



City of Springfield



Community Preservation Committee

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

Meetings are the first Tuesday of each month at 6:00 p.m



Tonight's Format

- Slideshow about the Community Preservation Act in Springfield
- The public is invited to make comments following the presentation. Speakers are limited to five minutes. State your name and address for the record. This is a public hearing for comments only and not for engaging in dialogue with the Committee members.
- Comments in the chat will be read out loud.
- Written public comments may be mailed or emailed until September 30. Comments and written statements become part of the public record and included in the 2026 Community Preservation Plan.
- A copy of this slideshow will be available on the city website.
- Mail comments to: Community Preservation Committee, City Hall Room 412, 36 Court Street, Springfield 01103 or e-mail cpc@springfieldcityhall.com. Telephone: 413-530-1268





City of Springfield

Community Preservation Committee



As it relates to the Open Meeting Law requirement, the Springfield Community Preservation Committee will continue to meet remotely until further notice. **Meetings are held at 6:00 p.m. on the first Tuesday of the month.** The minutes and agendas for all meetings are available on the Meeting Portal of the City website.

Meetings are live & recorded for viewing on the committee FB page

In accordance with the Community Preservation statute, a committee shall hold one or more public informational hearings on the needs, possibilities and resources of the city regarding community preservation funds. The public feedback is incorporated into a Community Preservation Plan and updated every year.

Notice of a public hearing shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the city or town. Notice for tonight's hearing was placed in The Republican newspaper for two consecutive weeks.

City departments were notified and neighborhood civic groups received notice three weeks in advance, as required. Press releases were sent to local television stations, Mass Live and other local print media including African American Point of View, The Reminder, El Pueblo and boosted on the committee's Facebook page and city website.

Community Preservation Committee

Each community that adopts CPA is required by MGL c.44B to establish a Community Preservation Committee (CPC) to administer the program, and in Springfield, the Community Preservation Committee (SCPC) consists of nine (9) volunteer members. Representatives are appointed from each of the departments below and the City Council President appoints the three neighborhood representatives. Members serve a three-year term and can be reappointed. The attendance of five members are needed for a quorum vote. All SCPC meetings are open to the public.



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

What is the Community Preservation Act (CPA)?

CPA Legislation

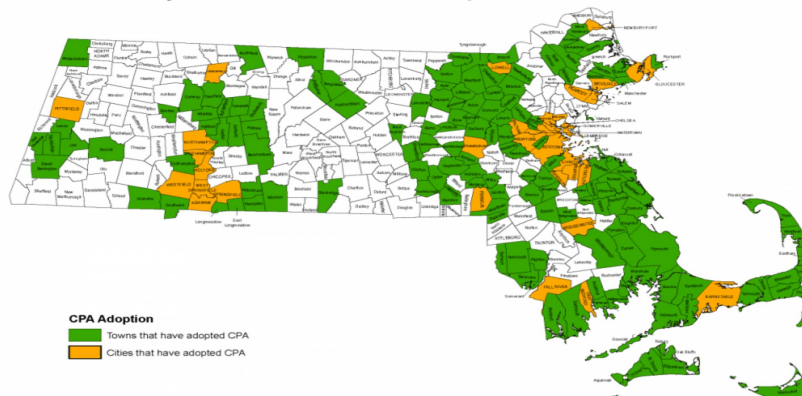
- Massachusetts state law (MGL Ch. 44B) passed in 2000
- The legislation enables cities and towns to generate funds for:
 - Open space
 - Outdoor recreation
 - Historic resources
 - Community housing

*As of August 2025,
201 Massachusetts cities
and towns have adopted CPA.*

Springfield voters adopted CPA in November 2016 and the ballot initiative passed in 63 of 64 precincts. Springfield has recommended CPA funds since 2018.

Community Preservation Act Adoption

May 2021



Green = towns
Yellow = cities

What is the role of the Community Preservation Committee, and who decides how the funds are spent?

The CPC has two important functions:

1. 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. This annual hearing is the first step in developing next year's funding priorities.
2. The CPC is responsible for making recommendations to the City Council on projects to receive CPA funding. CPA funds cannot be appropriated or spent without the recommendation of the CPC and subsequent approval by City Council. The CPC is a catalyst for projects, not an initiator.

The Springfield Community Preservation Committee (SCPC) is a facilitator to promote community preservation in Springfield and holds this Annual Public Hearing to inform the public of this important funding source. Public input and project ideas from the community at large assists the committee in establishing priorities for next year's funding. SCPC members use this guidance for selecting projects with an intentional purpose of incorporating multiple Community Preservation goals in each project.

What is the Community Preservation Plan?

General purpose:

- The CPC is required to study the “needs, possibilities, and resources” for community preservation and establishes priorities for how CPA funding should be spent. The study establishes clear criteria that form the basis of the CPC’s evaluation of applications.

