

SPRINGFIELD COMMUNITY PRESERVATION PLAN FOR 2025 Revised December 2024

Springfield
Community
Preservation
Committee

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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 whose task is to receive, review, vet, and recommend projects to the local legislative body, e.g. City Council, which can approve, deny or reduce the award. Neither the Mayor nor the City Council may allocate CPA funds without a Springfield Community Preservation Committee (SCPC) recommendation.

CPA in SPRINGFIELD

In November 2016, Springfield adopted CPA in Springfield and a 1.5% surcharge to fund CPA. 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 the City Council in the fall of 2018, and to date 100 CPA projects have been funded totaling over 16 million dollars.

COMMUNITY PRESERVATION COMMITTEE

A nine-member Springfield Community Preservation Committee (SCPC or 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. CPC members serve (2) three year terms and may continue in office after the expiration of his/her term until a successor is duly appointed and qualified as long as an appointee of a government board remains a member of the board which appointed them.(see Exhibit 1 "Chapter 16. Boards, Commissions and Committees")[City of Springfield, MA Community Preservation Committee \(ecode360.com\)](http://CityofSpringfield.MACommunityPreservationCommittee(ecode360.com))

Public comments made at the September 30, 2024 annual public hearing are located in Exhibit 2

Current SCPC members are:

- Gloria DeFillipo, Planning Board representative;
- Juanita Martinez, Conservation Commission representative;
- Robert McCarroll, Chair, Springfield Preservation Trust representative;
- Judith Crowell, Historical Commission representative;
- Willie Thomas, Housing Authority representative;
- Clinton Harris, Park Commission representative;
- Rhonda Sherrell, Neighborhood representative;
- Stephen Bosworth, Neighborhood representative;
- Yolanda Cancel, Neighborhood representative

THE 2025 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

CPA SCHEDULE and PROJECT REVIEW PROCESS

The Community Preservation Committee will conduct one grant funding round in 2025.

Application Workshop	January 7, 2025
Full Applications due	February 27 2025
Meeting with Applicants	March & April
Deliberations	May & June
Recommendations to City Council*	June
Annual Public Hearing	TBA
Review of CPA Plan and application	October-December

*The CPC cannot predict the schedule for the City Council approval process.

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

Special Grants

Off Cycle Requests. 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 or email cpc@springfieldcityhall.com.

Study Grants. The CPC discourages studies performed primarily for exploratory purposes but also recognizes that, in some cases, preliminary work must be undertaken in order to complete a viable application. The CPC

will consider applications for a study grant where there is a strong possibility the project will result in an executed project within the next five years. An application for a study grant shall be accompanied by a summary of the proposed project, and how the result of the study will be used to develop the project. Letters from stakeholders involved in the project and potential funding resources for the execution of the project should be included in the application.

Historic Homes Restoration Program (HHRP): There is a separate application for this direct grant to homeowners. When funding is approved/available, a lottery will be held to select homes. Applications are available on the SCPC city webpage or contact cpc@springfieldcityhall.com. The latest lottery drawing is scheduled for December 3, 2024.

GENERAL EVALUATION CRITERIA

The CPC gives preference to proposals which address as many of the following 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

COMMUNITY HOUSING GOALS

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

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

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 less than 100 per cent of the area-wide median income as determined by the United States Department of Housing and Urban Development. Springfield has long been called “The City of Homes.” The designation or moniker relates back to the city’s development history of favoring houses rather than apartment buildings.

With a population now over 154,064, more than 27,000 of its approximately 63,000 dwelling units are in single-family houses. Another 13,000 units are in two-family houses. Owner occupied homes represent less than half of all units available (47.2%).

