

**Springfield Community Preservation Committee
2026 Recommendations
For CPA Grant Funding
20 Projects
Presented to the Springfield City Council
for approval on June 22, 2026**

Springfield Community Preservation Committee

June 1, 2026

To the Mayor and City Council:

The Community Preservation Committee respectfully submits its 2026 funding recommendations.

Since 2017, the Community Preservation Act (CPA) surcharge has generated approximately **\$21 million** and helped fund **more than 130 projects** throughout the city. For the 2026 funding cycle, **\$3,269,851** in CPA revenue was available for project recommendations. Thirty-one applications totalling \$7,563,938.20 were submitted for consideration.

In developing these recommendations, the Committee considered factors including geographic distribution, project cost, urgency and timing, public visibility, organizational track record, and equity among city departments and other applicants. We also ensured that all recommended projects met the eligibility requirements established under **Massachusetts General Laws Chapter 44B**.

The following page provides an index of the **20 recommended projects**, with project summaries presented in the pages that follow.

We have been privileged to assist in continuing CPA in Springfield.

Robert McCarroll, Springfield Preservation Trust representative, Chair

Stephen Bosworth, Neighborhood representative

Yolanda Cancel, Neighborhood representative, Vice Chair

Judith Crowell, Historical Commission representative

Rosemary Moran, Planning Board representative

Patrice Swan, Park Commission representative

Juanita Martinez, Conservation Commission representative

Rhonda Sherrell, Neighborhood representative

Willie Thomas, Housing Authority representative



Community Preservation Committee

2026 Recommended Projects

- 1. Down Payment Assistance \$300,000.00**
- 2. Nahorniak Park pickleball & tennis courts \$300,000.00**
- 3. Nathan Bill pickleball & tennis courts \$300,000.00**
- 4. Historic Home Restoration Program 5 \$300,000.00**
- 5. Affordable Housing Trust Fund 2612 Main St renovation \$300,000.00**
- 6. Old First Church exterior restoration \$300,000.00**
- 7. Gunn Block stabilization and exterior renovation \$300,000.00**
- 8. Mulberry House roof replacement \$200,000.00**
- 9. Straitway to Heaven (4 Garfield Street) exterior restoration \$185,500.00**
- 10. 52 Sumner Avenue Stained Glass Restore and Sprinkler Study \$153,810.00**
- 11. Myrtle Street Park Fitness Course \$150,000.00**
- 12. Rainville & New Court Terrace exterior renovation \$100,000.00**
- 13. Bella Apartments Redevelopment of Brightwood School \$100,000.00 (held)**
- 14. Parent Villages Nonprofit Center (32 Hampden St) Exterior Restoration \$74,500.00**
- 15. McKnight Park Restoration \$63,802.00**
- 16. 7-9 Stockbridge Street Stabilization \$51,547.00**
- 17. St John's Church Pantry Roof \$36,000.00**
- 18. Merrick Park Puritan Statue repair/surrounding landscaping \$25,000.00**
- 19. ReGreen Springfield Forest Park Arboretum \$15,000.00**
- 20. ReGreen Springfield Urban Wilds study \$9,500.00**

City of Springfield Down Payment Assistance Citywide

Neighborhood: City of Springfield

Applicant: Springfield Office of Housing

Project Manager: Robert DeMuis, City of Springfield

Project Summary: Down payment and closing costs to assist 30 households under 100% AMI buying their first house in Springfield. Assistance will be provided to eligible homebuyers as a forgivable loan. There would be no forgiveness over the first 5 years of owner occupancy. Beginning with the completion of the 6th full year, and continuing annually through year 10, 20% (or \$2,000) of the loan would be forgiven.

After 10 full years, the entire \$10,000 is forgiven. The funds are secured by a “soft” second mortgage on the home, ensuring repayment if the home is sold within 10 years. Such repaid funds would be recycled into the CPA DPA program (or returned to the CPC if the CPA DPA program no longer exists). No repayment required after 10 full years of owner-occupancy.

Project Cost: \$300,000

CPA Request: \$300,000

Recommendation: \$300,000 from Housing Reserve

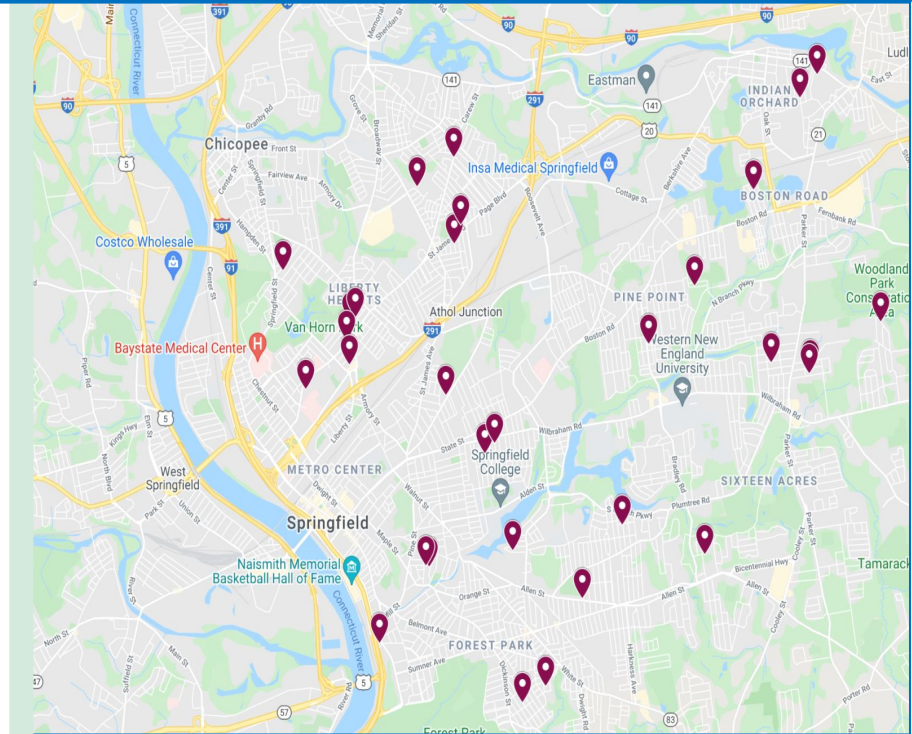
Down Payment Assistance/First time home buyer program

