



City of Springfield

Community Preservation Committee



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

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

Telephone: 413-530-1268

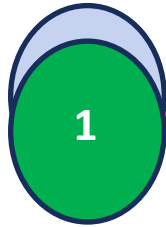


Welcome!



Community Preservation Act 2020 Annual Public Hearing

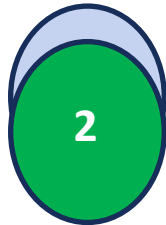




Welcome & Introduction

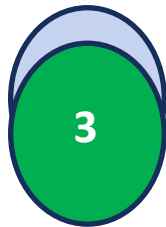
Robert McCarroll

Community Preservation Committee Chair



Presentation

An overview of CPA in Springfield, the CPA plan, and next steps



Public Input

Public input on Springfield's needs, possibilities and resources related to:

- Recreation
- Open Space
- Historic Resources
- Community Housing



AGENDA

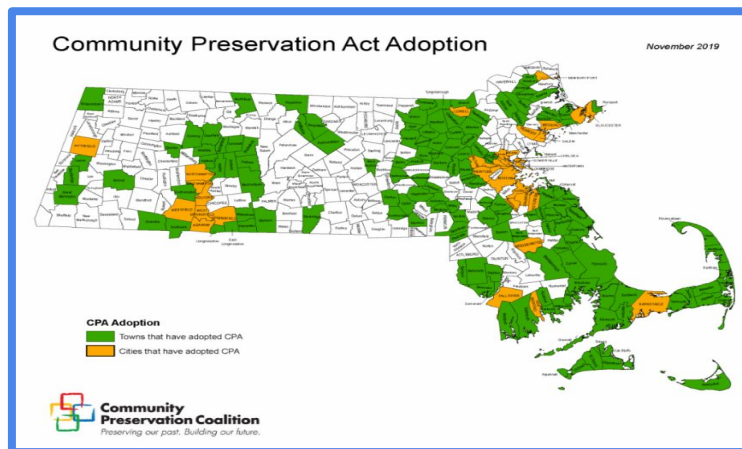
The Community Preservation Act (CPA)

CPA Legislation

Overview

- Massachusetts state law (MGL Ch. 44B) passed in 2000
- Considered a “smart growth” tool
- Enables cities and towns in MA to raise funds and create a local dedicated fund to:
 - Preserve open space
 - Preserve historic sites and resources
 - Create community housing
 - Develop outdoor recreational facilities

Springfield voters adopted CPA in November 2016 and the ballot initiative passed in 63 of 64 precincts.



*As of November 2019,
176 Massachusetts cities
and towns have adopted CPA.*

Green = towns
Yellow = cities



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.
DAVID FINN	Historical Commission
GLORIA DEFILIPPO	Planning Board
JUANITA MARTINEZ	Conservation Commission
TERRY RODRIGUEZ	Park Board
WILLIE THOMAS	Housing Authority
RALPH SLATE, VICE CHAIR	Neighborhood Representative
LAMAR COOK	Neighborhood Representative
TERRY MITCHELL	Neighborhood Representative



Development of the Westminster Street Children's Park
received funding from the people of Springfield through the **Community Preservation Act**

cpc@springfieldcityhall.com
413-530-1268



Rehabilitation of Venture Pond
received funding from the people of Springfield through the **Community Preservation Act**

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413-530-1268



Restoration of the Forest Park Trolley Pavilion
received funding from the people of Springfield through the **Community Preservation Act**

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Renovations to Angelina Park Basketball Court
received funding from the people of Springfield through the **Community Preservation Act**

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Restoration of the French Row Houses
received funding from the people of Springfield through the **Community Preservation Act**

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Restoration of the Parsons Apartment House
received funding from the people of Springfield through the **Community Preservation Act**

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Community Preservation Committee

Responsibilities

- **Assess Community Preservation needs of Springfield** by soliciting input from city boards and commissions and holding an annual public meeting to gain public input;
- **Develop and maintain a community preservation plan** establishing the committee's priorities for recommending projects to the City Council to receive CPA funding;
- **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. The first CPA projects in Springfield were recommended to the City Council in 2018 and since then, 26 projects were funded and 15 are awaiting approval.



