



City of Springfield



Springfield Community Preservation Committee

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

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

Telephone: 413-530-1268

Welcome!



Community Preservation Act 2026 Public Workshop



The Community Preservation Act (CPA)

CPA Legislation

Massachusetts state law (MGL Ch. 44B) passed in 2000 to help cities and towns preserve the character of their communities through a dedicated fund for open space and outdoor recreation, historic resources, and community housing. Springfield voters adopted CPA in November 2016 and the ballot initiative passed in 63 of 64 precincts.

The Springfield City Council approved the first year of CPA funding in 2018.

\$20 million in grants have funded over 100 projects and enhanced our community. Without CPA many of these projects may not otherwise have been funded.



Springfield Community Preservation Committee

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



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.
JUDITH CROWELL	Historical Commission
ROSEMARY MORIN	Planning Board
JUANITA MARTINEZ	Conservation Commission
PATRICE SWAN	Park Board
WILLIE THOMAS	Housing Authority
RHONDA SHERRELL	Neighborhood Representative
STEVEN BOSWORTH	Neighborhood Representative
YOLANDA CANCEL	Neighborhood Representative

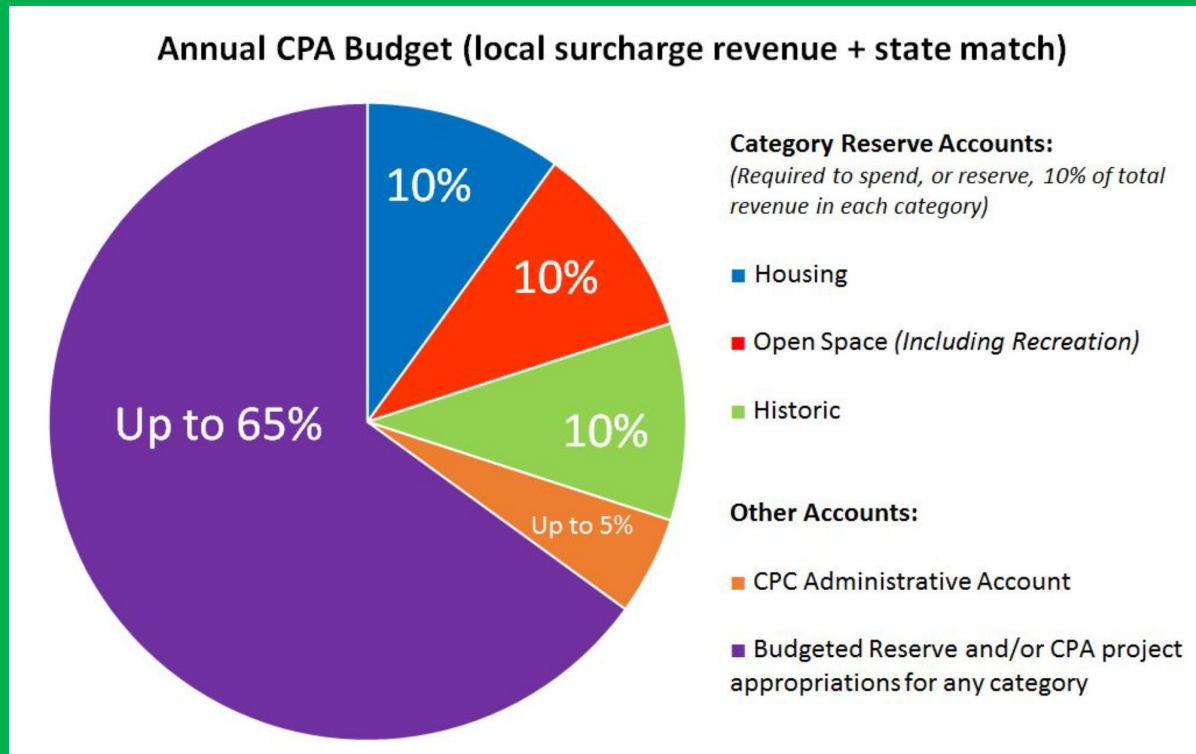


How is the CPA Funded in Springfield?

CPA is financed by

- 1) 1.5% voter-approved tax surcharge on properties assessed over \$100,000
- 2) matching funds from the statewide CPA Trust Fund.

