

SPRINGFIELD COMMUNITY PRESERVATION PLAN

Revised 1 December 2021

**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 makes the final allocations.

CPA in SPRINGFIELD

In November 2016, Springfield voters adopted CPA with a 1.5% surcharge. 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 City Council in autumn 2018; a second group of projects in autumn 2019, a third in autumn 2020 and the most recent group of projects were recommended in autumn 2021. Since 2018 the City Council has approved over 7 million dollars for 56 CPA projects.

COMMUNITY PRESERVATION COMMITTEE

A nine-member Springfield Community Preservation Committee (SCPC) 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 (*see Exhibit 1 "Chapter 16. Boards, Commissions and Committees"*)

Current SCPC members are:

- Lamar Cook, Neighborhood representative
- Gloria DeFillipo, Planning Board representative
- David Finn, Historical Commission representative
- Juanita Martinez, Conservation Commission representative
- Robert McCarroll, Chair and Springfield Preservation Trust representative
- Rhonda Sherrell, Neighborhood representative
- Clinton Harris, Park Commission representative
- Ralph Slate, Vice Chair and Neighborhood representative
- Willie Thomas, Housing Authority representative

THE 2022 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

SCHEDULE AND PROJECT REVIEW PROCESS

The Community Preservation Committee will conduct one funding round in 2022 as follows:

Application Workshop	February 1
Full Applications due	March 31, 2022
Meeting with Applicants	April & May
Deliberations	June & July
Recommendations to City Council*	August-September

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

Public comments made at the October 5th annual public hearing are located in Exhibit 2

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.

The CPC also recognizes that, in some cases, preliminary work must be undertaken in order to complete a viable application. When this is the case, the CPC will consider applications for study grants that can be used to test feasibility and develop work plans that would result in a stronger project.

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

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

Springfield has long been called “The City of Homes.” Its nickname comes from the city’s development history which favored houses rather than apartment buildings. Today, more than 26,000 of its approximate 61,000 dwelling units are in single-family houses. Another 13,000 units are in two-family houses.

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 does not have this type of pressure. The city’s pressures are on the other end of the spectrum. Low housing demand causes stagnant property values and disinvestment in neighborhoods, resulting in poor housing conditions for everyone, including the lower-income residents that often occupy substandard housing.

AFFORDABLE HOUSING

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 while CPA community housing grants extend up to 100% AMI as shown in the chart below.

MA Affordable Housing Income Limits (80% of HUD Metropolitan Median Income)

1-person household	\$47,150
2-person household	\$53,850
3-person household	\$60,800
4-person household	\$67,300
5-person household	\$72,700
6-person household	\$78,100
7-person household	\$83,500
8-person household	\$88,850

CPA Housing Income Limits (100% of HUD Metropolitan Median Income)

1-person household	\$57,190
2-person household	\$65,360
3-person household	\$73,530
4-person household	\$81,700
5-person household	\$88,236
6-person household	\$94,772
7-person household	\$101,308
8-person household	\$107,844

Source: Moderate Income Limits for Massachusetts

<https://www.masshousing.com/-/media/Files/Developers/Income-Rent-Limits/2021-HUD-Income-Rent-Limits.ashx>.

Source: Moderate Income Limits for Community Preservation Act in Massachusetts

https://www.communitypreservation.org/sites/g/files/vyhlif4646/f/uploads/cpa_moderate_income_worksheet_for_2021.pdf

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.

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.

OWNER-OCCUPANCY

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 were outnumbered by renter-occupied units. Owner-occupancy figures were computed from Federal Census/ACS data (latest available). The US Census estimated the owner-occupied housing unit rate in Springfield was 45.8% in 2014-2018*.

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

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

At one time the Springfield Housing Authority 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.

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 sees another potential benefit to owner-occupancy of properties: 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.

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

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

Economic conditions have not changed. Current housing values in many Springfield neighborhoods are not high enough to support new construction or substantial rehabilitation of neglected properties. In some cases, abandonment occurs because renovation costs exceed the value of the property.

Existing state and federal programs are regularly used to renovate larger housing projects. For example, Outing Park Apartments, a \$73 million project in the South End, received millions of government assistance to rehabilitate 23 apartment buildings with 316 income-restricted units. There are few programs available for two and three-family houses.

² <https://www.springfield-ma.gov/planning/reports>

RENTAL UNITS

There are different types of rental assistance 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 with 2,324 units (all are subsidized) and 3,318 portable vouchers, and Wayfinders’ has 5,372 subsidized units. In addition there are hundreds of project-based units (developments like Brookings, Mason Square Apartments, etc.) or other subsidized units (MHA, CoC, DPH, HOPWA, etc). In total, Springfield has well over 12,000 units in its’ Subsidized Housing Inventory. The Springfield Office of Housing estimates that half of all rental units in Springfield have some sort of subsidy³. This figure does not include the general abundance of lower-cost rental housing available in the city.

³ Provided by the Springfield City Office of Housing
For Additional Housing Resources see: <https://www.springfield-ma.gov/housing/index.php?id=32>

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 for households making above 80% but below 100% AMI. The program was successfully implemented in 2019 but exhausted funding in November 2020.
- The Office of Housing reapplied for funding in April 2021 and received \$160,000 for a down payment assistance program for households up to 100% AMI. The \$4,000 grant to the homeowner is a forgivable loan.
- In addition, the CPA has provided grants to several large community housing apartment projects including the Elias Brookings Apartments and New Court Terrace/Hotel Rainville.

HISTORIC RESOURCES

WHY IS HISTORIC PRESERVATION IMPORTANT?