2018 CPA grant \$100,000; 31 new homebuyers were assisted with \$3,200 grant in and around the city.

2021 CPA grant \$160,000; 40 new homeowners received a \$4,000 (5 year) forgivable loan.

2022 CPA Grant \$248,000; 62 households assisted received a \$4,000 (5 year) forgivable loan.

2025 CPA Grant \$202,500; 27 households assisted received a \$7,500 (5 year) forgivable loan.



The Office of Housing expects 30 new homeowners will receive a \$10,000 (10 year) forgivable loan.

Nahorniak Park pickleball & tennis courts

111 Seymour Avenue

Parcel ID #107250090

Neighborhood: Pine Point

Applicant: Pine Point Community Council
in partnership with Department of Parks,
Buildings & Recreation Management

Project Manager: Department of Parks,
Buildings, and Recreation Management
(DPBRM)

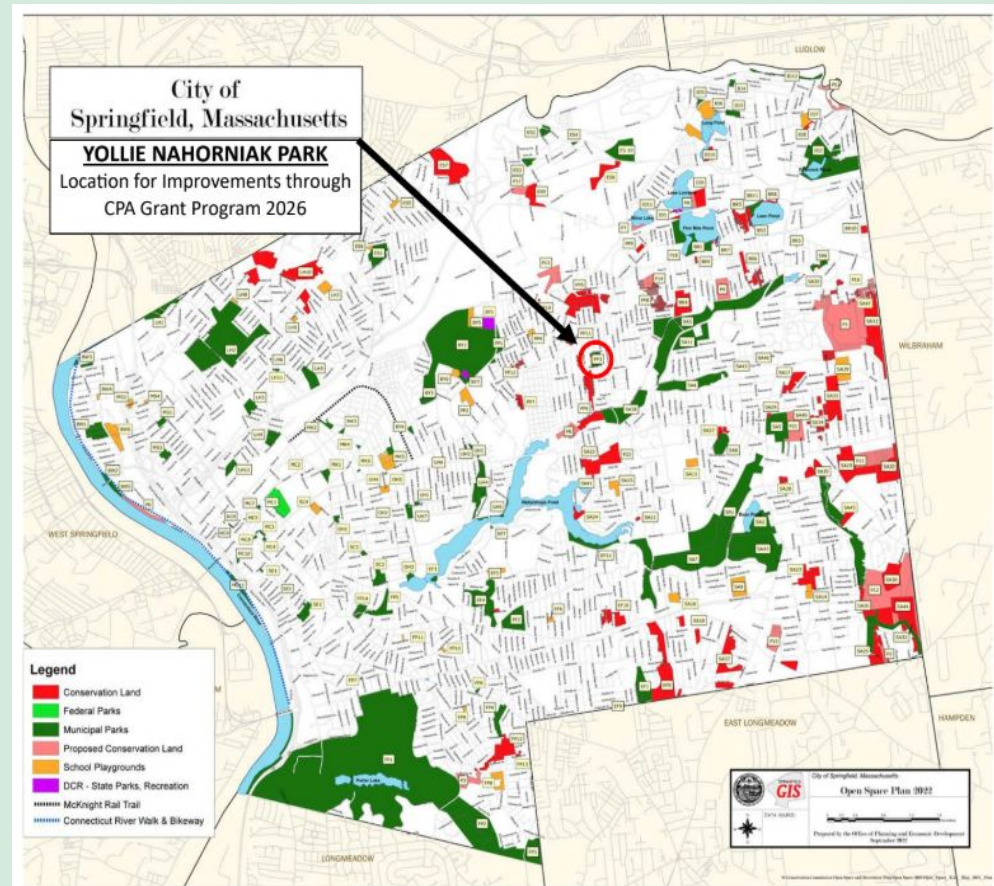
Project Summary: Renovate the existing
courts into tennis and pickleball courts. The
project scope and budget include design and
construction costs to renovate the courts into
one tennis court and three pickleball courts.

Project Cost: \$300,0000

CPA Request: \$300,000

Recommendation:

\$300,000 Open Space & Recreation Reserve



Nathan Bill pickleball & tennis courts

149 Plumtree Road

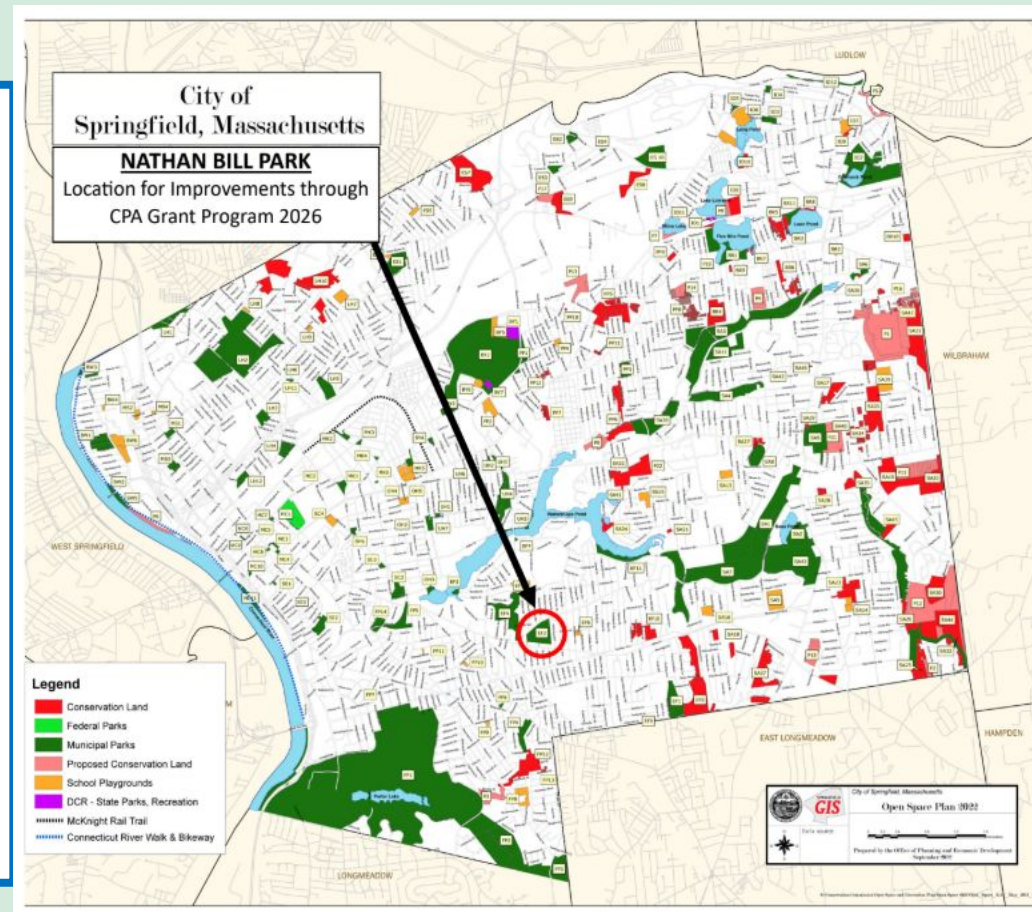
Parcel ID # 098000681

Neighborhood: East Forest Park

Applicant: East Forest Park Civic Association
in partnership with Department of Parks, Building,
and Recreation Management

Project Manager: Department of Parks,
Buildings, and Recreation Management (DPBRM)

Project Summary: Design, permit and renovate
the tennis courts into two tennis courts and four
pickleball courts.



Project Cost: \$300,000.00

CPA Request: \$300,000.00

Recommendation: \$25,590.00 from Recreation
Reserve and \$274,410.00 Undesignated Reserve



Historic Home Restoration Program City-wide Local Historic Districts

Neighborhood: Quadrangle-Mattoon, Forest Park Heights, McKnight, Maple Hill, Lower Maple, Ridgewood and Colony Hills

Applicant: Springfield Community Preservation Committee

Project Manager: Springfield Community Preservation Committee

Project Summary: Program will provide grants from \$15,000 to \$30,000 for homeowners located in one of the local historic districts (see right panel). The grant is limited to exterior items: 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. If funding is approved, a lottery will take place later in the year. The pilot program was initiated in 2021 and the CPA began administering the program in 2022. This is the fifth year of the program.



- ☐ Quadrangle-Mattoon ☐ Forest Park Heights
- ☐ McKnight ☐ Maple Hill ☐ Lower Maple
- ☐ Ridgewood ☐ Colony Hills

Project Cost: \$300,000.00

CPA Request: \$300,000.00

Recommendation: \$63,373.00 Historic Reserve and \$236,627.00 Undesignated Reserve

To date program funds assisted 59 historic homes with repairs and/or restoration.

Affordable Housing Trust Fund

Parcel ID # 081300249

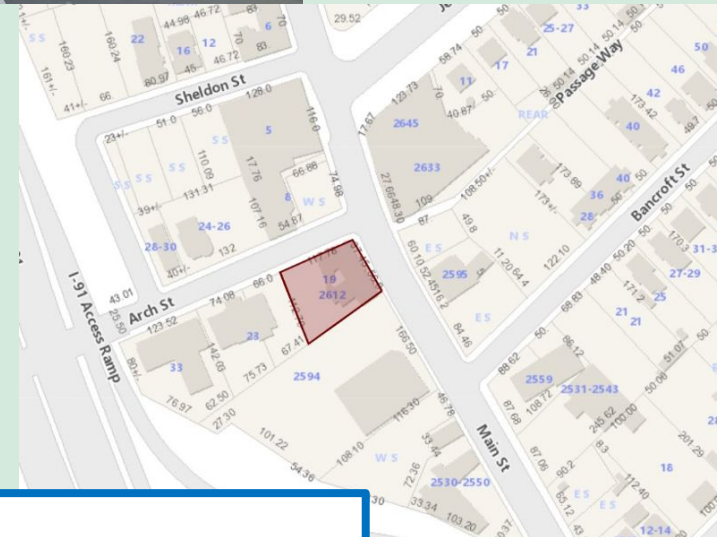
Redevelopment of Vacant City-Owned Properties

Neighborhood: Memorial Square or Old Hill

Applicant: Springfield Redevelopment Authority

Project Manager: Springfield Redevelopment Authority

Project Summary: Renovate 2612 Main St or former Eastern Ave School on Eastern Ave, parcel 4325-0063. Funding will go towards repair and restoration of the historic apartment building. The SRA/Housing Trust plan is to assemble a package of committed funds plus guidance and will issue an RFP that offers the building, the committed funding sources, guidance on additional funding sources, and a redevelopment plan. This RFP will competitively seek a qualified developer to use these resources to complete the redevelopment and remain the building owner with requirements to maintain the required unit affordability and historic requirements.