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 is experiencing a similar housing crunch and has addressed it with developing market rate housing for renters, and home repair programs for income eligible homeowners. In the past, low housing demand caused stagnant property values and disinvestment in neighborhoods, resulting in poor housing conditions for everyone, including the lower-income residents that often occupy substandard housing. In Springfield, recent census data shows that 52.8% of available dwelling units are owned by third parties and not by individual homeowners. Today, housing demand is up and CPA can help by investing in potential homeowners, maintaining our current inventory, and assisting current homeowners. New construction of affordable housing as well as renovations of existing units to make them marketable could relieve pressure on the existing housing stock.

1	Springfield city, Hampden County, Massachusetts		
2	Label	Count	Percent
159	65 years and over	16,693	28.4%
160	HOUSING OCCUPANCY		
161	Total housing units	62,782	100.0%
162	Occupied housing units	58,794	93.6%
163	Vacant housing units	3,988	6.4%
164	For rent	1,614	2.6%
165	Rented, not occupied	209	0.3%
166	For sale only	452	0.7%
167	Sold, not occupied	167	0.3%
168	For seasonal, recreational, or	129	0.2%
169	All other vacants	1,417	2.3%
170	VACANCY RATES		
171	Homeowner vacancy rate (percent) [4]	1.6	(X)
172	Rental vacancy rate (percent)	4.9	(X)
173	HOUSING TENURE		
174	Occupied housing units	58,794	100.0%
175	Owner-occupied housing	27,745	47.2%
176	Renter-occupied housing	31,049	52.8%
177			

<https://data.census.gov/table/DECENNIALDP2020.DP1?q=Housing%20Springfield%20MA%20vacancy&y=2020>

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 outnumbered renter-occupied units but by the 2020 US Census, owner-occupied housing units in Springfield dropped to 47.2%.

AFFORDABLE HOUSING

The latest census shows Springfield has a 26.3% poverty rate and a median household income of \$42,498, which was 110.9% less than the median annual income of \$89,645 across the entire state of Massachusetts. 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. Springfield is one of 66 of the state's 351 municipalities to meet this goal.

CPA Community Housing can assist households up to 100% AMI as shown in the 2024 chart below. New limits are released in April of each year and will be used for 2025 CPA projects.

FY2024 Area Median Income (AMI)	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7	Household Size: 8
100% AMI	\$67,900.00	\$77,600.00	\$87,300.00	\$97,000.00	\$104,760.00	\$112,520.00	\$120,280.00	\$128,040.00
80% AMI	\$54,320.00	\$62,080.00	\$69,840.00	\$77,600.00	\$83,808.00	\$90,016.00	\$96,224.00	\$102,432.00

There was a slight adjustment in AMI from FY2023 to FY2024

FY2023 Area Median Income (AMI)	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7	Household Size: 8
100% AMI	\$65,590.00	\$74,960.00	\$84,330.00	\$93,700.00	\$101,196.00	\$108,692.00	\$116,188.00	\$123,684.00
80% AMI	\$52,472.00	\$59,968.00	\$67,464.00	\$74,960.00	\$80,957.00	\$86,954.00	\$92,950.00	\$98,947.00

80% of HUD Metropolitan Median Income (low)
 100% of HUD Metropolitan Median Income (moderate)
 CPA uses moderate income as 100% AMI

Source: Moderate Income Limits for Community Preservation Act in Massachusetts
 FY 2023 MTSP IL Documentation System -- Summary for Springfield city, Massachusetts (huduser.gov)
[cpa_low_and_moderate_income_worksheet_for_2023.pdf](https://www.springfield-ma.gov/planning/fileadmin/Planning_files/Springfield_and_its_Neighborhoods_4-8-19.pdf) (communitypreservation.org)

OWNER-OCCUPANCY

A Statistical Profile of Springfield & Its Neighborhoods was completed by the Springfield Planning Department based on the 2012-2016 American Community Survey (April 2019). The report details each neighborhood including demographics and the number of homes available (including vacant). *You can view the report here: https://www.springfield-ma.gov/planning/fileadmin/Planning_files/Springfield_and_its_Neighborhoods_4-8-19.pdf

At one time the Springfield Housing Authority (SHA) administered a small program that assisted SHA tenants to become homeowners but that program is not currently operating. The SHA refers residents to Springfield Neighborhood Services and Home City Housing for any homeowner incentive programs.