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

Historic preservation is also an important part of tourism. 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.

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 to 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. In the 2020 grant cycle, the City Council approved a \$200,000 CPA grant to the Springfield Office of Planning for the Historic Homes Restoration Program; a pilot program intended to help homeowners with repair of their porches, windows and doors in the historic McKnight neighborhood.

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. The Forest Park, 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 2019*

- 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 is currently no 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 additional 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 craftsman 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 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.
- Continuously update and maintain the existing Historic Properties Survey Forms, Springfield
- Cultural Resource List and archival records.

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.

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 Arson

495 Union Street (Strickland School)
409 Union Street

Lost to Neglect and Arson

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

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

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)

Historic Resources—Appendix 2

Deteriorated Historic Buildings

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

Vacant & Deteriorated Nonresidential

Indian Orchard Fire Station, (recently purchased)
97 Oak Street, IO
Campanile, Court Street
Fire & Marine Insurance Company, 195 State St
Court Square Building, 31 Elm Street currently
being restored
Chapman & Brooks Block, 139-141 Lyman Street
Smith Carriage Company, 24 Park Street
National Needle Building, 55 Emery Street
Isolation Hospital, 1414 State Street
Morse Brothers Block, 925-939 Main Street,
Gunn Block, 477 Walnut Street stabilized
Sunshine Art, 45 Warwick Street
Holy Temple Church, 145 Bay Street
Hampden Savings Bank, 1665 Main Street
Chapin National Bank, 1675 Main Street

Marginally Used & Deteriorated

Underwood Building, (recently purchased)
282-302 Worthington Street
Shean Block, 1208-1220 Main Street
Massasoit Bl /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 Street
447-451 State Street
60-62 High Street
Woman's Club, 43 Spring Street
Produce Exchange Building, 194-206 Chestnut St
Harris & Green Buildings, 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 Fire at 180 Maple
169 Maple Street
241 Maple Street, Ames House,
275 Maple Street, McDuffie Carriage House,
165 Central Street, Wallace House
99 Central Street
63 Mulberry Street
116 Mulberry Street (recently purchased)
51-53 Bay Street
59 St James Ave
61 St James Ave
45 Florida Street
152 Florida Street
125 Yale Street
33 Lafayette
333 St James
169 Princeton
153 Dartmouth Terr.
180 St James
123 Bay (Fire)
54 Buckingham
71 McKnight
56 Bay, rear
31 Salem Street
60 Byers Street
240 Longhill Street

To Be Vacated

Brightwood School, Plainfield Street
Lincoln School, Chestnut Street
Homer Street School, Homer Street

Historic Resources—Appendix 3

Historic District Housing Condition Survey

In summer 2017, the Springfield Preservation Trust Board of Directors surveyed districts listed on the National Register of Historic Places for exterior conditions. Below is a summary of occupied houses with significant delayed maintenance on chimneys, roofs, eaves, walls, porches, or foundations. The summary does not include vacant houses needing significant exterior work; they have been added to the Vacant Historic Building List.

Quadrangle/Mattoon [4]

Lower Maple & Ridgewood [1]

Maple Hill [2]

McKnight [90]

Forest Park Heights [21]

Colony Hills [Not surveyed]

OPEN SPACE & RECREATIONAL LAND

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 a letter (see the last page of the Public Comments appendix) the Executive Director of Parks, Building, and Recreation Management sees the renovation of smaller green spaces, open space, passive city-wide parks as a priority. The invasive plant species that threaten conservation areas, local historic monuments, and recreational activities also remain a priority.

CPA 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.

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 for the as helping in:

- 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

Open/Recreation Space

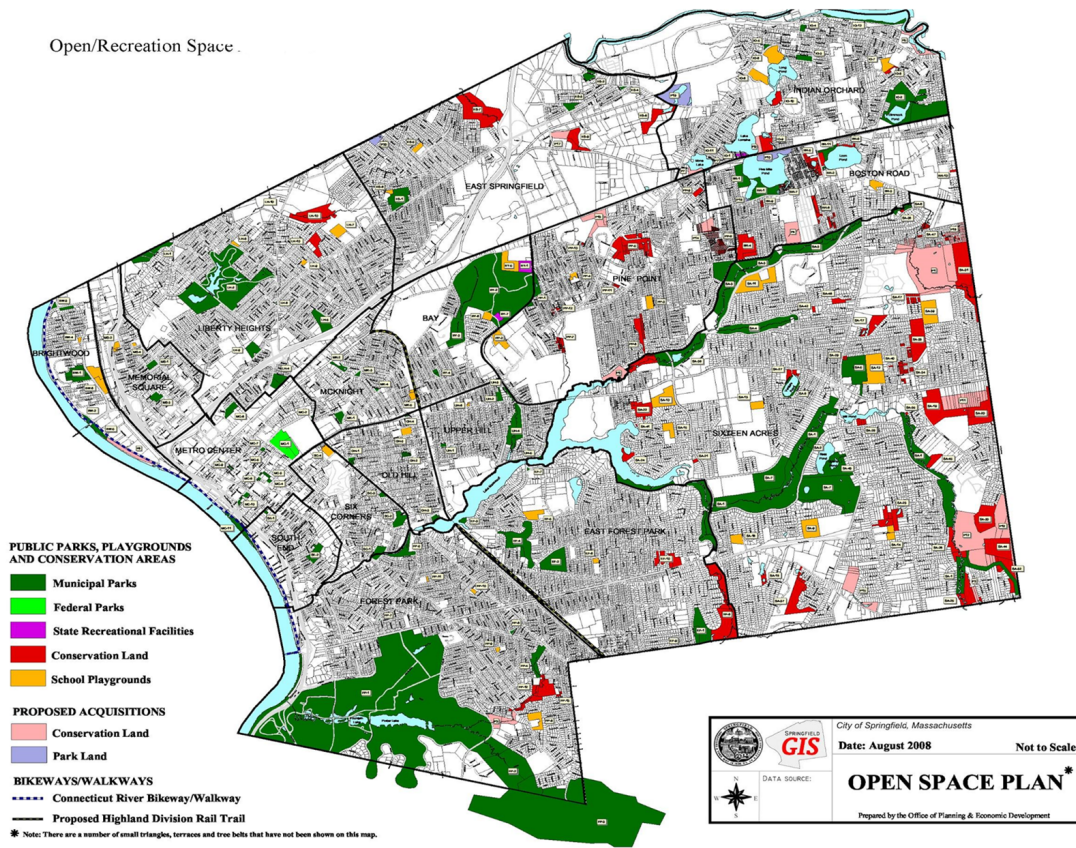


Exhibit 1

§ 16-73

§ 16-76

ARTICLE XX Community Preservation Committee [Adopted 2-6-2017]

§ 16-73. Establishment; number of members.

There shall be a Community Preservation Committee in accordance with Chapter 267 of the Acts of 2000, the Community Preservation Act, which shall consist of nine members.

§ 16-74. Membership.

The Committee shall be composed of:

- A. One member of the Conservation Commission as designated by the Commission.
- B. One member of the Historical Commission as designated by the Commission.
- C. One member of the Housing Authority as designated by the Authority.
- D. One member of the Park Commission as designated by the Commission.
- E. One member of the Planning Board as designated by the Board.
- F. One member of the Springfield Preservation Trust as designated by the Trust.
- G. Three Springfield residents, who do not hold elected or appointed office, as appointed by the City Council President from recommendations submitted by neighborhood councils and associations. The City Council President shall contact in writing all neighborhood councils and associations to request a recommendation from each and choose three residents from names submitted by 30 days of the written request.

§ 16-75. Term of office.

- A. The term of office shall be for three years. No member shall serve more than two full terms. To stagger members, initially members from the Planning Board, Housing Authority, and Park Commission shall serve for one year; and members from the Conservation Commission, Historical Commission, and Springfield Preservation Trust shall serve for two years.
- B. In the event that a designee of a governmental board no longer serves on the board he/she represents, that position shall be vacant and filled by the appropriate body for the remainder of the term.

§ 16-76. Authority and responsibility.

- A. The Committee shall study the needs, possibilities, and resources of the City regarding community preservation. The Committee shall consult with the Mayor, City Council, Conservation Commission, Historical Commission, Park Commission, Housing Authority, and Planning Board, and may consult with other

agencies.

- B. As part of its study, the Committee shall annually hold one or more information hearings on the needs, possibilities, and resources of the City regarding community preservation. Notice of such hearing(s) shall be posted publicly and published for each of two weeks preceding the hearing(s) in a newspaper of general circulation in the City. Notice of such hearing(s) shall also be sent to all neighborhood councils and associations no less than three weeks prior to the hearing(s).

§ 16-77. Powers and duties.

- A. The Committee shall review and recommend proposals to the City Council for approval of appropriations by the City Council. Recommendations may be for:
 - (1) Acquisition, creation, and preservation of open space and rehabilitation or restoration of open space acquired or created by this section;
 - (2) Acquisition, creation, rehabilitation, restoration, and preservation of land for recreational use;
 - (3) Acquisition, preservation, rehabilitation, and restoration of historic resources;
 - (4) Acquisition, creation, preservation, and support for community housing; and rehabilitation or restoration of community housing acquired or created by this section; and
 - (5) With respect to community housing, the Committee shall recommend, wherever possible, the reuse of existing buildings or the construction of new buildings on previously developed sites.
- B. The Committee shall submit its budget to the City Council. The budget may include recommendations to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or to set aside for later spending funds for general purposes that are consistent with community preservation.
- C. For each fiscal year, at least 10% of the estimated annual Community Preservation Fund revenues must be appropriated or reserved for initiatives in each of the categories of open space and recreational space, community housing, and historic resources.
- D. Annual appropriations for administrative and operating expenses of the Committee may not exceed 5% of the year's estimated annual Community Preservation Fund resources.
- E. The Committee shall keep a full and accurate account of all of its actions, including its recommendations and action taken by the City Council on the recommendations. The Committee shall also keep records of all appropriations or expenditures made from the Community Preservation Fund. Records shall also be kept by the

Committee of any real property interests acquired, real property disposed of or real property improved by the City based upon the Committee's recommendation. These records shall include the names and addresses of grantors and grantees and the nature of the consideration.

§ 16-78. Officers; rules and regulations.

- A. The Committee shall annually elect from its members a Chair and Vice-Chair.
- B. By a majority vote of its members, the Committee may adopt rules and regulations for its business.

Exhibit 2

Public Comments Annual Hearing

Due to the continued threat of the Covid-19 virus and pandemic, all Springfield Community Preservation Committee (SCPC) meetings since April 2020 were held remotely by Zoom conferencing. In compliance with the open meeting law, access to SCPC meetings are available for viewing live and recorded on the committee facebook page. Copies of the minutes are housed on the City website portal.