The FY2026 budget for CPA in Springfield is approximately \$3 MILLION.



Each year, the CPA is required to spend or reserve for future spending a minimum of 10% of its annual **CPA** revenues for **open space and outdoor recreation, historic preservation and community housing**.

2026 Springfield Community Preservation Goals

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 in keeping with the needs and priorities identified during the year, and comments submitted at the Annual Public Hearing. The comments/emails are contained in the community preservation plan. All eligible projects will be considered.

OPEN SPACE AND RECREATION SPACE GOALS

- Renovating small neighborhood playgrounds and green spaces
- Creating and improving community gardens
- Create & enhance opportunities for bikeways/walkways/trails on park & conservation land
- Controlling invasive plant species - 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

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

- 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 w/repairs, especially two and three-family houses.
- Section 5(b)(2). "With respect to community housing, the community preservation committee shall recommend, whenever possible, the reuse of existing buildings or construction of new buildings on previously developed sites."

IS A CPA GRANT RESTRICTED FUNDING? YES.

Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seidman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

ALLOWABLE Open Space & Recreation PROJECTS (G.L. c. 44B, § 5)

DEFINITIONS

(G.L. c. 44B, § 2)

OPEN SPACE Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

RECREATIONAL Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure

ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B



Example. Expansion of the Abbey Brook Conservation area.

CREATION To bring into being or cause to exist. Seideman v. City of Newton, 452 Mass. 472 (2008)



Example. Creation of Westminster Children's Pocket Park.

PRESERVATION Protect personal or real property from injury, harm or destruction.

Yes

Example. Invasive Plant Eradication Program

SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance...

NO

REHABILITATION AND RESTORATION

Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.

OPEN SPACE

RECREATIONAL LAND

Yes

Yes

If acquired or created with CP funds.

FUNDED Open Space and Recreation PROJECTS



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Project: (l) Land purchase to expand the Abbey Brook Conservation Area. **(r)** Doyle Avenue Trail.



OTHER: Trail Head & Signage for conservation areas. Knotweed eradication in city parks and conservation areas, Glendell Park Vegetation Restoration and Enhancements.

Parks throughout the city and creation of Westminster Children's Park; a pocket park in the McKnight neighborhood. Alden Street Park and fishing dock.



ALLOWABLE Historic Resources PROJECTS (G.L. c. 44B, § 5)

DEFINITIONS

(G.L. c. 44B, § 2)

Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town

ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B

Yes

CREATION To bring into being or cause to exist. *Seideman v. City of Newton*, 452 Mass. 472 (2008)

NO

PRESERVATION Protect personal or real property from injury, harm or destruction.

Yes

Example. BayPath Cemetery preservation. Spanish American War Memorial

SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance...

NO

REHABILITATION AND RESTORATION

Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.