Project Cost: \$9,000,000.00

CPA Request: \$300,000.00

Recommendation: \$300,000.00 Undesignated Reserve

Old First Church
50 Elm Street
Parcel ID# 033260001

Neighborhood: Metro Center/Downtown

Applicant: Office of Planning & Economic Development and Facilities Mgmt Division

Project Manager:
Office of Planning & Economic Development and Facilities Management Division

Project Summary: Old First Church is the fourth meeting house constructed on this site in 1819, continuing a legacy dating back to 1637 and designed by noted architect Isaac Damon in the Federal-style ecclesiastical design.

This project will prioritize the repair, restoration, and repainting of the façade of the original meeting house, including stabilization of historic wood elements and preservation of defining architectural features. The project has \$1,700,000.00 of committed funding.

Anticipated Start Date 7/1/2026

Anticipated completion date 6/30/2027



Project Cost: \$4,016,493.00
CPA Request: \$300,000.00
Recommendation:
\$300,000.00 Undesignated Reserve



Gunn Block Restoration
473-477 State Street
Parcel ID #11100563

Neighborhood: Six Corners

Applicant: Jynai McDonald, Urban Impact Initiative

Project Manager: Jynai McDonald/Founder

Project Background: This vacant, deteriorated 1830s building is one of the oldest commercial buildings in Springfield. In 2023, a \$250,000 CPA grant was awarded to a former owner to be used for masonry, roofing, structural, and windows. The contract was never executed. In November 2025, the building was sold to Urban Impact Initiative Massachusetts. The applicant was awarded the \$250,000 never used by the former owner for the same purposes. Additional stabilization was needed, preventing the windows from being replaced. This grant will cover the windows, masonry repairs & repointing for exterior façade & structural stabilization, weatherproofing of envelope and possible retail storefronts..

CPA Request: \$300,000.00

Recommendation: \$300,000.00 from
Undesignated Reserve





Mulberry House Roof Replacement Project

101 Mulberry Street

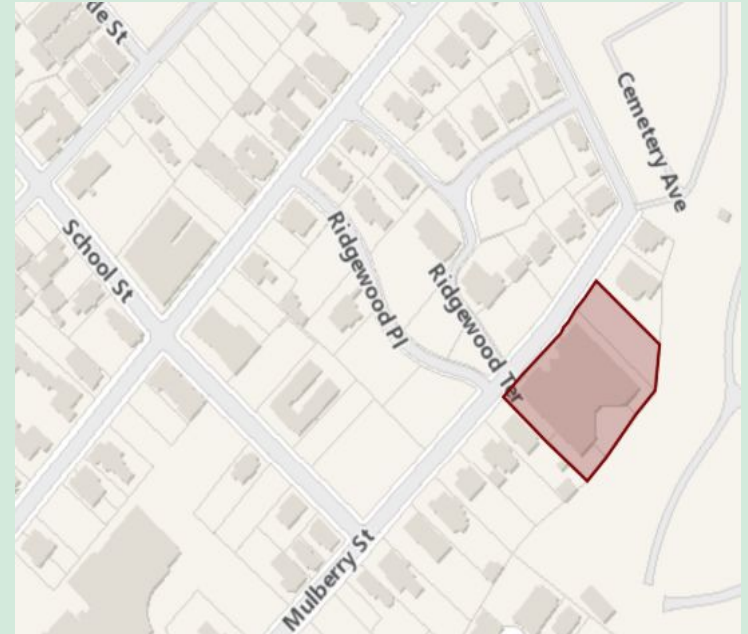
Parcel # 08859999

Neighborhood: Ridgewood

Applicant: Mulberry House

Project Manager: Mulberry House Condominium Association and Premier Property Management

Project Summary: The Mulberry House was erected in 1955 and with its turquoise and beige facade, reflects the art deco style. The 21,544 square feet roof will be replaced.



Project Cost: \$275,000.00

CPA Request: \$275,000.00

Recommendation:

\$200,000.00 Undesignated Reserve

Exterior Restoration and Preservation of Straitway to Heaven Ministries

Parcel ID #052800090

Location of proposed project

4 Garfield Street, Springfield, MA 01108

Neighborhood: Forest Park

Applicant: Straitway to Heaven Ministries

Project Manager: Straitway to Heaven Ministries

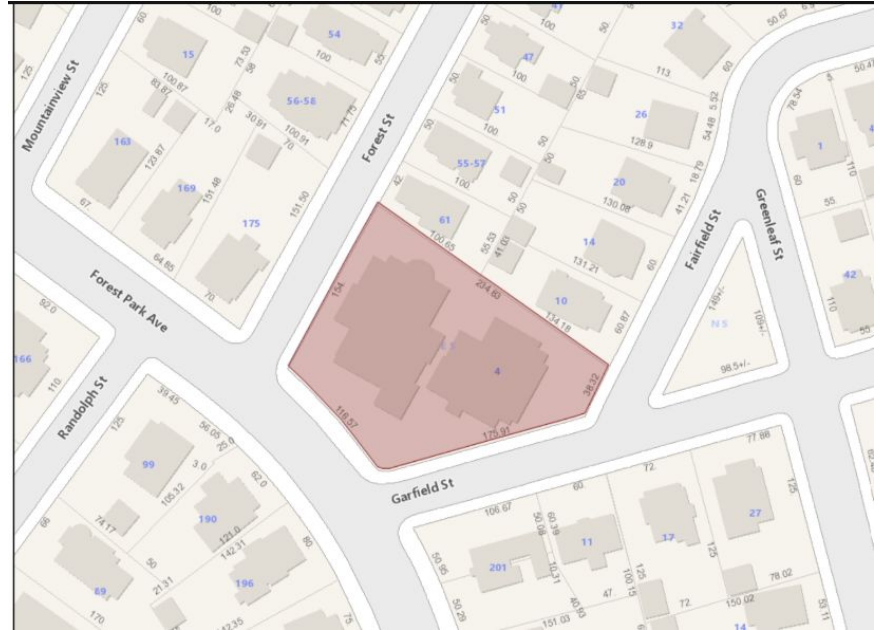
Project Summary: Exterior restoration work to preserve and stabilize the historic church at 4 Garfield Street. Proposed work includes repairs to exterior, restoration of deteriorated architectural elements, and other necessary improvements consistent with historic preservation standards