According to the City of Springfield Office of Housing¹ there is a need for more homeowner incentives.

¹ 2020 data according to Robert DeMusis, Deputy Director, City of Springfield Office of Housing

The City of Springfield Office of Housing allocates approximately \$250,000¹ annually toward forgivable loans for down payment/closing costs to households earning <80% AMI. This funding comes from HUD's Home Investment Partnerships Program (the HOME Program).

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. [Chart (r) 2012-2016 American Community Survey].

The CPC has invested in the homeownership efforts of the Office of Housing by funding the First Time Homebuyers Program with grants up to 100% AMI.

The CPC believes another potential benefit to owner-occupancy of properties are 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. In 2020 the vacancy rate was 6.4% representing 3,988 units [2020 US census]. ² <https://www.springfield-ma.gov/planning/reports>

Economic conditions. Current housing values in many Springfield neighborhoods are not high enough to support new construction or substantial rehabilitation of neglected properties and few programs are available to build or maintain two and three-family houses. In Springfield, 75% of all housing was developed before 1970³ with 40% built pre-WWII.

³[UMass Donahue Institute | Greater Springfield, MA Housing Report: The first in-depth scan of the region in the COVID era](#)

In some cases, abandonment occurs because renovation costs exceed the value of the property. The trend towards construction by for-profit developers or private real estate firms to build or convert an existing building or renovate larger housing projects into multiple rental units is incentivized with existing state and federal grants or tax credits but there are few programs available for two and three-family owner-occupied houses.

RENTAL UNITS

There are several different types of rental assistance available in Massachusetts. The three largest programs are: The Section 8 Housing Choice Voucher Program (HCVP), the Massachusetts Rental Voucher Program (MRVP), and the Alternative Housing Voucher Program (AHVP).

The Springfield Housing Authority (SHA) owns 30 properties* [or 2,324 units]

Total renter-occupied housing in Springfield

31,049 units

Total subsidized units in Springfield that hold a Section 8 portable voucher:

Springfield Housing Authority- 2,639

Wayfinders- 3,400+

The Springfield Office of Housing estimates that half of all rental units (approximately 15,000 units) in Springfield have some sort of subsidy⁴. In addition to the Section 8 vouchers, there are hundreds of project-based units (developments like Brookings, Mason Square Apartments, etc.) or other subsidized units (MHA, CoC, DPH, HOPWA, etc) that are not reflected above but are a subset of the 15,000 unit subsidized

housing count. The 2023 Massachusetts Subsidized Housing Inventory lists Springfield as having 9,899 units legally restricted as affordable to lower income households. Only four municipalities--Boston, Chelsea, Holyoke, and Bedford--have a higher percentage of restricted units than Springfield (15.8%).

CPA COMMUNITY HOUSING ASSISTANCE

- In 2018, the CPC recommended, and the City Council approved funding of \$100,000 for the Springfield Office of Housing to use as down payment assistance to encourage home ownership. Households making above 80% but below 100% AMI were eligible. The program was successfully implemented in ²2019 and exhausted funding in Nov. 2020.
- The Office of Housing reapplied for funding in April 2021 and received \$160,000 for another down payment assistance program for households up to 100% AMI. The \$4,000 grant to the homeowner is a forgivable loan.
- The Office of Housing reapplied for funding in April 2022 and received \$248,000 for a down payment assistance program for households up to 100% AMI. Homeowners received a \$4,000 forgivable loan.
- In addition, the CPA has provided grants to several large community housing apartment projects including the Elias Brookings Apartments, New Court Terrace/Hotel Rainville, Gemini Townhomes, Kavanagh Building, a single-family restoration in the Forest Park neighborhood and an incentive grant to the City for redevelopment of 60 Byers Street.