Restoration of
Colony Hills Triangle
received funding from
the people of Springfield
through the
**Community
Preservation Act**

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Enhancement of
Barrows Park
received funding from
the people of Springfield
through the
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Preservation Act**

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Renovations to
Atwater Park
received funding from
the people of Springfield
through the
**Community
Preservation Act**

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Rehabilitation of the
Female Seminary
received funding from
the people of Springfield
through the
**Community
Preservation Act**

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Replacement of the
**Springfield Science
Museum Roof**
received funding from
the people of Springfield
through the
**Community
Preservation Act**

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Renovations to the
Drama Studio
received funding from
the people of Springfield
through the
**Community
Preservation Act**

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CPA Overview

CPA Sources of Funding

- CPA is financed by a voter-approved property tax surcharge along with matching funds from the statewide CPA Trust Fund.
- A 1.5% surcharge is added to all tax bills for taxes paid on more than the first \$100,000 of assessment.
- Residential property owned and occupied by any person who qualifies for low-income housing or low to moderate income senior housing may apply annually for exemption.
- The state's CPA Trust Fund provides annual matching funds. In FY 2020 the final match was 23.92%.



CPA Overview

Surcharge Calculation Example

The CPA in Springfield exempts the first \$100,000 of value for residential and commercial properties. After the exemption is applied, the resulting value is then multiplied by the tax rate and the CPA rate of 1.5% is applied. The resulting annual CPA surcharge is then divided evenly amongst the four quarterly real estate tax bills for any given fiscal year.

Example Calculations:					
Residential			Commercial		
Residential Value:		\$150,000	Commercial Value:		\$150,000
Exemption	-	\$100,000	Exemption	-	\$100,000
<i>Subtotal</i>		<i>\$50,000</i>	<i>Subtotal</i>		<i>\$50,000</i>
Property Tax	x	1.968%	Property Tax	x	3.928%
<i>Subtotal</i>		<i>\$984</i>	<i>Subtotal</i>		<i>\$1,964</i>
CPA %	x	1.5%	CPA %	x	1.5%
CPA Annual Surcharge		\$14.76	CPA Annual Surcharge		\$29.46
Quarterly Amount		\$3.69	Quarterly Amount		\$7.36

CPA Funding

CPA Budget

Each year, the Community Preservation Committee has to recommend an **annual budget** to the Springfield City Council for their vote to reserve funding for the Community Preservation Fund.