Project Cost: \$185,500.00

CPA Request: \$185,500.00

Recommendation: \$185,500.00

Undesignated Reserve



52 Sumner Avenue
Parcel ID #112800017

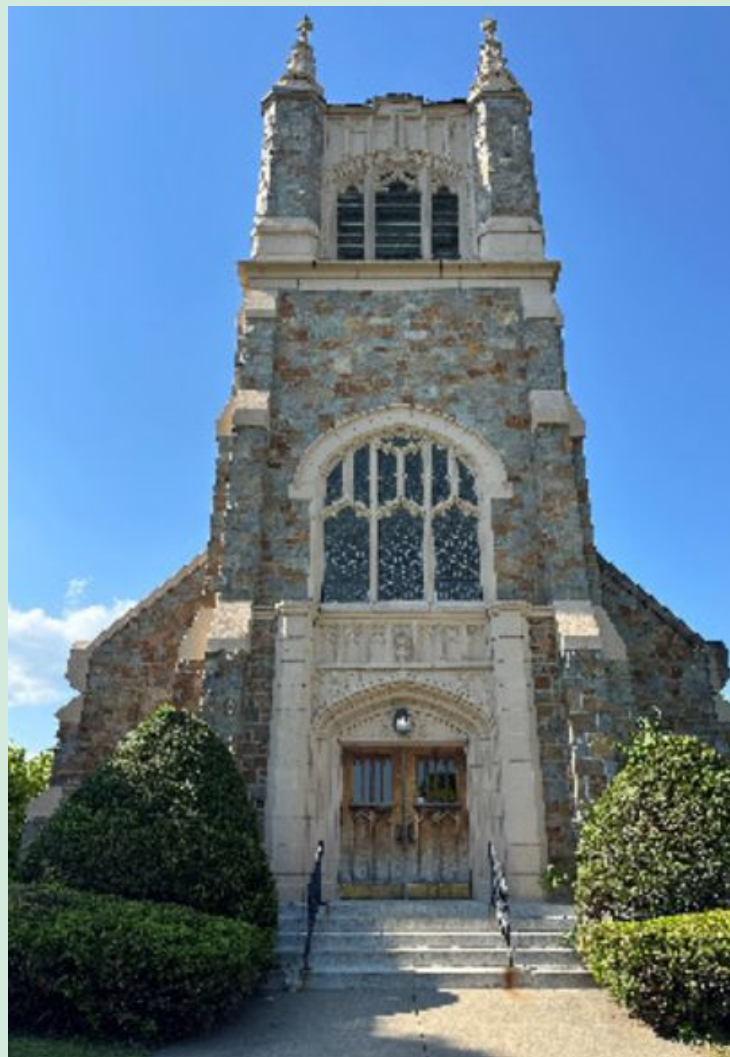
Neighborhood: Forest Park

Applicant: Springfield Performing Arts Ventures and Tree House Corp, LLC

Project Manager: Angela Park,
Executive Director

Project Summary: Formerly Faith Congregational Church, the 1912 building is a performing arts center. The grant is for repair and restoration of leaded glass windows and a sprinkler system plan.

2025 CPA grant \$222,255.00 for window restoration of stained glass



Project Cost: \$269,971.00
CPA Request: \$269,971.00

Recommendation: \$153,810.00 Undesignated Reserve

Myrtle Street Park Enhancements
117 Main Street
Indian Orchard
Parcel ID # 081320296

Neighborhood: Indian Orchard

Applicant: Indian Orchard
Citizens Council

Project Manager: Department of
Parks, Buildings, and Recreation
Management

Project Summary: Funds for this
project are limited to the
acquisition and installation of
fitness equipment. Excess funds
to be returned.

Prior awards: \$249,554.00 (2023)

Project Cost: \$300,000.00

CPA Request: \$300,000.00

Recommendation: \$150,000.00

Undesignated Reserve



The (Hotel) Rainville & New Court Terrace Apartments

Byers Street (4) Parcels

32 Byers St-Parcel 021700009 – 44 Units

68-70 Byers Street -Parcel 021700019 – 8 Units

76 Byers Street-Parcel 021700020 – 8 Units

84-88 Byers Street-Parcel 021700022 – 29 Units

Neighborhood: Metro Center

Applicant: Wayfinders, Inc.

Project Manager: Vandana Sareen, Senior .Project Manager

Project Summary: Rehabilitate four historic apartment buildings for 89 units of community housing.