HISTORIC RESOURCES

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.

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.

WHY IS HISTORIC PRESERVATION IMPORTANT?

Historic structures in Springfield are community assets well worth preserving. Numerous consultants have come

² *For year 2021

⁴Provided by the Springfield Housing Authority (SHA)

For Additional Housing Resources see: <http://www.springfield-ma.gov/housing/index.php?id=32>

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. However, since 44% of Springfield's homes were built pre-WW2 and 75% before 1970, these units may have been kept in good condition through their 80+ year lifespan, but many need renovation.

The presence of many older homes complicates the local housing market. There are almost 4,000 vacant units in Springfield. Older housing stock can become a greater liability— while at the same time— be one of the city's greatest assets.

Overall, some renters and buyers won't or can't consider older housing which may lack equipment such as elevators for accessibility, or may be in need of extensive repairs. Some landlords may choose not to rent out older units because to do so may require extensive renovations just to get them in compliance with the Americans with Disabilities Act. Homes built before 1979 typically have lead paint. We don't know how many of the 4,000 vacant units fall into the category of older housing stock but we do know that we've lost historic resources due to blight.

While older housing stock can mean it is more affordable, housing that is affordable because it needs repairs may cause residents to develop chronic or acute health problems. A HUD housing analysis in Springfield found that older housing stock that is not rehabilitated may result in conditions that lead to and exacerbate asthma. The Office of Housing offers several programs to address some of the issues [Exterior Repair Program, Healthy Homes Program, Emergency Home Repair, Home Heating & Energy Assistance Program], but it's not enough.

The restoration or adaptive re-use of historic resources like schools or factories into housing units is particularly challenging when historic preservation of the exterior is part of the equation and preservation costs increase. The Massachusetts Cultural Council (MCC) 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. Our historic resources are worthy of a road trip—but only if we invest in maintaining them.

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. Forest Park Heights, 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.

Efforts by volunteers, private or public entities to inventory historic buildings

The City of Springfield has not been completely surveyed and it is likely there could be historic resources which lie "off the radar"

In an effort to document Springfield's homes and buildings, the Springfield Preservation Trust has uploaded 1939 Works Progress Administration (WPA) to its web site. <https://www.springfieldpreservation.org/wpa/>

Presently the Massachusetts Historic Commission (MHC) is entering the statewide inventory into the Massachusetts Cultural Resource Information System (MACRIS), an interactive computerized database to search properties which have been surveyed. See <http://mhc-macris.net/>

See this link to review the Massachusetts State Historic Plan for 2018-2020
<https://www.sec.state.ma.us/mhc/mhcpdf/statepresplan20182022webversion.pdf>

"A Statewide Reconnaissance Survey conducted between 1979 and 1987 documented the historical development of each of the Commonwealth's municipalities. Each report contains an historic overview, a description of topography, and political boundaries. Each report evaluates the town's existing historic properties inventory, highlights significant historic buildings and settlement patterns, and presents threats to these resources. A bibliography lists key secondary resources. These reports are two decades or more old. No attempt has been made to update this information". Source: <https://www.sec.state.ma.us/mhc/mhchpp/TownSurveyRpts.htm>

More information may be found on the Preservation Planning Division page on the Secretary of State website
<https://www.sec.state.ma.us/mhc/mhchpp/ppdhpp.htm>

Status of Historic Surveys by Neighborhood as of December October 2023*

- 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

*Provided by Springfield Preservation Trust

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 are not currently 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 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 Homes Restoration Program (HHRP) for homeowners is the first of its kind in the Commonwealth.

The SCPC has invested in repair and restoration of residential homes through direct CPA grants to homeowners for exterior projects (limited to the restoration of original windows and doors, purchase and installation of energy efficient storm windows, restoration of porches, exterior carpentry repairs, exterior painting, roofs, chimney and other masonry work). A pilot program started in 2020 restored 8 homes in the McKnight Historic District. Early in 2022 the program was expanded to seven local district districts and 197 applications were received, and the first lottery for direct grants to homeowners of a historic home was held. Later in 2023 and January 2024 with additional funding, two more lotteries were held. Today there are 30 homes either repaired or in the process of completion plus the 8 homes from the pilot program*. The next grant lottery is expected to be held December 3, 2024 when another 10 homes will receive a HHRP grant.