Yes

Example. 7-9 Stockbridge St. The Drama Studio exterior

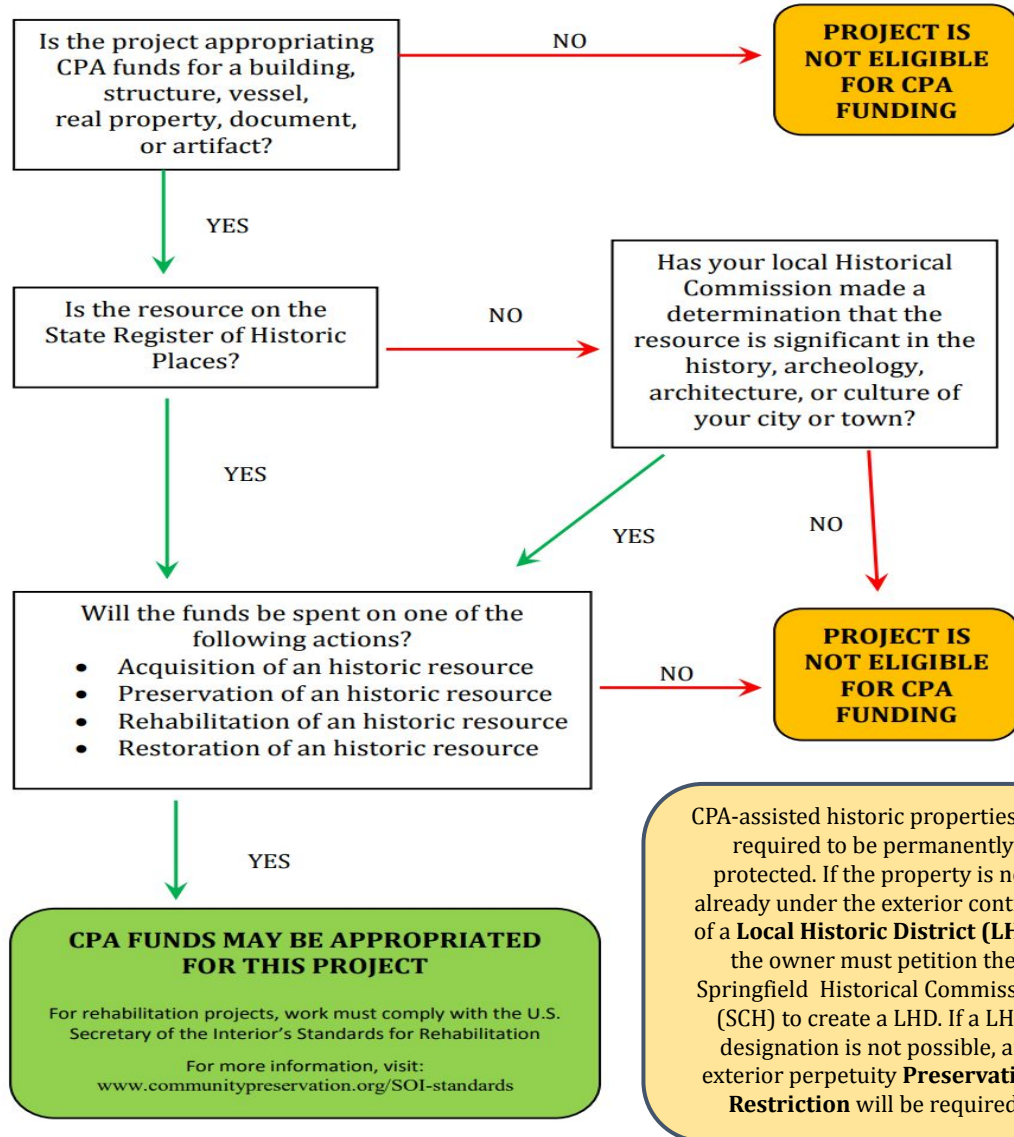


Springfield Community Preservation Committee

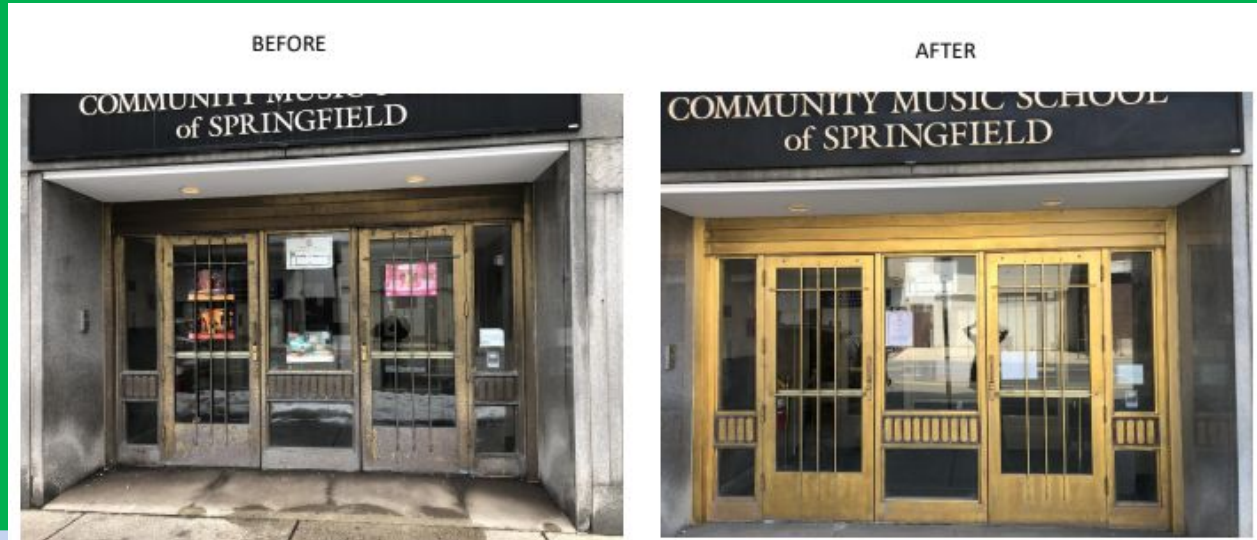
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Qualifying Historic Projects for CPA Funding