Documentation of Public Process

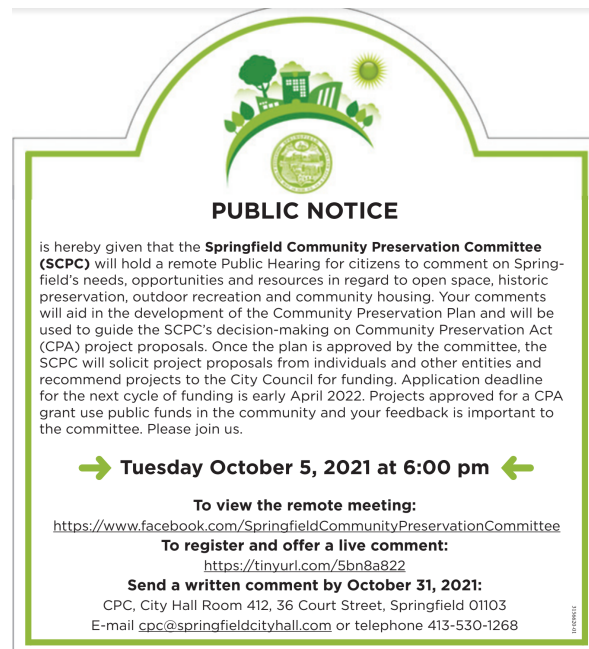
In accordance with Massachusetts General Law Chapter 44B, a public hearing was held on October 5, 2021 to invite public comment on the needs, possibilities and resources of the City regarding community preservation.

Notice of Public Hearing:

Three (3) 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 aired on rotation through Focus Springfield on the Public Access Television government channel until public comments closed on October 31, 2021.

<https://www.youtube.com/playlist?list=PLoIIYDZfz1YIh5SiXIXppYWJIVSmEt0X7> and/or

https://www.facebook.com/pg/SpringfieldCommunityPreservationCommittee/videos/?ref=page_internal



Public Comments e-mailed and read at the Annual meeting on October 5, 2021
October 5, 2021 Annual Hearing public comments

By email:

From: Steve O'Neil <sroneil2@gmail.com>

Sent: Thursday, September 30, 2021 3:24 PM

To: Community Preservation <cpc@springfieldcityhall.com>

Subject: [External] SCPC citizen input

Hello,

I would like to suggest some funds be spent to further restore the running, biking, and hiking trails in Forest Park. Hundreds of school kids use these trails for cross country meets every year as well as the general public from the surrounding region.

Funds could be used for gravel for eroded trail areas and brush clearing along the edges. Stream erosion could also be addressed in some areas where overflow has caused washout of trail sections.

Thank you,
Steve O'Neil and the Springfield Harriers running group.

From: Jay Latorre <juan.f.latorre@gmail.com>

Sent: Monday, September 27, 2021 8:00 AM

To: Community Preservation <cpc@springfieldcityhall.com>

Subject: [External] Written Comments to SCPC

Good morning members of the SCPC RE: 2022 Funding Cycle

Thank you for the great work you do to responsibly steer CPA funds to appropriate projects across the city. I have had the pleasure of listening to multiple meetings this year and appreciate the level of professionalism that this body displays.

I have two comments to share with the SCPC. The first is to concur with the comments made by a SCPC Member earlier in 2021, when discussing projects proposed by the Springfield Parks Department. On more than one occasion, the Parks Department has submitted CPA funding requests for projects that more resemble maintenance instead of preservation. The requests from the Parks Department, at times, seem inappropriate.

I echo the comments made by City Councilor Justin Hurst at a recent Springfield City Council Meeting. I am disappointed that so many of the requests for CPA funds come from municipal departments instead of neighborhood councils, non-profits, and private citizens. Just as the

SCPC has established an informal \$250,000 limit of the amount of funds made available to any one project in a given year, I recommend the SCPC establish a target percentage of funds that can be made available to municipal departments, versus all other groups, to help ensure that as much funding as possible is made available to groups who live and work in our neighborhoods. Perhaps no more than 33% towards municipal projects.

Juan (Jay) F. Latorre III

122 Forest Hills Road, Springfield, MA 01128

[Visit My Website](#)

(C): 413-219-8305

From: carol costa [REDACTED]

Sent: Tuesday, October 5, 2021 8:40 AM

To: Community Preservation <cpc@springfieldcityhall.com>

Subject: [External] Possible projects for SPC

Committee Members,

I am happy to share my thoughts on priorities and projects for the upcoming year, but I did the same last year and found I could not find a group to sponsor an application with me. I would be grateful for any suggestions on your end. I am more than willing to do all the research on projects details and cost on my own, but it feels weird to do it on my own.

My ideas are directly related to areas within the Armoury-Quadrangle district.

1. Improvements to the berm alongside the Springfield Armory grounds, including new landscaping and plantings.
2. Immediate improvements to the Apremont Triangle. Though I know this is being considered as part of a new venture, I think it would be important to improve on that space sooner than later.

Improvements would include new plantings and landscaping, benches, and an expanded theme in that area focusing on the WWI veterans to whom the Triangle is dedicated.

3. Improvements to Merrick Park, the area surrounding the historic state of Samuel Chapin. I know UMASS students proposed some improvements to the design several years ago, but I don't know where those ideas ended up. I think some changes to landscaping, including some additional walkways and plateaus for benches would be great. Also, more colorful plantings around the park. And, most especially, the addition of lighting around the statue.

4. The consideration of historic lighting on Temple Street, which, currently, is the only street in our district that lacks such lighting.
5. A small "pocket park" in the space to the left of ROCA on School Street. I'm not sure who owns that land, ROCA or the former Dickinson Streeter property, but that would be a great space for some basketball hoops.
6. And, as always, I'd like to see some money allocated each year to the Campanile restoration project.