The HHRP helps to reduce the number of code violations homeowners experience. In the first lottery, 197 eligible applications were cross referenced with open code violations and/or ordinance, and 55 homes had received tickets and/or were cited by the City.

There are approximately 1000 owner occupied homes in the seven eligible historic districts (below).

Applications received by district

- ☐ Forest Park Heights **132**
- ☐ McKnight **94**
- ☐ Maple Hill **10**
- ☐ Ridgewood **9**
- ☐ Lower Maple **6**
- ☐ Quadrangle-Mattoon **4**
- ☐ Colony Hills **2**

Homes to date served w/ HHRP grant

- ☐ Forest Park Heights **12**
- ☐ McKnight **22***
- ☐ Maple Hill **1**
- ☐ Ridgewood **2**
- ☐ Lower Maple
- ☐ Quadrangle-Mattoon **1**
- ☐ Colony Hills

Historic Resources—Appendix 1
Historic Buildings Lost Since 2000

compiled by the Springfield Preservation Trust, summer 2017, partially updated November 2021

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 Neglect and Arson

ES Chestnut Street (Chestnut Junior High)
33-51 Central Street (Gemini Building)
140 Wilbraham Avenue (MCDI)

Lost to Arson

495 Union Street (Strickland School)
409 Union Street

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 (FP Middle School)
90 Carew Street (Carew Street Baptist Church)

Lost to Demolition by City

SS West York St (Hampden County Jail)
1300 State Street (Trade High School)
141 Chestnut St (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 Elliott Street
803 Liberty Street
59-61 Avon Place
166 Princeton Street
107 Harvard Street
43-45 Berkeley Street
267 Central Street
293 Bay Street
69 Bowdoin Street
25/27 Elliott 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)

Deteriorated Historic Buildings
Historic Resources—Appendix 2

compiled by the Springfield Preservation Trust, summer 2017; partially updated October 2023

Vacant & Deteriorated Nonresidential

Indian Orchard Fire Station, 97 Oak Street, IO
Campanile, Court Street
Chapman & Brooks Block, 139-141 Lyman Street
Isolation Hospital, 1414 State Street
Morse Brothers Block, 925-939 Main Street,
Gunn 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
Underwood Bldg, 282-302 Worthington Street

Marginally Used & Deteriorated

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 St
60-62 High Street
Woman's Club, 43 Spring Street
Produce Exchange Bldg, 194-206 Chestnut St
Harris & Green Bldgs, 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
241 Maple Street, Ames House,
225 Maple Street, Tift House
275 Maple Street, McDuffie Carriage House,
165 Central Street, Wallace House
99 Central Street
63 Mulberry Street
116 Mulberry Street
59 St James Ave
61 St James Ave
180 St James
333 St James
145 Harvard Street
33 Lafayette St
169 Princeton St
153 Dartmouth Terr.
54 Buckingham St
71 McKnight St
56 Bay St, rear
123 Bay St (fire)
90 Westminster St (fire)
60 Byers Street

OPEN SPACE & RECREATIONAL LAND

OPEN SPACE AND RECREATION SPACE GOALS

Based on information from Park and Conservation staff as well as from residents made as part of the public comment process (See Appendix, Public Comments), the CPC has identified as its Open/Recreation goals to:

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

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.

Springfield is fortunate to have considerable acreage dedicated to open and recreational space. 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 (see map) is an 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 viewed here:

https://www.springfield-ma.gov/planning/fileadmin/Planning_files/Open_Space_Plan/OpenSpace_DRAFT2015_KC.pdf

The 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. In 2023, the CPA recommended a grant to purchase parcels to connect the Abbey Brook Conservation Area and that acquisition was complete in July 2024.