36 Court Street, Room 412
Springfield, MA 01103
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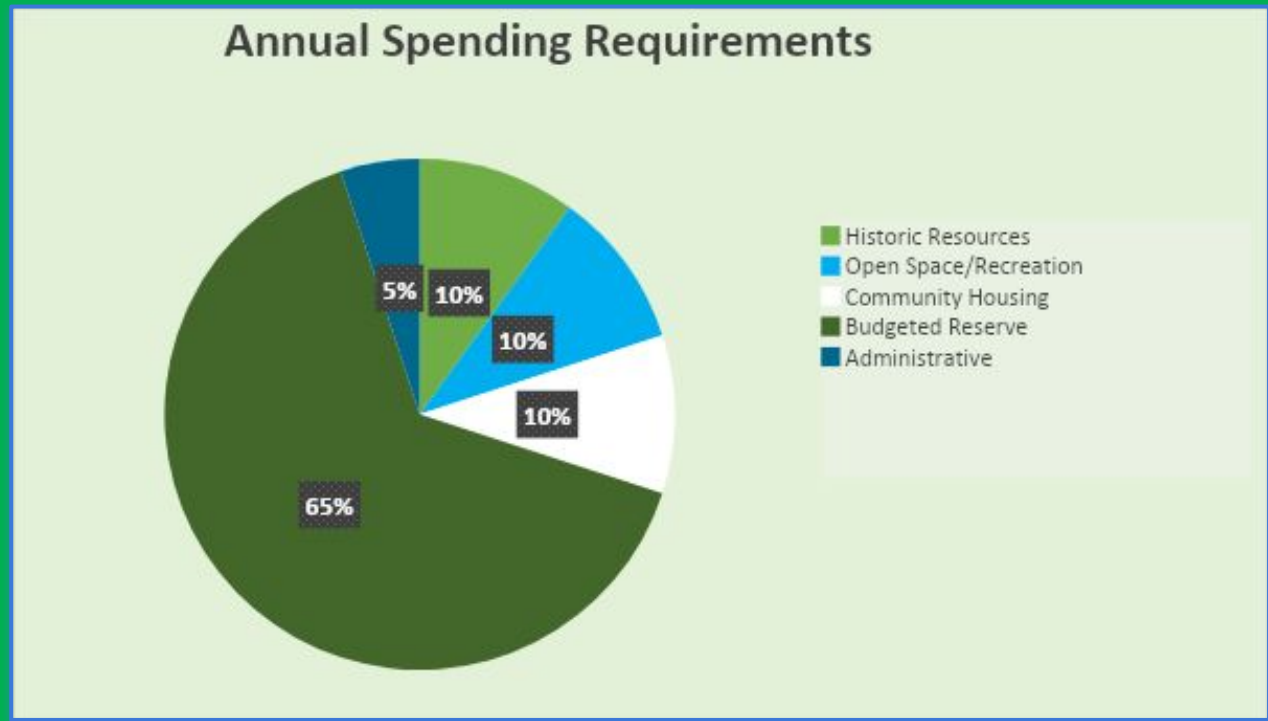
CPA AVAILABLE FUNDS FY21	
REVENUE	
LOCAL SURCHARGE	\$ 1, 568,000
STATE MATCH	\$ 174,720
INTEREST	\$ 12,000
TOTAL REVENUE	\$ 1,746,720
EXPENDITURES	
PROGRAM ADMINISTRATION	-\$59,550
AVAILABLE FOR ALLOCATION	\$ 1,687,170

RESERVES	
RESERVES (10% For each category)	
COMMUNITY HOUSING	\$ 174,672,000
HISTORIC RESOURCES	\$ 174,672,000
OPEN SPACE & RECREATION	\$ 174,672,000
UNALLOCATED RESERVES FY21	\$ 1,163,154

CPA Funding

CPA Budget

CPA 10% Reserve Funds: The Community Preservation Committee is required to spend, or set aside for future spending, a minimum of 10% of annual CPA revenues for each of the three CPA purposes. The balance of the budget is unrestricted with 5% reserved for administrative purposes.



