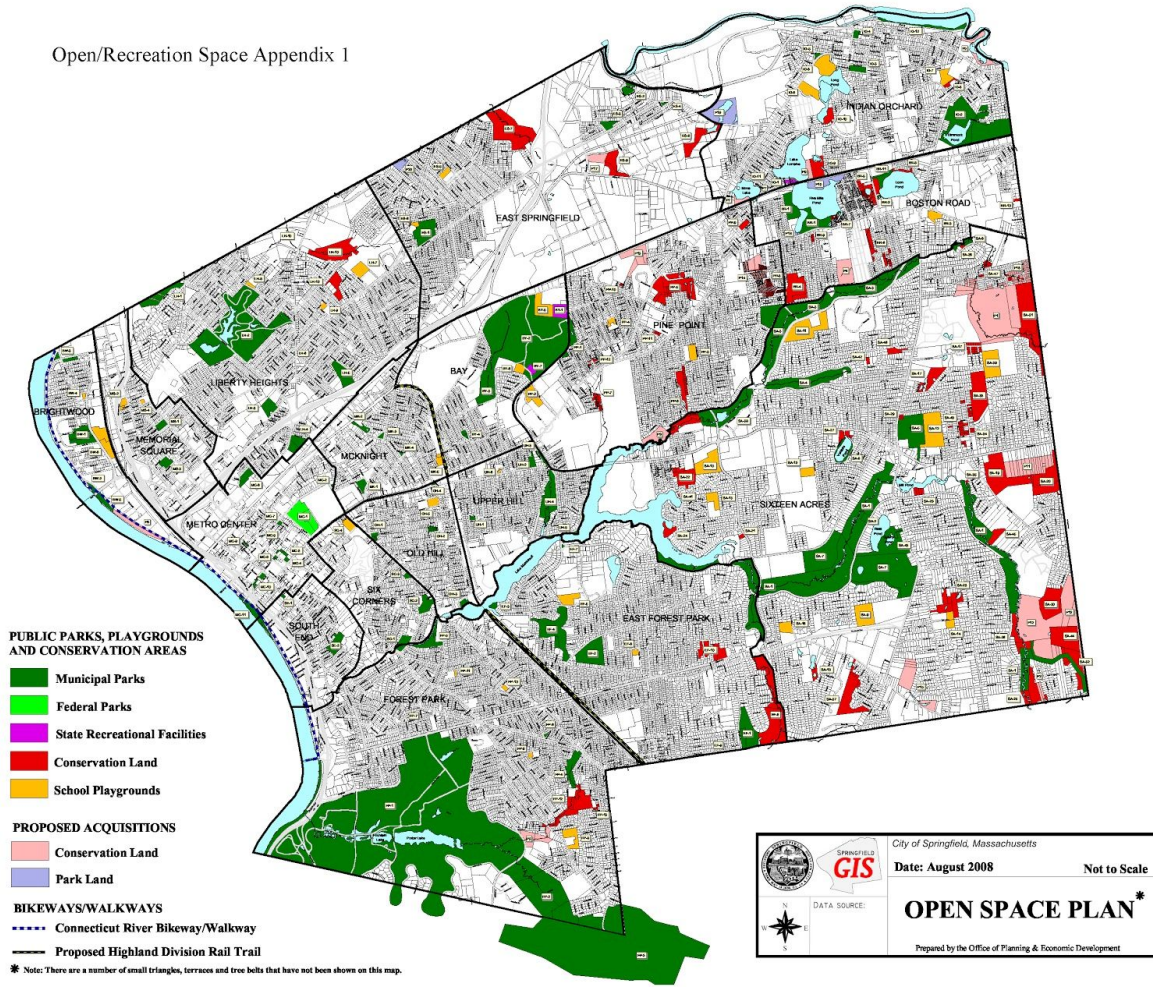
Not surveyed

Historic Resources—Appendix 4

Status of Historic Surveys by Neighborhood as of December 2019

Atwater, not surveyed
Bay, surveyed in 1991
Brightwood, surveyed in 1983; needs updating
Boston Road, not surveyed
East Forest Park, not surveyed
East Springfield, not surveyed
Forest Park, partially surveyed in 1999; needs more survey work
Indian Orchard, surveyed in 1984; needs updating
Liberty Heights, partially surveyed in 2001; needs more survey work
Old Hill, not surveyed
McKnight, surveyed in 1976; forms incomplete
Memorial Square, surveyed 1983; needs updating
Metro Center, surveyed in 1981; needs updating
Pine Point, surveyed in 1991
Six Corners. partially surveyed in 2016; needs more survey work
Sixteen Acres. not surveyed
South End, surveyed in 1983; needs updating
Upper Hill, not surveyed

Open/Recreation Space Appendix 1



This page left blank.