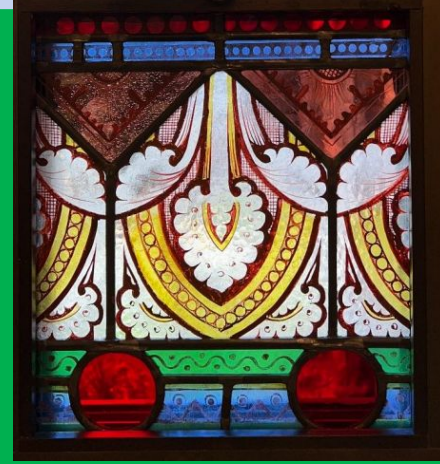
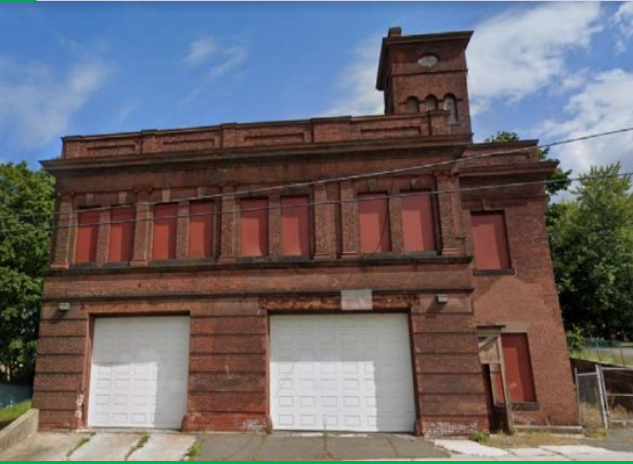


FUNDED HISTORIC RESOURCE PROJECTS



Project: Historic funds for restoration of front entrance, Community Music School.

Project Examples: Rehabilitation of Indian Orchard Fire Station, Colony Hills Lamppost Restoration, School Street School/Classical High. Stained-glass restoration for Christ Church Cathedral, New Bethel Church and Springfield Museums.



ALLOWABLE COMMUNITY HOUSING PROJECTS (G.L. c. 44B, § 5)

DEFINITIONS

(G.L. c. 44B, § 2)

ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B

CREATION To bring into being or cause to exist. *Seideman v. City of Newton*, 452 Mass. 472 (2008)

PRESERVATION Protect personal or real property from injury, harm or destruction.

COMMUNITY HOUSING SUPPORT

- 1) Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing.
- 1) or to entity that owns, operates or manages such housing, for the purpose of making housing affordable

REHABILITATION AND RESTORATION

Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.

Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income

Yes

Yes

Yes

Yes

Includes funding for a community's affordable housing trust

Yes

if acquired or created with CP funds.

Example Brookings School Apartments, Gemini Townhouses, Greater Habitat for Humanity to develop new housing construction for income qualified buyer.

Example New Court Terrace Roofs

Example 1. Office of Housing received funding for First Time Homebuyers Program.

COMMUNITY HOUSING PROJECTS



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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.



EXAMPLES OF FUNDED PROJECTS



Rehabilitation of buildings for the reuse in housing for eligible households. Brookings School Apartments, 58 Itendale Street reconstruction, Gemini Townhomes, all received CPA community housing funds.