terra cotta

limestone



City of
Springfield, Massachusetts

CPA Overview

CPA Project Approval Process

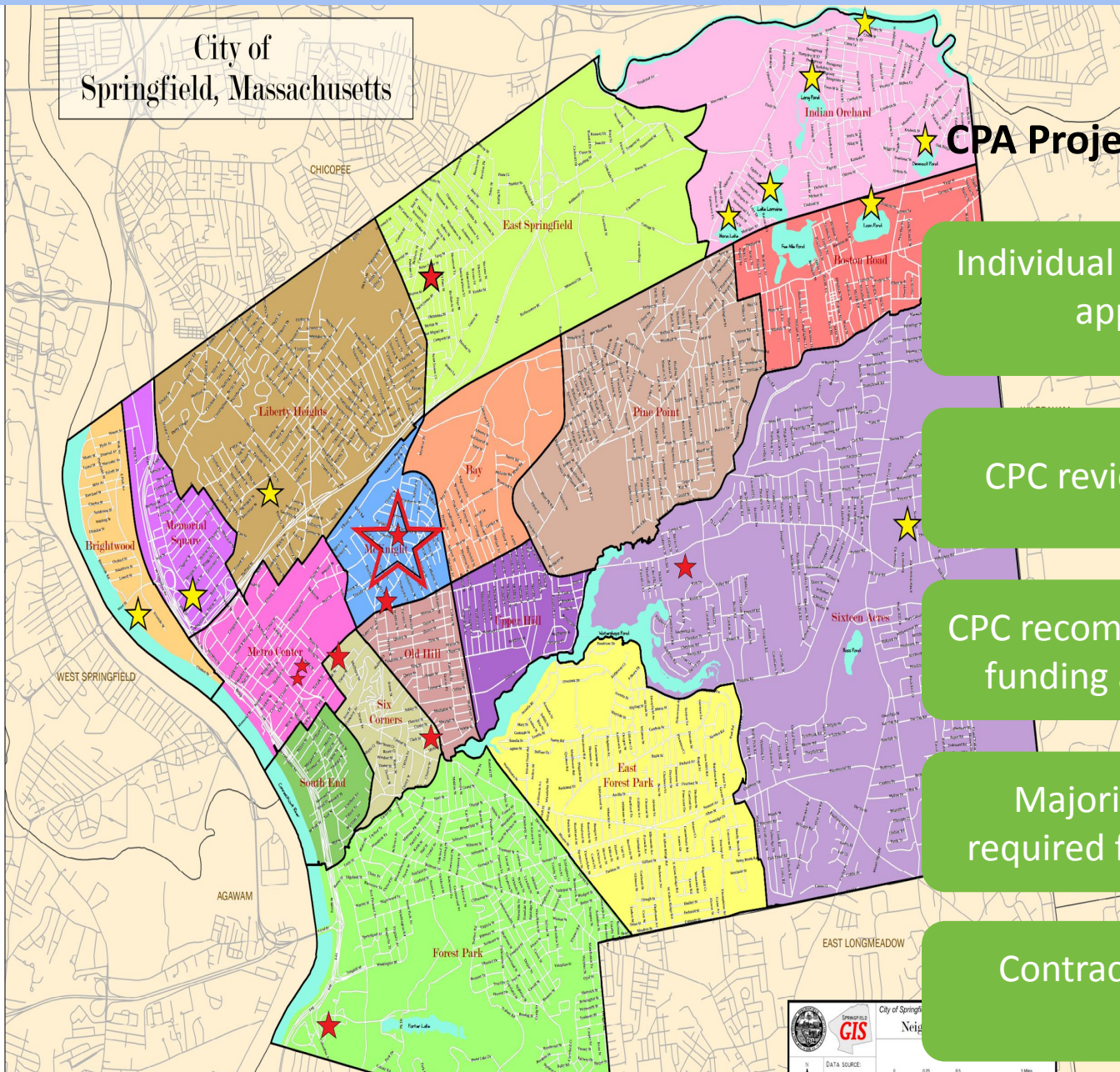
Individual or group submits a project application to the CPC