Respectfully,
Carol Costa
[REDACTED]

P.S. I greatly applaud the awarding of funds to park and open-space projects around the city. Expanded and improved use of these areas is an important goal and benefits families and children.

From: James Linda Bartlett [REDACTED]
Sent: Monday, October 4, 2021 3:40 PM
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] SCPC Oct 5 Public Hearing Comment/MHSCNC Cherry Lane Cemetery

Maple High Six Corners Neighborhood Council, Inc.

74 Walnut Street, Suite #B109

Springfield MA 01105

maplehighsixcorners@yahoo.com

President: Melvin Edwards, [REDACTED]

Vice President: Raymon Ray, [REDACTED]

Secretary: Linda Bartlett, [REDACTED]

Dear SCPC,

We would like to propose the use of CPA funds to repair or replace the gate at the Cherry Lane Cemetery on Cherry Street in the Maple High Six Corners Neighborhood. In 2010 the MHSCNC worked to have the fencing at the cemetery restored. A few years thereafter, the gate was vandalized and bent, but it still functions in securing the cemetery. In addition, there is a name plaque that was made acknowledging the restoration of the cemetery fencing in 2010 that should be installed at the gate—photo attached.

We have been informed that our CBDG funds cannot be used for these repairs and installation of the plaque. We believe this work would comply in the 'historic resources' category of CPA requirements. Cherry Lane Cemetery is the final resting place for 3 Revolutionary War veterans and 1 Civil War veteran as well as some of their family members. Thank you for your kind consideration of this matter.

Best Wishes,
Linda Bartlett, Secretary
On Behalf of MHSCNC

From: Lisa Clauson [REDACTED]
Date: October 20, 2021 at 5:18:14 PM EDT
To: Community Preservation <cpc@springfieldcityhall.com>
Subject: [External] written testimony

Hello CPC,

I am writing on behalf of the Carpenters Union. Local 336 is based out of Springfield (29 Oakland Street) and has about a hundred members and retirees who live in the city. We recommend that the CPC consider adopting several provisions for any construction contracts its supports. Public funds used to support construction projects should follow similar guidelines the city requires of its direct construction contractors. Currently construction contracts with the city must do the following:

Protect against wage theft (an all too common problem in construction where unscrupulous contractors do not pay workers for all or some of their wages owed) - The City's REO, TIF & HDIP policies have wage theft protection language which could also be adopted for CPA funded projects. I've attached one of those ordinances. How these ordinances work in practice is that the developer receiving the tax relief takes the language from the City's policy and puts it in their contract with the developer. It has financial repercussions or "claw back" requirements if wage theft is found to occur on a funded project. The developer then protects itself through taking the same language and putting it in their contract with the General Contractor (GC). The GC would then do the same with the subs. Wage theft almost always occurs at the sub-contractor level. This way any financial repercussions would be transferred to the subs and it disincentivizes engaging in wage theft.

The policy also prohibits developers to hire contractors that have recently been found guilty of wage theft. There are hundreds of contractors and subcontractors to choose from for any project. This clause would limit recent cheaters from being used on a project with public funds. The way the policy is implemented is that the City has created a one page affidavit from contractors to sign affirming they haven't been found guilty of wage theft in the past 5 years. There is no onus on the City or any developer to do its own investigating.

Creating opportunities for Springfield residents, women, people of color & veterans – The City's REO, TIF & HDIP policies all have language ensuring contractors hire a percentage of local residents and veterans and people who have been traditionally excluded from construction opportunities (women & people of color). Diversity goals or requirements are increasingly common provisions of End Users. The City requires it, the State and Federal gov't have diversity goals, many private owners are doing so too (MGM, Springfield College, among others). Contractors are used to it and do it when required by the owner. When not required they will often bring in crews from out of town and out of state (CT, NH) and now worry about diversity.

Pay Prevailing Wages – Direct city, state and federal construction projects require the payment of prevailing wages to ensure workers are being paid at the local industry standards. Unfortunately, when public money in directly funds projects, prevailing wages are not a requirement. However, the CPC could choose to require the payment of prevailing wages.

Please let me know if you have any questions about these issues/recommendations. Thank you.

Lisa Clauson
Strategic Partnerships
Carpenters Labor Management Program /
North Atlantic States Regional Council of Carpenters
29 Oakland Street
Springfield, MA 01108

[REDACTED]
[REDACTED]
[REDACTED]

Attached document:

Tax Increment Financing Agreements (TIF)

Springfield TIF Ordinance

http://springfieldcityma.igam2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=2335&MediaPosition=&ID=4575&CssClass=

Public comments made at the Annual Hearing on October 5, 2021

Zoom meeting (from minutes of hearing):

Ellen Moorhouse: I am Ellen Moorhouse and I live on 48 Ungine Circle. I'm just a resident tonight. I live near Lake Massasoit which is also called Watershop Pond which was recently drained. I worked with Tim Allen and a group of other city officials to do a really good clean up. That was just a short term initiative which was an effort to get some of the trash out. They are trying to make a plan for bulk trash removal as the work continues. I am here to make the case for a long term initiative to support the help and body of one of the biggest bodies of water in the city of Springfield. They are repairing the dam at the other end and the city's work is on track to be completed by next April which will be refilled by the amount of water that we get next spring. Short term efforts are underway and we are trying to work with the city and there is some long term stuff. Patrick Sullivan has plans to go pesticide free for city parks and only fifty percent on fifty percent and we are trying to get him to one hundred. One of the factors that turns the water green is ultimately it is pesticides and there are no rules. I actually wrote a little plan that I submitted to the city and I had a couple of different initiatives on it. Everything from trash, mitigations to increase signage around the water in

English and Spanish. After the course of this project I learned that Water shops Pond is actually made for city water run off to protect homes in suburbia. What are we doing to treat that water? There are forty one runoff pipes that go straight from the street into the water. They are still lead pipes. Not tomorrow, but what will it be like in five or ten year plan to replace that or filter trash or something like that. I am not aware of what the CPA funds could be used in terms of the water and the Open Space really appealed to me in the beginning. I would be interested in working on a long term to make a plan for the water. We have been talking to Tim Allen and what to do with that vegetation short of getting machinery and it will die in the winter. What in terms of the algae and other things that are impacting the health and safety of the water next spring. I'm looking at initiatives to test and treat the water and the baseline of the water and ultimately have a long term plan to improve the water. We could do so much on that. There are so many exciting things.