APPLICATION AND INSTRUCTIONS

Before proceeding with an application, applicants are strongly advised to **read the Springfield Community Preservation Annual Plan and review the DOR Community Preservation Fund Allowable Spending Purposes Chart.**

- **For all projects**

Notify appropriate neighborhood council(s) of the project application. Provide a letter of support or verification that the neighborhood council/association has been notified. See this list of neighborhood organizations: <https://www.springfield-ma.gov/planning/index.php?id=neighborhoodcouncils>

- **Conservation restriction** Required when land is acquired with CPA funds and recorded at the Registry of Deeds. These restrictions apply in perpetuity.
- **Preservation restriction** Your application should include a Determination of Eligibility from the Springfield Historical Commission (SHC). Your application does not need to include the required permanent PR for acquisition of a Historic Resource (recorded at the Registry of Deeds). Or for rehabilitation and restoration, a PR or local historic district(LHD) designation is required but not in your initial application. The restrictions apply to all future owners of the property.
- **Affordability restriction** a permanent Affordability Restriction is required for acquisition of land/buildings for Community Housing and recorded at the Registry of Deeds. New housing created with CPA funds requires an 100% AMI affordability restriction and recorded at the Registry of Deeds. A 30 year restriction is common. These restrictions apply to all future owners of the property.
- **If your recreation project is planned on city property**

Park and/or recreation projects are required to meet with the Park Commission and obtain a letter of support to submit with the application. Contact Thomas Ashe at the Dept. of Parks, Buildings and Recreation Management via email: tashe@springfieldcityhall.com or (413)787-6444 include your project details (including location) and request to be added to the Park Commission agenda.

APPLICATION

WHO CAN APPLY FOR A CPA GRANT?

GOVERNMENT DEPARTMENTS
501C3 NONPROFIT
OTHER ORGANIZATIONS
INDIVIDUALS
COMMUNITY CIVIC AND NEIGHBORHOOD GROUPS

Projects: should have a defined start and finish (not ongoing) and generally are considered capital projects.

CPA funds cannot be used for normal maintenance.

It is the policy of the SCPC to limit the maximum grant awarded to \$300,000 for any single project in a single year.

Website application link

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



The screenshot shows the Springfield City website. The top navigation bar includes links for 'I Want To...', 'Info & Answers', 'Departments', 'Contact Us', and a search bar. The left sidebar lists 'Administration & Finance', 'Community Preservation >', and 'Community Preservation' with contact information: City Hall, 36 Court Street, Springfield, MA 01103, (413) 530-1268, and cpc@springfieldcityhall.com. The main content area features the 'Springfield Community Preservation Committee' logo and contact info (cpc@springfieldcityhall.com, 413-530-1268). Below the logo, the heading 'Community Preservation Act (CPA) Grants' is followed by a paragraph: 'The Springfield Community Preservation Committee offers two separate grant programs. The first is our annual grant process and the second is a program offered for homeowners who live in historic districts. Please make sure you're using the correct application for the desired program.' The final heading is 'Annual Community Preservation Act grants'.

DROP OFF LOCATION:

A drop box will be located inside City Hall at the Election Office Room 25.
Applications may be dropped off during the hours of 9:00 a.m. to 4:00 p.m.
on Monday, February 23 through Thursday February 26

OR MAIL:

Springfield Community Preservation Committee
% Election Office Room 25
36 Court Street Springfield, MA 01103

CPA Project Approval Process

Digital submission and seven (7) paper copies and attachments are required



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



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*CPC Meetings are held at 6:00 p.m. on the first Tuesday of the month.
View minutes and agendas on the City website*

To view or listen to a recorded meeting:

- <https://www.facebook.com/SpringfieldCommunityPreservationCommittee/>
recordings are also available on the Focus Springfield YouTube page playlist [Springfield Municipal Meetings - YouTube](#)
- Written public comments may be mailed to
Community Preservation Committee,
City Hall, 36 Court Street, Springfield 01103
or e-mailed to cpc@springfieldcityhall.com
Telephone: 413-530-1268

- **Tonight is an informational workshop and once the presentation is over there will be a public Q&A followed by the normal business of the Committee.**
 - **For a copy of this presentation please send an email to cpc@springfieldcityhall.com**
 - **The 2026 grant application may be completed on line and is located on the Springfield Community Preservation Committee page of the City of Springfield website <https://www.springfield-ma.gov/finance/community-preservation>**