CPC reviews project applications

CPC recommends list of projects and funding amounts to City Council

Majority vote of City Council required for each project approval

Contracts are signed and work begins



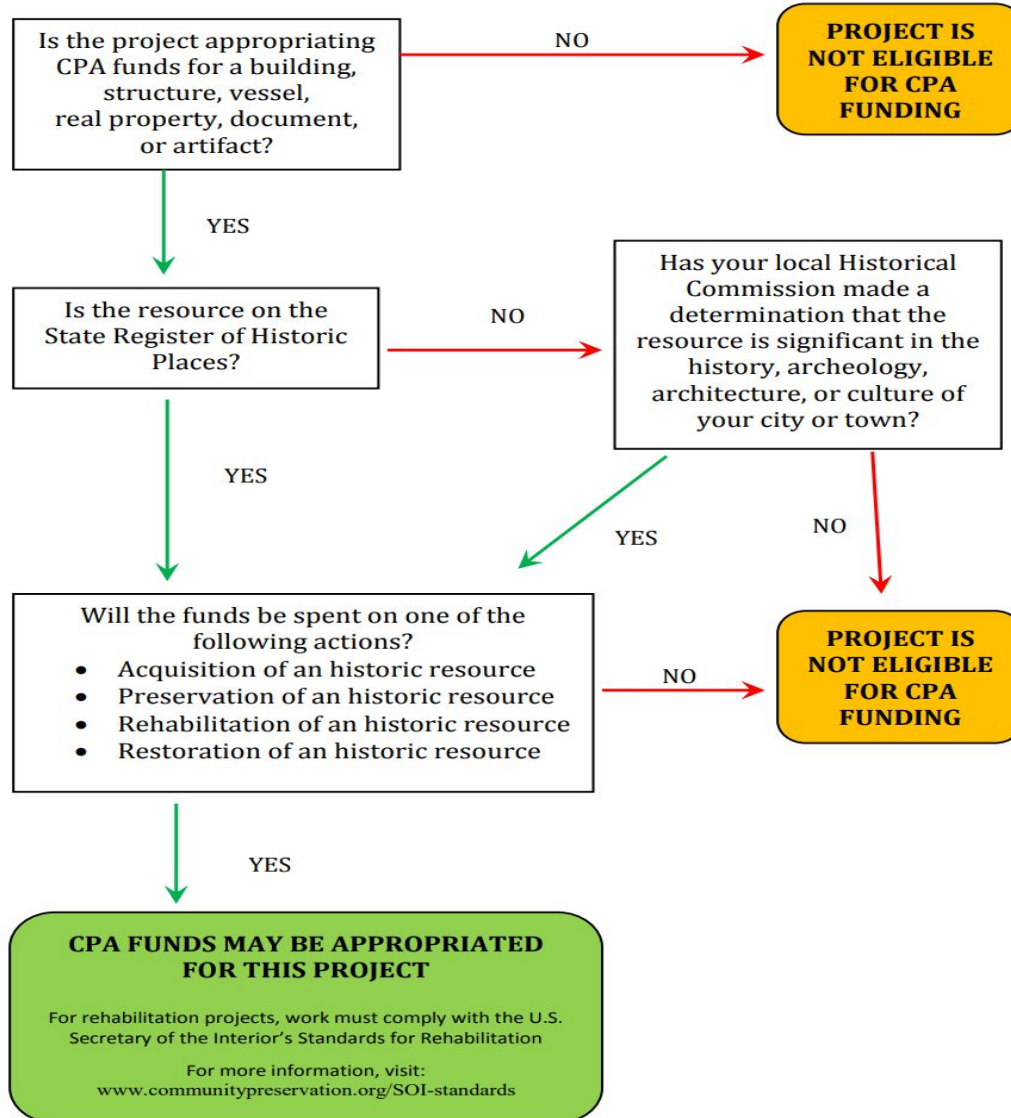


CPA Overview

Eligible Projects

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	YES, if acquired or created with CPA funds	YES	YES	YES, if acquired or created with CPA funds