Lisa Clauson: I represent the Carpenters Union. Our office is on 29 Oakland Street. I have a request for the CPA Funds to have some protections on them with some of the projects that they are not used as construction dollars that they are not used in a way that connects with wage theft. What wage theft is that it is a major issue in the construction industry where some contractors get a low bid through not paying their workers all the wages that they owe them when the job is done. It is often being done by cash wages too so it's not paying payroll taxes. When that happens sometimes they do it with workers comp as well. The city has a wage theft policy and the City Council has passed that helps protect against wage theft by basically saying that a contractors that have recently been found guilty so much as alleged but not guilty by an estate or a Federal Agency of wage theft they cannot be hired for a construction project because public dollars went into it. I am here to speak and ask that the committee consider adopting a solid policy or when CPA funds are supporting projects so that the public dollars are not being used to support wage theft. Whenever there is a construction involved there are hundreds of contractors to choose from so it's just taking a small number of contractors that have recently been found guilty of cheating. Those contractors you can't use and the other contractors you can use for this project. I will follow up and I appreciate any written comments that are sent in and I will follow up with some proposed language for the committee.

Devon Streeter: I live on 187 Boulder Street. I came here today to share some light on the future possible use of the funds and a little on my past experience of going through the process of trying to acquire CPA funds to assist the community on various projects in which I believe to very much needed in the community. Just a few facts or a few comments. I recently applied to CPA to restore a park and the Acorn Street park I am not sure how many people are aware that there is an open green space that is directly next to the Boys & Girls Club Family Center on Acorn Street as well as adjacent to the athletic fields that are adjacent to American International College. Unfortunately, my application was not chosen which is okay. To the extent there were other great projects that were chosen but my comments are more to why my project wasn't chosen verses the other projects. The park has actually been in ruins for more than fifteen years. It being a city park myself thought it might be great to apply for these funds so that the neighborhood in that area could enjoy a park open space area as well as a tennis court that is standing there but in ruins. Just to make a comment today: The funds are used for the way the funds are allocated. A comment was made based on the

community. I set out a petition to get the neighborhood and the residents in the neighborhood involved in what was going on with this project. I received five hundred for the community who wanted to see this park restored. What was unfortunate out of all the projects that were restored one point six million dollars went to the park department and I found that all that money went to the park department. In hindsight the restoration of the Acorn Street Park would have been ideal for the project to be funded. As mentioned in the CPA goals their priorities of restoration of the Acorn Street Park would have been right along the lines of what the goals and priorities of the CPA funding. Where my concern is that what is really for the community is not being heard in future plans I would hope the communities voice and their opinions would be taken more into consideration when it comes to applying funds to projects that actually have not only community involvement but as well as there would be more recreational for youth, elderly and just a nice space that is not an eye sore that is for more than thirty years.

Jasper McCoy: Jasper introduced himself by stating he was born and raised in Springfield and I am currently representing myself as a resident, I live at 63 Palmer Avenue. I also work for Homes City Development which is affordable housing a non-profit developer here in the city of Springfield. What I want to talk about is I wanted to know if CPA is for affordable housing here in the city. You guys do a great job in making sure the projects for open space, historic and recreational are supported. I honestly feel that as a resident and a homeowner here in Springfield, MA during the COVID pandemic we were exasperating rent, mortgage payments that weren't paid because people were furloughed off their positions and their jobs and also had employment benefits. Things were up in the air and I think and my company thinks that home ownership along with rental assistance projects that pushed affordable housing should be focused as is the CPA. We saw on the chart that all four of the yes's were only on the housing side. Springfield is known as the City of Homes. Here in our area we have near Mulberry Street and Union Street we have Historic areas in Forest Park along with McKnight area that has homes over one hundred eighty years old that were built before 1980 to 1850, so we have our historic portion of historic houses. I just want to make sure that you push forward that our economic development is pushed into the ideology that home ownership and housing are on top priority that we spend money on here in Springfield, MA.

Councilor Justin Hurst: Justin began by thanking Karen I know you have been at a couple of meetings and you and Bob McCarroll presenting the CPA awards with our approval. I just want to say that you and the committee have done a phenomenal job on the projects that have come before us that are excellent and the residents of Springfield would be extremely proud of and excited to get projects approved and just about all of them would take to about ten or eleven o'clock on a couple of Mondays meetings. Thank you to all of you and all of your hard work. I was also able to sit in on one meeting and I thought that the questions the Committee asked were absolutely phenomenal. I thought that they were thought provoking. You really pushed the applicants to really explain what it is that what they were trying to do that would benefit the City of Springfield. It was the first one that I ever sat in on and I was absolutely floored and I just loved the fact that there was so much participation. That leads me to what it is that I would like to see and give a lot of credit to Bob. I have sat at a number of these meetings. The fact that you have given us some forum and other

residents a forum to express our opinion to how we can approve, I think it is great and certainly a credit to you all.