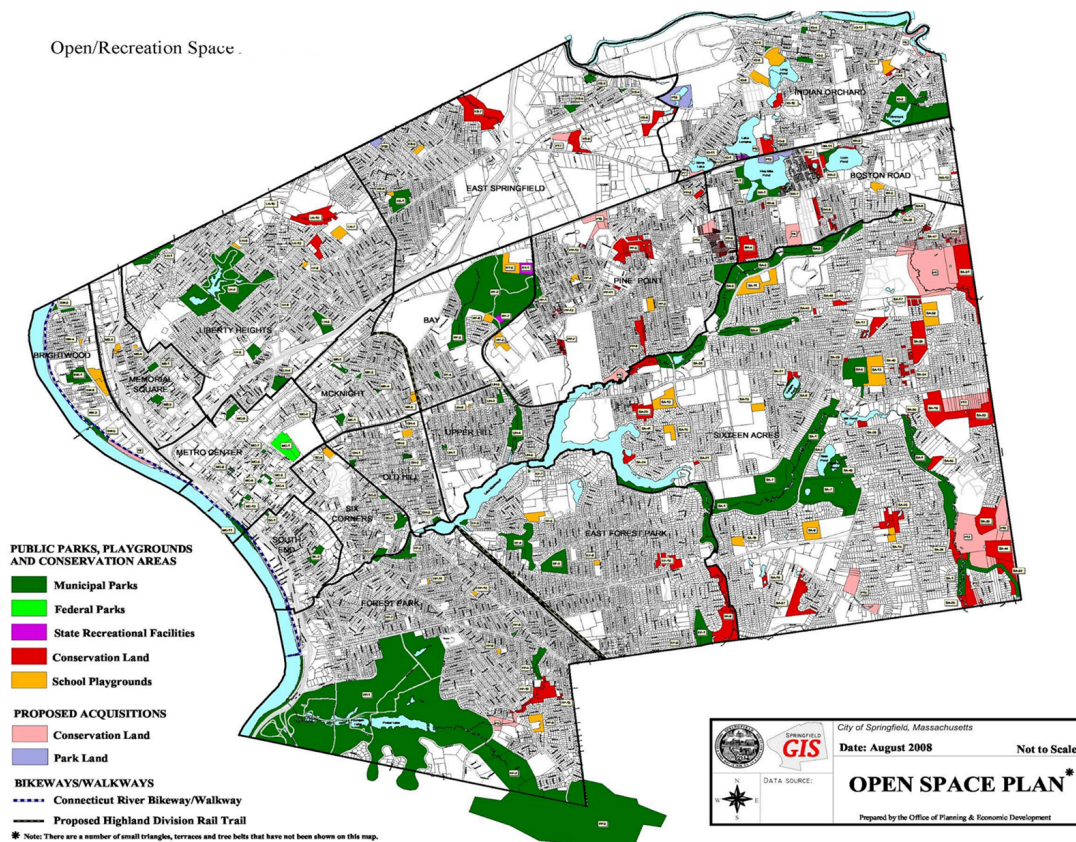


Exhibit 2

Public Comments

The Springfield Community Preservation Committee (SCPC) meetings have been held remotely by Zoom conferencing since April 2020 at the start of the pandemic. The temporary provisions pertaining to the Open Meeting Law are extended until March 31, 2025.

The hearing was held on September 3, 2024 to solicit SCPA needs and opportunities from residents. Written public comments were accepted until September 30, 2024.