Qualifying Historic Projects for CPA Funding



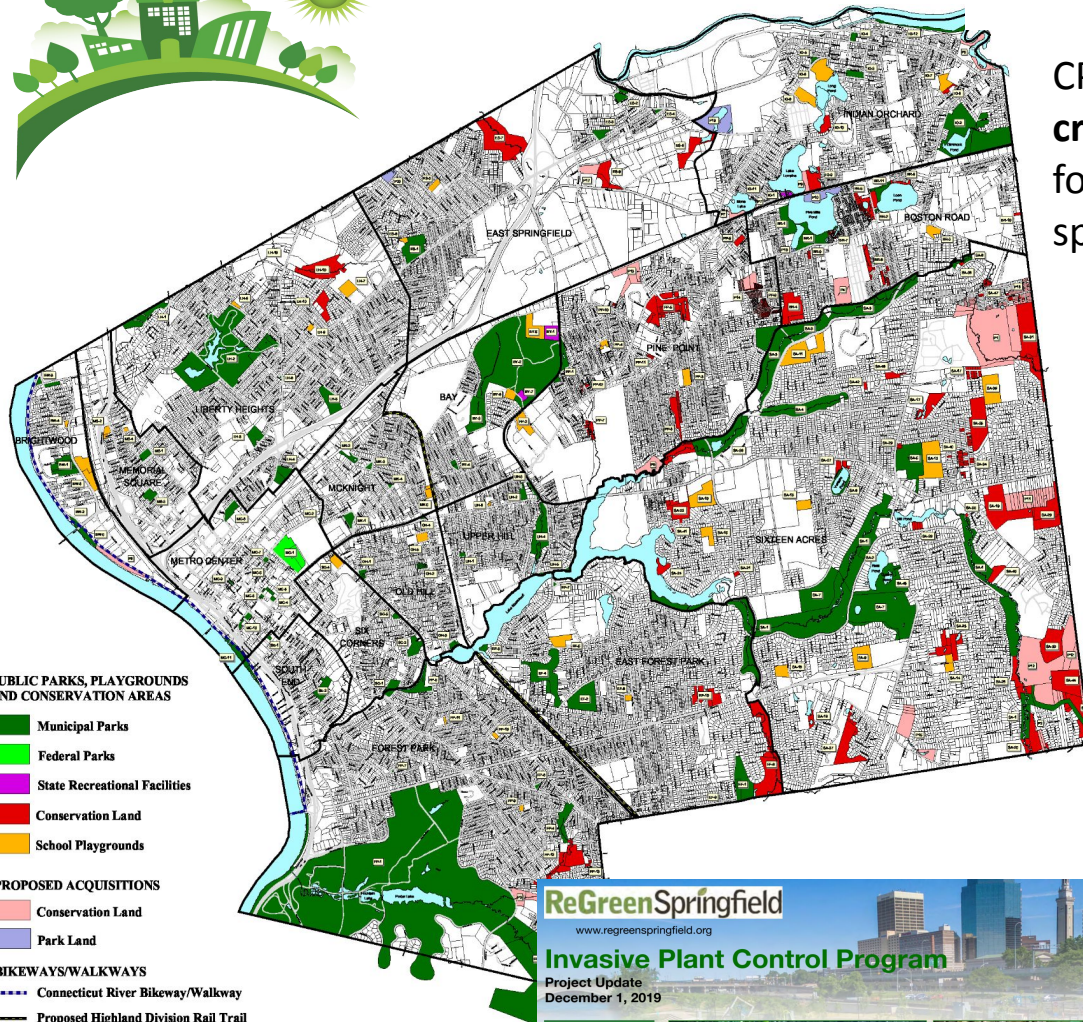


OPEN SPACE

CPA funds may be spent on the **acquisition, creation, & preservation of open space**, & for rehabilitation or restoration of any open space acquired or created using CPA funds

Open space is defined as, but not limited to:

- Lands to protect scenic vistas
- Land for wildlife or nature preserve
- Land for recreational use
- Agricultural land
- Aquifers, recharge areas, & watershed land
- Land to protect existing and future well fields
- Fresh and saltwater marshes and other wetlands
- Ocean, river, stream, lake and pond frontage
- Beaches, dunes, and other coastal lands



ReGreenSpringfield
www.regreenspringfield.org
Invasive Plant Control Program
 Project Update
 December 1, 2019



RECREATION

Funds may be used for the acquisition of land to be used for **recreation** or to create new recreational facilities on land already owned by a community. Funds can also be used to rehabilitate an existing outdoor recreational facility.

The focus for CPA recreational projects is on **outdoor** passive or active recreation, such as, but not limited to, the use of land for:

- Trails
- Noncommercial youth and adult sports
- Parks, playgrounds or athletic fields

Funds cannot be used for maintenance, stadiums or gyms, as well as the cost of artificial turf for athletic fields. Only capital improvements are allowed.