CPA 2021 grant \$250,000.00

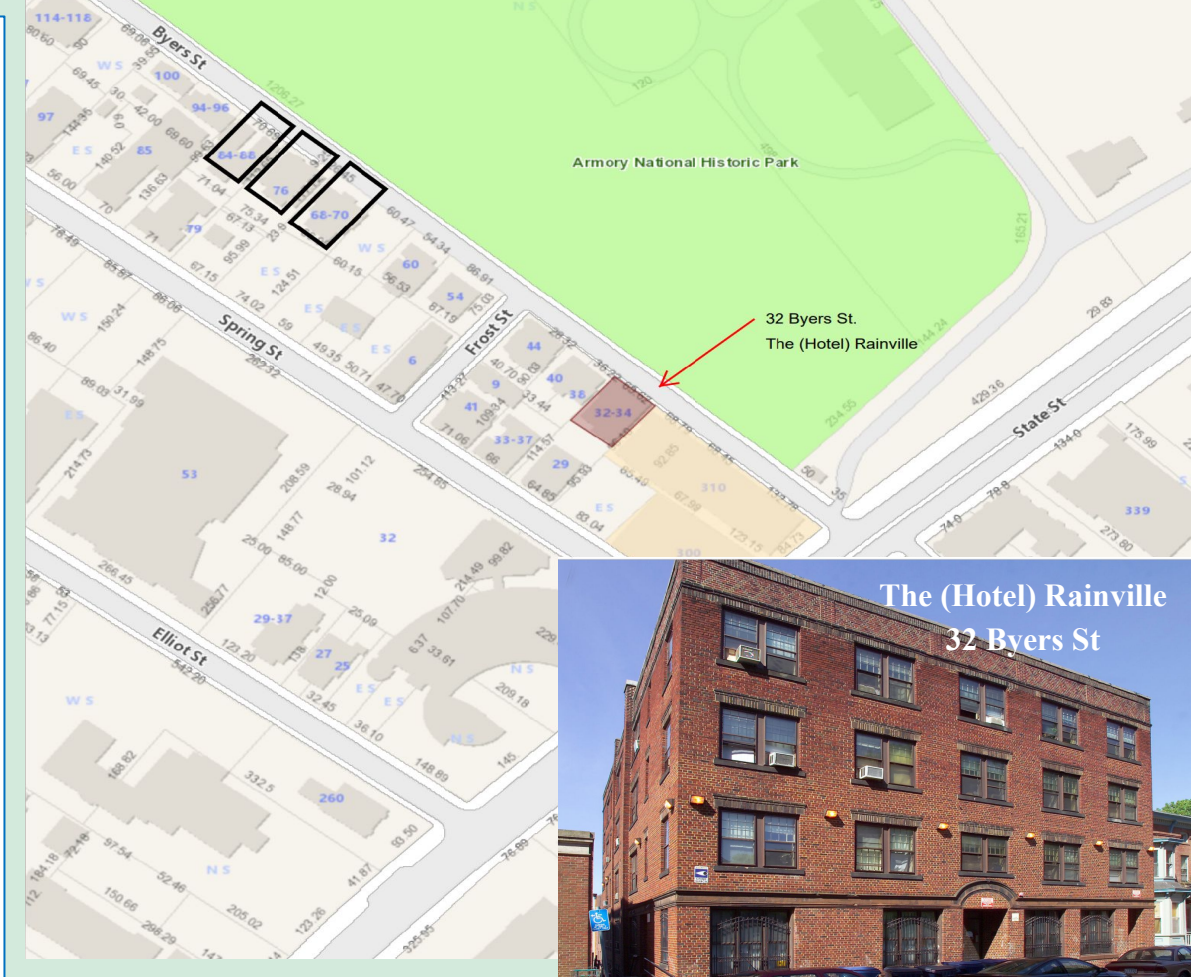
Project Cost: \$32,536,457.00

CPA Request: \$300,000

Recommendation: \$100,000.00

\$17,100.00 from Housing Reserve and

\$82,900.00 Undesignated Reserve



Bella Apartments
(redev. of Brightwood Elementary School)
471 Plainfield Street
(E S PLAINFIELD ST)
Parcel ID# 907750199



Neighborhood: Brightwood

Applicant: MPZ NNCC Plainfield Street LLC
(preferred developer)

Project Manager:
MPZ NNCC Plainfield Street LLC

Project Summary: The Brightwood Elementary School was built in 1889 and designed by Springfield-based architect Benjamin Hammett Seabury in a uniform red brick Romanesque Revival style. The school will be converted into 55 low income apartments using Low Income Housing Tax Credits (LIHTC) eligibility is 60% and lower Area Median Income (AMI). The rehabilitation plan was approved by the Mass Historic Commission. The project has \$3,900,000 of committed funding:

City of Springfield HOME \$400,000
City of Springfield HOME-ARP \$500,000
Housing Choice \$500,000
Underutilized Properties Program \$250,000
Housing Bond Bill \$2,250,000
State Historic Tax Credits \$800,000

Anticipated Start Date 7/1/2027

Anticipated completion date 7/31/2029



Project Cost: \$39,687,640.00

CPA Request: \$300,000.00

Recommendation:

\$100,000.00 Undesignated Reserve

Parent Villages
Restore and Repair Project
32 Hampden Street
Parcel ID #062300010

Neighborhood: Metro Center

Applicant: Parent Villages Inc.

Project Manager: LaTonia Monroe Naylor, President
& CEO

Project Summary: The Whitcomb Building is a historic community asset that requires repairs to remain safe, accessible, and structurally sound.

This funding request will support key structural elements while preserving the building's historic integrity. Grant for windows & sills restoration, painting windows and exterior sills, repair seven damaged windows, insulation, concrete and facade work and railing and drainage.