Notices: two (2) legal ads ran in the Springfield Republican newspaper in addition to press releases and digital articles in Masslive, ElPueblo and AfAMPPoint of View. Email notices were mailed to all neighborhood groups listed on the city web site and to a list of interested parties and community groups. Additional outreach was placed on the SCPC city web page and content was placed on the SCPC Facebook page. A video recording of the annual meeting can be viewed here:

<https://www.facebook.com/SpringfieldCommunityPreservationCommittee>

A slideshow of the presentation can be found here:

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

September 3, 2024 Annual Hearing public comments

Comments made remotely during the Public Hearing:

Comments

Dave Blonariz from Regreen Springfield. Thanked committee for support of projects that enhance the urban character of Springfield through grants to plant trees, gardens and eradication of invasive species.

Katherine Ratte from Metro Center. Interested in learning if CPA supports programs to encourage more use of the park by events with food trucks, etc. (CPA legislation is specific and while it is a recreational space, the legislation doesn't include program development).

Laura Walsh, Senior Parks Project Manager for the Dept. of Parks, Buildings & Recreation Management. The department typically will send in comments with suggestions for priority goals by the deadline.

Liz O'Gilvie from Springfield Gardening in the Community. There are lots of ways to address the Springfield community with more outreach to engage younger and more diverse members in committees. Ms. O'Gilvie created a business of growing food in her outdoor garden and agrees that climate mitigation includes fruit trees but also urban agriculture and addressing food insecurity in the community. CPA can assist with community gardens in public spaces.

Comments received by email

Rachel Hart, Grants Manager, Springfield Museums

On behalf of the Springfield Museums I am writing to voice our sincere appreciation for the work and resources that Springfield Community Preservation Committee has provided since the formation of the committee several years ago. In particular, the work the CPC has done to preserve Springfield's historic buildings has been a service so necessary, and so impactful, it is now hard to imagine our city's historic structures thriving without the CPC.

With less than 50 documented structures that pre-date 1850, Springfield falls starkly behind Boston and Worcester in the preservation of its oldest structures. In recent years the city continues to lose many historic structures due to neglect, development and disaster. These losses are felt, not through the buildings alone, but through the loss of tourism, economic development, and the unique characteristics of our city's history. There is much to be gained from the preservation of our city's oldest structures, but the enormous cost to do so can delay or prohibit many homeowners and non-profits from carrying out these projects alone.

The non-profit Springfield Museums bodes a responsibility to steward a campus of 10 buildings, including 8 historic structures, and extensive collections and programming that are provided for the public trust. Each year, residents from every zip code in Springfield attend the Museums for free, to experience world class collections, exhibitions, events, classes and field trips that playfully explore the arts, sciences, humanities and literacy. In service to visitors from the entire scope of the city, and to a larger national audience, our annual operating budget is predominantly spent on public programs. For our extensive capital repair schedule, we must fundraise through a limited set of grant opportunities. Since the CPC was formed in 2019, we have been able to expedite much needed work on four of our historic buildings. The impact of the capital work that CPC has made possible has beautified and enhanced our daily operation, and represents significant preservation work that is expected to endure for decades to come. In this way, the CPC has become a partner to the Museums in ensuring the space for the public good and for future generations.

Springfield Museums is proudly located in the heart of downtown Springfield. We believe our buildings belong to a tapestry of historic structures that make Springfield a desirable place to live, work and visit. We gratefully welcome 200,000 annual visitors, including 10,000 school-age students on educational trips, and we thank the CPC for their significant partnership in carrying out this service to Springfield.

Sincerely,

Rachel Hart, Grants Manager, Springfield Museums

From: Sandy Carliell

To: Community Preservation <cpc@springfieldcityhall.com>

Subject: [External] Spfld Preservation meeting Sept 6

Dear SCPC,

May I suggest a flowering tree planting program "Green Spaces" along main streets and roads to beautify the city, absorb CO2, and draw tourism to our region, 🌸 similar to DC Cherry Blossoms, or PA Wisteria Trees?

Being among trees and nature reduces stress by 80%, and adding public flowering fruit trees could reduce food insecurity. Public Community Gardens, at schools and public spaces, would also be great for the community. We could start gardening communities (and public access channels) and educate our residents on growing food in their neighborhoods and schools.