OPEN SPACE & RECREATION



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GOALS AND PRIORITIES

Through research and review of public comments and the Springfield *Open Space and Recreation Plan 2015-2022*, the concept of a well-maintained system of parks, playgrounds and natural areas play a vital role in the quality of urban life. The following needs and priorities were identified:

- 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



HISTORIC RESOURCES

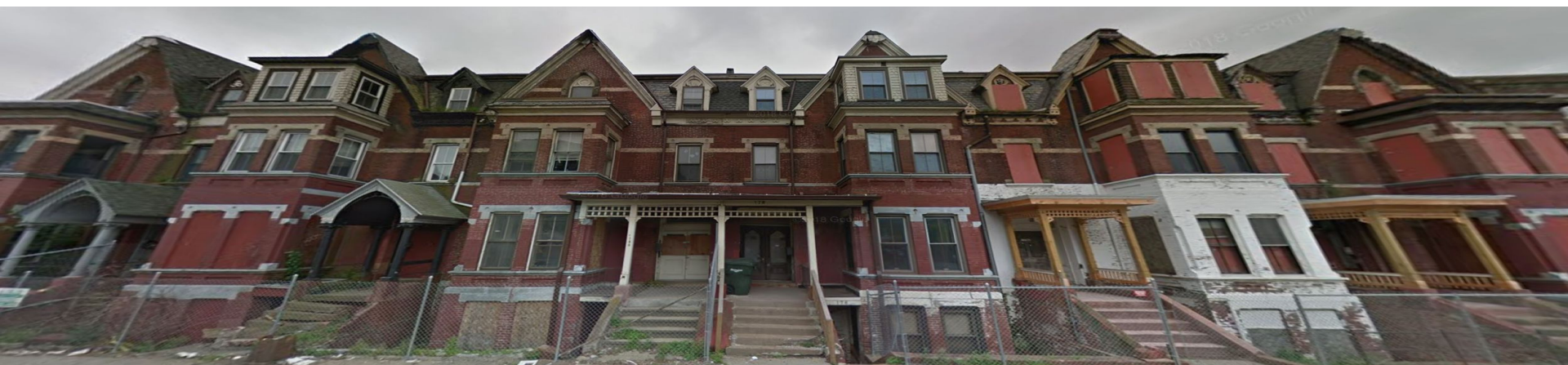


CPA funds may be used for the acquisition, rehabilitation, and/or restoration of historic resources. **A historic resource** is defined as a building, structure, vessel, real property, document, or artifact that is:

- 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*.

*Note: A permanent deed restriction (i.e., a Preservation Restriction) is required for all real property interests projects utilizing CPA funding.





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GOALS AND PRIORITIES

The *Massachusetts State Historic Preservation Plan* identifies goals and objectives that are common to most communities and are widely recognized by Local Historical Commissions. Furthermore, the state identifies Local Historical Commission & Certified Local Government as responsible parties in accomplishing certain portions of the Plan's objectives.

GOALS:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are endangered in that their survival may depend upon more than market forces or regulatory controls;
- Work to assist owners with adaptive re-use of historic properties;
- Preserve historic character of city, including, but not limited to, residential districts, turn of the last century commercial districts, markers & monuments, streetscapes, & scenic vistas;
- Work to maintain the urban character of Springfield;
- Continuously update and maintain the existing Historic Properties Survey Forms, Springfield Cultural Resource List & archival records.

PRIORITIES:

- Structure is deteriorated
- Structure is in imminent danger of demolition
- Structure is vacant
- Structure was constructed before 1850
- Structure is a landmark with significant historic, architectural or civic importance.

HISTORIC RESOURCES



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Historic Project Applications

To expedite the review of applications for historic funds, please elaborate with specifics on the work to be done and refer to the Secretary of the Interior's Standards Briefs for the applicable project. Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. <https://www.nps.gov/tps/how-to-preserve/briefs.htm>
The link is also available on the SCPC City webpage.

EXAMPLE of detail

*to repair or replace original double hung windows to match the ca. 1938 1/1 size and configuration

*to repair or replace exterior doors to match the ca. 1938 appearance with a window in the upper portion. Provide specs if the exterior doors are going to be purchased rather than repaired and what a proposed storm doors would look like.

*to repair and repoint the exterior brick to match the existing brick in color and size and mortar in color and consistency



COMMUNITY HOUSING

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.

The CPA defines community housing as low- or moderate-income housing for individuals and families, including low- or moderate-income senior housing.