In addition:

- The Plan Informs applicants and the public of the CPC’s goals and commitment to an open and transparent approach to reach its recommendations
- An application process and timeline is developed that the CPC will use in its review of applications.
- Provide City Council with background information needed to review CPC’s recommendations.

The CPC also makes efforts to communicate its mission and goals to the general public and aims to distribute the benefits of CPA across all parts of the city.

Community Preservation Plan

Goals and Priorities

OPEN SPACE AND RECREATION SPACE GOALS

- Renovating small neighborhood playgrounds and green spaces
- Creating/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

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.

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.



Community Preservation Assessment neighborhoods served with CPA funds

Give a little **Get a lot**

- Assisted in the development of new housing units;
- Assisted over **180** first-time home buyers;
- Granted **49** direct grants to homeowners for restoration and preservation of homes in historic neighborhoods. A new **Historic Homes Restoration Program Lottery for Homeowners** is expected in November to select another 10 homes;
- Assisted in the stabilization or restoration of **21** significant historic buildings
- Improved or constructed **39** recreation resources
- Funded **3** projects for eradication of knotweed in parks and created **1** new protected conservation area.

Neighborhoods in Springfield: 17

Neighborhoods served: 16

The first CPA projects in Springfield were recommended to the City Council in 2018. From 2018 to 2025 approximately \$18 million in grants funded over 100 projects.

Neighborhood	Number of Projects
Atwater Park	1
Bay	4
Boston Road	0
City-wide	13
East Forest Park	1
East Springfield	7
Forest Park	14
Indian Orchard	13
Liberty Heights	3
McKnight	12
Memorial Square	3
Metro Center	25
North End /Brightwood	3
Old Hill	4
Outer Belt	1
Pine Point	1
Six Corners	7
Sixteen Acres	3
South End	2
Upper Hill	1
Total	118



PAST PROJECTS

OPEN SPACE AND RECREATION





PAST PROJECTS

COMMUNITY HOUSING

The first-time home buyers program has served 140 families in neighborhoods throughout Springfield.



Opened in 1926 the former Elias Brookings School was converted to 42 apartments in 2022. CPA funds paid for windows and exterior masonry and historic elements; grotesque figures.



Gemini Townhouses.



This vacant, deteriorated house will be renovated and sold to an income-eligible household.

PAST PROJECTS

HISTORIC RESOURCES

BEFORE



AFTER



Before



After



For rehabilitation projects:

Work must comply with the *U.S. Secretary of the Interior's Standards for Rehabilitation.*



GRANT TIMELINE

September

The SCPC holds an **Annual Public Hearing**. Input from city boards, commissions, and the general public are considered to set priorities based on community input.

December

Community feedback and needs are assessed and priorities are reevaluated. The community preservation plan is updated and guides the committee for next year's grant recommendations.

January-
February

A public workshop is held to explain the grant application process. TBA

Applications for a CPA grant are available on website. Deadline TBA.

March-
April

Applicants are interviewed. Meeting are recorded and open to the public.

May-June

Committee deliberates and votes to recommend a slate of projects to the City Council.

July

The Springfield City Council meets to approve, reject, or reduce the grant funding recommendations.

August/
September

Contracts with the new grantees are signed and the project is monitored for compliance until completion.

Your comments are important in this process. Let us know what you would like to see as next year's goals and priorities. Thank you for participating.

This concludes the the public portion of the meeting. Guests are welcome to stay for the regular meeting but will not be recognized for comments.



**Springfield
Community
Preservation
Committee**

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



Public comments will remain open until September 30

To send a comment by mail:

**Community Preservation Committee
City Hall
36 Court Street
Springfield 01103**

or by email

CPC@springfieldcityhall.com

Springfield is a member of the Massachusetts Community Preservation Coalition (SSSCPC). The Coalition helps municipalities understand, adopt and implement CPA, and advocates for CPA at the state level. Visit their website <https://www.communitypreservation.org/>



<https://www.springfield-ma.gov/finance> Telephone: 413-530-1268

www.facebook.com/SpringfieldCommunityPreservationCommittee



Springfield Community Preservation Committee

Regular Meeting

Agenda

September 2, 2025 at 6:00 pm

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Call to Order

- **Annual Public Hearing**
to Solicit Comments on Needs & Opportunities Which CPA Could Address
- **Approve Minutes of June 3**
- **Terminate commitment to 169 Maple Street**
(Parsons House. Developer: Davenport Advisors, LLC)
- **Housing Rehab/ Construction Manager /Rehabilitation Specialist**
Robbin Jones (previously worked with the Springfield Office of Housing and is now the Building Inspector in Amherst. The amount budgeted is \$5,000.00
- **Requests for Contract Changes**
- **Off-Cycle application request 37 George Street** (Paola Martinelli. Fabio Rosales)
- **Review Historic Homes Program Policies and Set Date for Lottery**
- **RFQ Responses for Administrator**
- **Administrator's Updates**
- **Next Meeting October 1**