CPA 2025 grant \$45,000 for roof and masonry

Project Cost: \$74,500.00

CPA Request: \$74,500.00

Recommendation:

\$74,500.00 Undesignated Reserve

32-34 HAMPDEN ST



**McKnight Park Restoration (aka Buckingham
Fountain & Triangle Park) Buckingham St &
Buckingham Terrace Intersection
Parcel ID #020420050**

Neighborhood: McKnight

Applicant: McKnight Neighborhood Council

Project Manager: Department of Parks
Buildings and Recreation Management

Project Summary: Funds may be used for landscaping the grounds, flower beds with native and other perennial plantings, benches surrounding the fountain and a walkway. Completing this project is the 6th fountain repair or restoration using Community Preservation Act funding. Previously funded fountain restoration projects include Clarendon Triangle, Thompson Triangle Park, Dartmouth Terrace, Atwater Park Terrace and Floral Park.

Project Cost: \$163,802.00

CPA Request: \$163,802.00

Recommendation:

\$63,802.00 Undesignated Reserve



Figure 1 View of park from across Bay St looking toward Buckingham intersection

7-9 Stockbridge Street Stabilization

Parcel ID # 111900047

Neighborhood: Metro Center/Downtown

Applicant: Springfield Preservation Trust, Inc.

Project Manager: Springfield Preservation Trust, Inc.

Project Summary: Built in 1845, the Guenthers & Handel building is the third oldest building in Downtown. CPA funds will complete the exterior of the building by replacing two current doors with historically appropriate doors, installing historically appropriate six-over-six windows on the upper floors, and painting the facade.

2023 CPA grant for roof replacement and exterior work \$150,920.00.

2025 CPA grant for stabilization of failed foundation and structural system \$300,000.00

The SPT has also applied for a grant through the Mass Development Underutilized Properties Program.

Project Cost: \$51,547.00

CPA Request: \$51,547.00

Recommendation: \$51,547.00 Historic Reserve



St. John's Congregational Church
69 Hancock Street,
Parcel ID #062500218

Neighborhood: Old Hill

Applicant: St. John's Congregational Church

Project Manager: St. John's Congregational Church

Project Summary: St John's was built in 1911 and is listed on the National Register of Historic Places. It has a long legacy of serving Old-Hill and surrounding communities.

2024 CPA \$300,000.00 grant for exterior siding, paint, roof and other exterior repairs on the church.

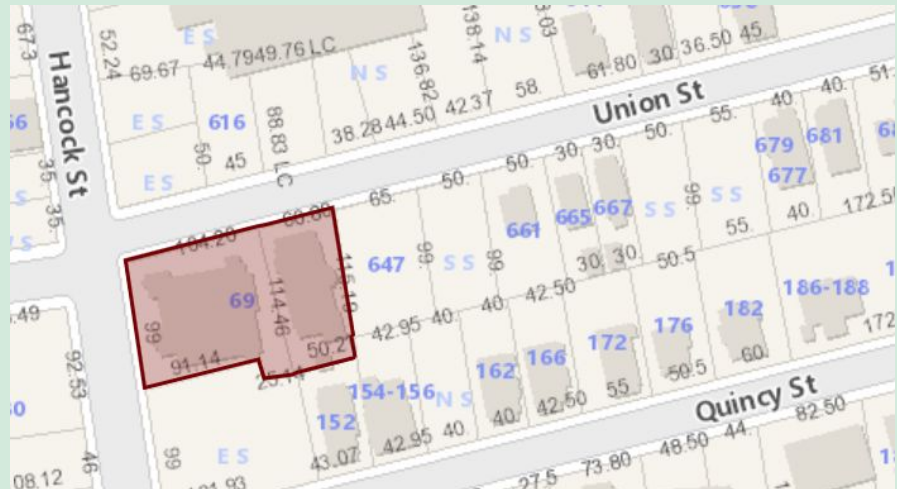
This grant is for a new roof and gutters for the educational center & pantry.

Project Cost: \$441,754.48

CPA Request: \$300,000.00

Recommendation: \$36,000.00

Undesignated Reserve



Neighborhood:
Metro Center

Applicant: Metro Center
Association

Project Manager: Department
of Parks, Buildings, and
Recreation Management

Project Summary: The project
is limited to repointing and
repair of pedestal base and
landscaping surrounding the
Puritan statue.

Merrick Park Restoration
Corner of State Street and Chestnut Street
Parcel ID #111100040



Project Cost: \$294,000.00

CPA Request: \$294,000.00

Recommendation: \$25,000.00 Undesignated Reserve

Forest Park Arboretum Volunteer Data

Neighborhood: Forest Park

Applicant: Regreen Springfield

Project Manager: Regreen Springfield

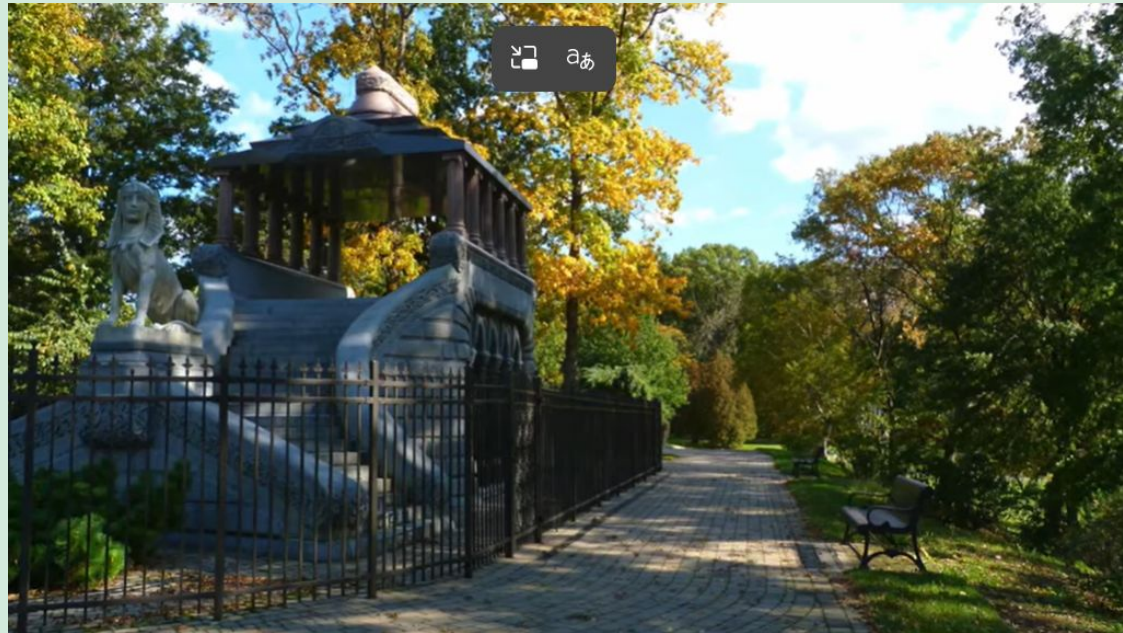
Project Summary: Program will strengthen long-term stewardship of the Forest Park Arboretum through professional verification of volunteer-contributed of documenting tree locations, species, planting history, tree identification data and stewardship activities within Forest Park. The goal is to tag and identify 400 trees.