- **Low Income Housing:** for those persons and families whose annual income is less than 80 percent of the area-wide median income as determined by HUD.
- **Moderate Income Housing:** for those persons and families whose annual income is less than 100 percent of the area-wide median income as determined by HUD.
- **Low or Moderate Income Senior Housing:** for those persons 60 years or over whom would qualify for low or moderate income housing.



COMMUNITY HOUSING



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GOALS AND PRIORITIES

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

- 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 homes.



Community Preservation Needs Assessment

The CPA mandates the creation of a Community Preservation Plan which reflects the needs, possibilities, and resources of the community with regards to community preservation.

The CPA Plan

Purpose of the Plan:

- To establish clear criteria that form the basis of the CPC'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 inform both applicants and the public of the CPC's goals and of its commitment to an open and transparent approach to reaching its recommendations;
- To provide the City Council with the background information needed in reviewing the committee's recommendations;
- To articulate a common understanding of the communities needs and priorities.



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CPA Next Steps

- Modify plan based on public input into the Draft Community Preservation Plan and prepare the final plan for CPC approval.
- Set 2021 timeline, and adopt revised plan – **December 2020**.
- Make application materials available and hold technical workshop –**Winter 2020-21**
- Applications due **April 2021**
- Submit project recommendations to the City Council – **Fall 2021**

Looking for more information?

Visit the Community Preservation website

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

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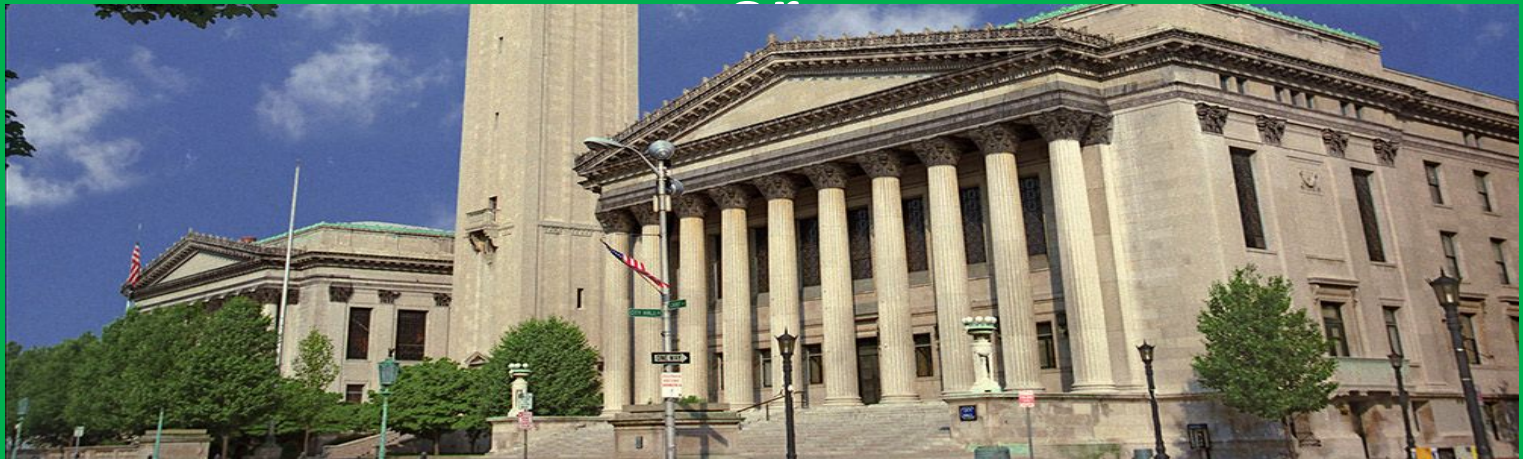
Telephone: 413-530-1268



www.facebook.com/SpringfieldCommunityPreservationCommittee

We want to hear from **YOU!**

Send comments by October 31, 2020 to:
Springfield Community Preservation Committee
City Hall
36 Court Street RM 412
Springfield, MA 01103





City of Springfield

Community Preservation Committee



Thank you for participating

Community Preservation Act
Annual Public Hearing