The one thing I would like to see is for these ideas that originate from the community. One of the things that I was a little disappointed with is when I saw a lot of projects from the park meetings that were originating from the park maintenance. For me we are talking about spending taxpayer dollars and it seems to be the idea should come from a coordinated effort for the community, neighborhood councils and civic associations. My thought is, if you have the park department that have a project they ought to partner or give the support to a certain number of residents in order to move these projects forward and so to the extent that we can get around one or two department heads presenting a number of projects that probably should be funded through a general fund, as opposed to the CPA funding and it just seems to be that it ought to a federal alternative.

Just a piggyback as to what Lisa Clauson said was these in terms with the developers and using City monies. I know councilor Ramos has been in touch on it along with preventing wage theft. It seems to me that we should require these developers which is highlighted in our ordinance that we hire a significant amount of residents, a percentage of women and minorities as well as veterans when they are actually doing the work. So that we can put something together I would consider the Ramos proposal and I think the city would be far better off. On top of that we could use contractors, minority contractors that have been certified by the state and that would be even more of a bonus. Just thoughts and I appreciate that you all gave me the forum and thank you for all your hard work. I apologize for being so critical at times. Bob just trying to make things as good as they can be with this process.

Lisa Thompson: I put something that I want everyone to see my proposal. It is for everybody in the city and our sisters that visit our city. Five Mile Pond, Loon Pond, Hubbard Park, conservation to our communities. Clean the water for our ponds for swimming and water activities. Park Benches, solar lights and natural walking trails. Activities, Kyack, row boats, recreation, water fountains for summer cooling and play for children. Five mile pond, concerts in the park a stage for summer series. Springfield conservation mission is to provide community activities at a natural eco system. Our neighbors have truly struggled with their needs in this covid. nineteen world and suffering hardship and our mental health is at stake. I propose that we clear the front of five mile pond making it visible from Boston Road. We have staged several weeks of concert series.

There is open land that is open for fishing and kayaks. Hubbard Park has ten walking trails in its conservation area and needs clearing as well as solar lights and trail markers. With a pod that is hidden, I suggest that making it visible to the rest of the park and add actual walking trails around the pond. Opportunities of some events use day camps, kayaking lessons and rentals. Small boat ramp, row boat rentals, small boat ramp, accessible walking trails around the pond, swimming, Summer concert series in the park, aquatic classes for elders, and most objectives are to improve overall aesthetics of parks. Provide more choices for outdoor interaction in our city. To improve our citizens quality of life in the neighborhoods. Provide all income households outdoor activities, and adventures in their neighborhood. Find a location for our elder citizens to fish and exercise. To provide a safe, clean swimming experience. To provide a place for nature and people to co-exist

together in a clean eco system. Provide employment opportunities for seasonal lifeguards. Outreach, day camp, swim class, fishing kayak classes, trail guides. Resources require the Park Department, technology in the city and private finances from ARPA, products, rowboats, life jackets, and kayaks and services for fishing, seasonal camps and mental wellbeing. I propose that we do this and I feel that we will be putting our parks in competition with neighboring towns.

I spoke to many citizens and many of them agree that to be able to go outside and walk in these conservation trails. Many agree that the finances don't allow them to always take trips like many families are able to. Or go to Six Flags with their children. I propose a park entrance at Five Mile pond, free to homes surrounding the water ways. I spoke to the people around Five Mile Pond they said that they would love to have a summer concert series as long as they have some homes that are surrounding Five Mile Pond would love to enter Five Mile Pond free.

Councilor Ramos: First of all I just want to say thank you to the members of the Preservation Committee for all your hard work in the past few years and I still remember vividly the day that each of you were appointed and during the Press Conference in City Hall. I knew from the very beginning that you were going to do some great work and that has been proven true; so thank you. for each and every one of you for your commitment to our city.

My comments are related to what was mentioned earlier by Lisa Thompson from the carpenters union. I want to echo her support for comments as well as the comments that were just made by my colleague and city council Justin Hurst. In addition to the wage theft ordinance that Lisa mentioned, and the City of Springfield also had a responsible employer ordinance, a TIF ordinance and ordinance to prevent tax payers money from going to contractors that are not playing by the rules and making sure that those funds are not to be used to take advantage of people. So essentially there are provisions in each of those pieces of legislation that are mentioned that prevent them from the wasting that is occurring. Many of you may or may not know the construction industry is notorious for upper wage theft because it is so easy to take advantage of people and pay people with cash in that industry. So, that is where people are being taking advantage of, and so the provision and the legislation that I just described would prevent that from happening and their call backs. Financial penalties associated with companies and contractors that do participate in waste.

We ask for the committee to consider adopting a similar policy which would be that no CPA funds will go to a development in which a contractor has been found to have been guilty in wage theft and or no developer will be able to use a contractor that has been found to having been guilty if they are receiving CPA funds for that project. The question came up yesterday by Bob to see whether or not there should be a threshold. I am not certain there should be, only because the precedent has already been set. I am signing a compliance form that requires them to not use the contractors that have been found guilty. I can help with that process. If you like, we could meet and get some more as to what that policy would look like. The purpose again is not to use taxpayer funds and giving tax payer funds to companies that cheat and take advantage of our people. Thank you again and in addition to that Bob we can adopt some of the requirements of hiring requirements. That would be a responsible ordinance intending to give those that have been excluded from the industry and the

opportunity to find appointments for women and minorities in the construction industry. We can put requirements in for them, to hire Springfield residents both as well as to welcome contractors. I would be happy to share more details and share the policy from Northampton with you at a later date. I believe that there is an opportunity for us to adopt this policy prior to next year's applications. Thank you for your time. Again, thank you for your service.