We could make our city a beautiful sight to see with walking tours, and perhaps raise tourism income with Flowering Bike Paths, joining Rail Trails, and SPPD foot patrols and mounted patrol to ensure public safety. Islands on streets could be replanted with rows of flowering trees. This would also create additional jobs, as Northampton has Gardening Staff who go out in a special truck to water their street beautification plantings, which is part of their tourism/commerce attraction plan.

We could also increase our White Lights in Fall/Winter on our new flowering trees 🌳

I hope you see the possibilities of transforming our city to a tourism City of Flowers 🌸🌳 like our nations capital attracts millions of visitors to its beautiful Flowering Cherry Blossom Trees.

Sincerely,

Sandy Carliell

Springfield, MA



Department of Parks, Buildings and Recreation Management

Administrative Office, Forest Park

September 30, 2024

Community Preservation Committee
Budget Office, Room 412
Springfield City Hall
36 Court Street
Springfield, MA 01103

Dear Community Preservation Committee:

Since the establishment of the Community Preservation Act (CPA) in 2017, and including the recently approved 2024 projects, the Department of Parks, Buildings and Recreation Management (PBRM) has collaborated with the Springfield Community Preservation Committee (SCPC) and neighborhood organizations to implement \$6.4 million dollars in public open space and recreation improvements city wide. The Department of Park, Buildings and Recreation Management thanks the SCPC for their allocation of CPA funds and looks forward to continued collaborations in the coming year.

PBRM is pleased to submit the recommendations below for Community Preservation Act funding priorities for the 2025 Annual CPA Plan. These recommendations have been compiled through community input and are in consideration of growing recreational trends.

The following open space initiatives are highly recommended by PBRM for inclusion in the 2025 Community Preservation Act Plan:

- Development and renovation of neighborhood parks and open spaces;
- Increased access to Springfield waterways, including lakes, ponds, and rivers for recreational purposes;
- Increased access to, and quantity of, recreational amenities such as picnic tables, benches, game tables, playground equipment and other site amenities in city parks;
- Enhancement of open space terraces and passive parks city-wide;
- City-wide improvements to, and/or development of, park recreational infrastructure such as picnic pavilions, playgrounds, splash pads, basketball courts, tennis & pickleball courts, outdoor fitness equipment and sports fields, especially in the city's largest neighborhood parks: Forest Park, Blunt Park, Hubbard Park, Van Horn Park and Greenleaf Park;
- Development of trails within the city's park system, including walking, biking, hiking and accessible trails – projects may include development of existing trails and/or creation of new trails;
- Preservation plans, treatment recommendations, and restoration of city-owned monuments, historic markers and historically significant open space properties city-wide;

**200 Trafton Road, Springfield MA 01108
(413) 787-7770**

- Preservation plans, treatment recommendations, and restoration of city-owned cemeteries;
- Creation of master plans and feasibility studies for city parks and recreational assets to leverage additional grant funding opportunities.

Additionally, PBRM also requests that the SCPC continue to encourage community members and organizations to contact the Board of Park Commissioners as soon as possible with their recommendations for Community Preservation Act projects during the initial stages of the application process.

All interested parties shall present project application proposals to the Board of Park Commissioners for approval, to receive a letter of support to be included in their application, prior to the CPC's grant submission deadline. PBRM will continue to assist neighborhood organizations and residents to complete CPA grant applications.

It is the hope of PBRM that these recommendations will be reviewed favorably by the Community Preservation Committee. If I may be of further assistance, or if any additional information is needed, please do not hesitate to contact my office via email at Tashe@springfieldcityhall.com or phone at (413) 787-7770.

Sincerely,

A handwritten signature in dark ink, appearing to read 'm. Ashe', with a long horizontal flourish extending to the right.

Thomas M. Ashe
Executive Director of PBRM

cc: Board of Park Commissioners

**200 Trafton Road, Springfield MA 01108
(413) 787-7770**