Project Cost: \$15,000.00

CPA Request: \$15,000.00

Recommendation: \$15,000.00

Undesignated Reserve



Springfield Urban Wilds Initiative

Neighborhood: Citywide

Applicant: Regreen Springfield

Project Manager: Regreen Springfield

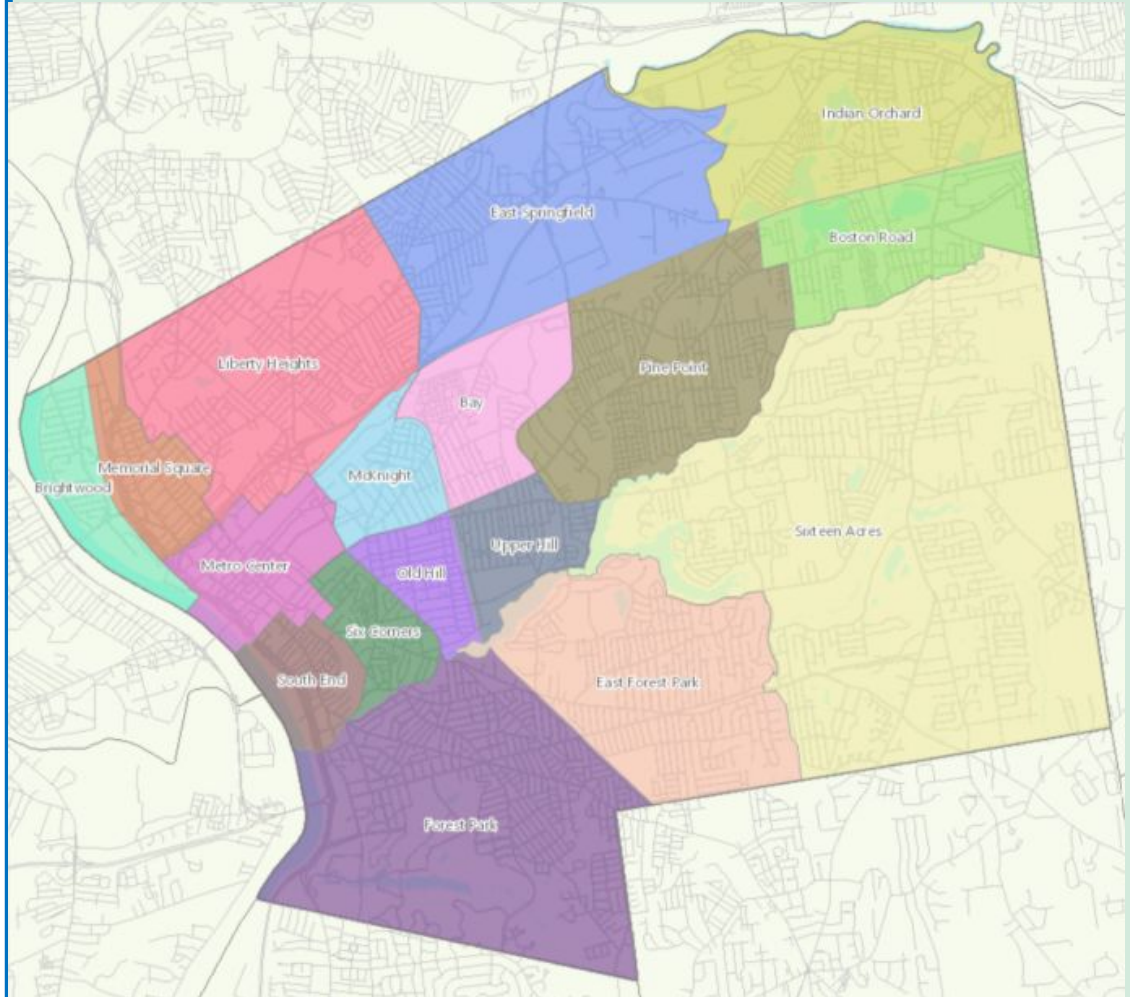
Project Summary: Program will be a first-of-its-kind city-wide landscape planning and preservation project to increase opportunities for recreation, expanding community spaces, conserving land, and fostering native species through invasive species management. The plan proposes to preserve city-owned vacant lots and create urban land management by transforming underutilized, city-owned vacant parcels into a coordinated network of ecologically functional “urban wilds”.

Project Cost: \$13,500.00

CPA Request: \$9,500.00

Recommendation: \$9,500.00

Undesignated Reserve





Springfield Community Preservation Committee

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



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