Laura Walsh Thank you for your informative session. I just wanted to make a comment about the park department and working with different neighborhoods to submit applications. The department at times will submit an application on behalf of the neighborhoods. I want to make sure that it's clear to the committee and for folks at the meeting tonight. Sometimes, neighborhood residents and neighborhood councils ask the Park Department to submit an application on their behalf, because they don't have the capacity to put the application together, or they are requesting assistance. So if there is ever an opportunity for that, please email the Park Department to have your project submitted by us. That is why there are so many duplicates from the Park Department.

Lisa Thompson If the conservation proposal that I just read is not accepted. I'm on the Board of Directors of Western Mass Tiny Homes Initiative. We are a grass roots organization. They are trying to put homeless vets in their own substantial type of homes. We also want to work with the other homeless populations as well families and homeless teens.

Percy will be submitting a proposal for that. All that we require is RFP money to get our initiative going. There is some conservation land off of Grayson Drive in Springfield. There is a great deal of homeless people that are living there. I would hope when she submits that if my proposal is not accepted the Western Mass Tiny Homes Initiative is also accepted.

Jasper McCoy (dropped a link into the chat) the UMass Donahue Institute has come up with a report based on the greater Springfield regional housing analysis. They basically described like my comments today about how we need more substantial housing here in the greater Springfield area. When you get a chance you can look up the entire report and it does have very standard remarks but what are homeownership rates are, the conditions are etc. It is very enlightening.

Annual Hearing chat function. October 5, 2021 (Zoom)

17:51:34 From Karen Lee, CPA Admin to Everyone:

Welcome to the Springfield Community Preservation Annual Public Hearing Tuesday, October 5, 2021. If you'd like to make a comment but would rather have it read into the record send me a message. Karen Lee

18:04:48 From Lisa Thompson to Everyone:

I did register.

18:22:41 From Lisa Clauson to Karen Lee, CPA Admin(Direct Message):

Hi Karen, do you have an approximate ETA on when I'd be called on based on presentation time and the sign up list? I'm sorry to ask but I have to drive somewhere and wanted to figure out my timing for not driving near it...

18:25:26 From Ellen Moorhouse to Everyone:

Honeybee!

18:34:57 From lisa Thompson to Everyone:

I actually have a prepared proposal to read.

18:40:32 From Karen Lee, CPA Admin to lisa Thompson(Direct Message):

ok

18:42:38 From lisa Thompson to Everyone:

To set the tone for my proposal I want you all to imagine my words in your mind, This proposal is for our entire city, creates activities and revenue and tourist attractions for our visitors.

18:44:32 From Ellen Moorhouse to Everyone:

Hear hear, Lisa!

18:44:34 From Jasper McCoy to Everyone:

I'm having a hard time hearing you Lisa

18:48:17 From Ellen Moorhouse to Everyone:

YES to water quality and enjoyment in Springfield!

18:48:38 From lisa Thompson to Everyone:

Thank you sir.

18:51:31 From lisa Thompson to Everyone:

My proposal is generated from several hundred request conversations with citizens in our community.

18:51:33 From Candejah Pink to Karen Lee, CPA Admin(Direct Message):

What time is this over? I have to go to my second job, but this is recorded, correct?

18:52:58 From Karen Lee, CPA Admin to Candejah Pink(Direct Message):

yes

18:53:46 From lisa Thompson to Everyone:

Good evening Rep Orlando Ramos

18:54:29 From Candejah Pink to Karen Lee, CPA Admin(Direct Message):

Thank you, I am learning, and I appreciate what you do!

18:56:42 From lisa Thompson to Karen Lee, CPA Admin(Direct Message):

Please execute my proposal. Our community and city needs this.

18:59:03 From lisa Thompson to Karen Lee, CPA Admin(Direct Message):

Christy Torres CEO of Western Mass Tiny Home Initiatives, will also submit a proposal to place homeless in their own sustainable tiny home using a conservation area in Grayson Drive.

19:04:55 From Jasper McCoy to Everyone:

https://donahue.umass.edu/documents/Greater_Springfield_Regional_Housing_Analysis_Report.pdf

19:10:57 From lisa Thompson to Karen Lee, CPA Admin(Direct Message):

Please send anything needed for application process to electlisathompson@gmail.com

Department of Parks, Building and Recreation Management comments below.



Department of Parks, Buildings and Recreation Management

Administrative Office, Forest Park

November 03, 2021

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 2021 projects, the Department of Parks, Buildings and Recreation Management (PBRM) has collaborated with the Community Preservation Committee (CPC) and neighborhood organizations to implement \$3.4 million dollars in public open space and recreation improvements city wide. The Department of Park, Buildings and Recreation Management thanks the Community Preservation Committee 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 2022 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 2022 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 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;
- Creation of master plans and feasibility studies for city parks and recreational assets to leverage additional grant funding opportunities.

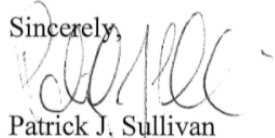
**200 Trafton Road, Springfield MA 01108
(413) 787-7770**

Additionally, PBRM also requests the CPC 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.

All interested parties shall present project application proposals to the Board of Park Commissioners for approval, and letter of support to be included in their application, prior to the CPC's April 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 PSullivan@springfieldcityhall.com or phone at (413) 787-7770.

Sincerely,



Patrick J. Sullivan
Executive Director of PBRM

cc: Board of Park Commissioners

END