



Community Preservation Committee

Regular

~ Minutes ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Kathy Calvanese

Tuesday, September 3, 2024

6:00 PM

Utilizing Remote Collaboration Technology

I. Call to Order

6:00 PM Meeting called to order on September 3, 2024 at Utilizing Remote Collaboration Technology, (Online), Springfield, MA.

II. Public Portion

Springfield Community Preservation Committee

September 3, 2024

Due to the Covid-19 Pandemic and pursuant to the Governor's Executive Order concerning the

Open Meeting Law, the Springfield Community Preservation Committee will continue to meet remotely until further notice. A full video recording of this meeting can be viewed here:

<https://www.facebook.com/Springfield> <<http://www.facebook.com/Springfield>>
CommunityPreservationCommittee/

Annual Public Hearing public comments are accepted until September 30, 2024 for inclusion in the Community Preservation Plan. Telephone 413-530-1268. Mail to Community Preservation Committee, City Hall, 36 Court St, Springfield, 01103 or e-mail to: cpc@springfieldcityhall.com

Present: Clinton Harris (Park Department Representative), Robert McCarroll (Springfield Preservation Trust), Stephen Bosworth (Neighborhood Representative), Gloria DeFillipo (Planning Board Representative), Yolanda Cancel (Neighborhood Representative) Judy Crowell (Historical Commission) **Absent:** Rhonda Sherrell - (Neighborhood Representative) Juanita Martinez (Conservation Commission) Willie Thomas (Housing Authority)

Call to Order 6:00 p.m.

Annual Public Hearing to Solicit Comments on Needs & Opportunities Which CPA Could Address

Approve Minutes of June 4

Requests for Contract Changes

Indian Orchard Fire Station

Myrtle Street Playground

Review Historic Homes Program Policies

Administrator's Updates

Next Meeting October 1

Other Matters

Next Meeting September 3. Have a great summer!!

The Annual Public Hearing took place tonight with a slide show that offered an overview of the Community Preservation Act and the function of the Community Preservation Committee. Public comments will be included in the annual preservation plan and comments are accepted until September 30, 2024. See slide show here: [2024 CPA ANNUAL Hearing Powerpoint.pdf \(springfield-ma.gov\)](https://www.springfield-ma.gov/finance/fileadmin/community_preservation/2024/2024_CPA_ANNUAL_Hearing_Powerpoint.pdf)
<https://www.springfield-ma.gov/finance/fileadmin/community_preservation/2024/2024_CPA_ANNUAL_Hearing_Powerpoint.pdf>

Approval of Minutes

Approval of June 4, 2024 Minutes. Motion to accept the minutes by Gloria DeFillipo seconded by Judith Crowell . All in favor, yes. Motion passed.

Requests for Contract Changes

Myrtle Street Playground

Indian Orchard Fire Station

Myrtle Street Playground

Laura Walsh, Senior Parks Project Manager for the Dept. of Parks, Buildings & Recreation Management was present to discuss with the committee a change of scope for the Myrtle Street Park playground. The Indian Orchard Citizens Council requested Parks to amend the CPA grant from the installation of a fitness course to installation of a playground, which is at its end of life cycle. The committee would like to hear from a representative of the IOCC at the next meeting to follow up with this change.

Indian Orchard Fire Station

Brian Connors from the City of Springfield is requesting a change of scope for the Indian Orchard Citizens Fire Station. A revised cost budget indicates additional funds will need to go into stabilization. This

would mean the second CPA grant that was planned for an elevator and other accessibility will be used towards the initial restoration and stabilization costs.

The committee requested Mr. Connors attend the next CPC meeting on October 1.

Review Historic Homes Program Policies

Policy Change Recommendations:

1. raise maximum grant eligibility to households earning 100% AMI (presently at 80% AMI)
2. Increase minimum award from \$10,000 to \$15,000
(maintain eligibility cap at 200% AMI (Area Median Income))
3. All other requirements of the program remain the same.

Optional discussion:

1. raise maximum award from \$30,000 to \$40,000 (this may either reduce the number of awards depending on grant amount/or increase the # of minimum grants)
2. change one-year policy before a grantee can apply again to the program
3. reserve 10% of program funds for possible outside construction supervisor, if needed. The real cost may be closer to \$9,000 or 3% of program funds.

Select date for next lottery drawing.

The administrator gave a general overview of the historic homes program and shared the income scale eligibility spreadsheets and documents that support the recommended changes.

Summary: The City of Springfield offers an emergency home repair program and an exterior home repair program for individuals who earn less than 80% of Area Median Income (AMI). Anyone above that line is excluded since the goal of those programs is to assist low income earners. The goal of the Historic Homes Restoration Program is not to assist low income earners with home repairs rather the goal is to repair and restore a neighborhood's historic resources. The difference is significant as the City must use HUD guidelines in determining eligibility for their programs but the HHP does not since the restrictive CPA community housing reserves are not being used to fund HHP.

The HHP is the only program in the Commonwealth that targets homeowners who live in a historic home by offering a direct grant for restoration and repair of their home.

The HHP uses historic reserves and/or the undesignated reserves categories to fund the program and the SCPC has set goals specific to the Historic Home Restoration Program; to

- recognize there may be additional costs to restore/repair homes in a historic district
- to maintain the integrity of our historic neighborhoods for the future

- invest in the intersecting housing goal to keep our current housing inventory in good repair to avoid future blight that results in higher costs for new housing.

Three reasons for the two policy changes:

1. There are a finite number of homes in the 7 historic districts and it is a goal of the program to restore the homes within these districts. It implies that if homes need repair, income should not be relevant if we are to meet HHP goals and insure the viability of these historic resources in our neighborhoods for another 40+ years. The Total properties in the 7 historic districts= **1,326**. Once the apartment buildings, rentals and city owned parcels are removed, the total homes eligible = **956**. While not all homes will need repair, the program includes all that do. Raising the AMI will help more homes.
2. The Covid-19 pandemic is still increasing overall costs to repair and spiking inflation has resulted in less buying power for all families.
3. The CPA calculation for AMI hasn't kept up with the actual cost of living. The allowable annual income raised nominally by \$2,310 from last year.

In conclusion, to account for the discrepancy, the real cost of living, address the decrease in purchasing power, and increase cost to repair - at all levels of income- it is recommended to raise the eligibility for a maximum grant (\$30,000) from 80% to 100% CPA AMI and 2) increase the minimum grant from \$10,000 to \$15,000.

This adjustment appears to satisfy both ends of the income spectrum with a bump of \$5,000 to the low end and a \$5,000 bump to the higher end when >170AMI is used as the threshold for a minimum grant. It recognizes that individuals are already penalized with the lower CPA AMI and provides the equivalent gap funding at the higher end while providing 100% of the maximum grant for those on the lower scale.

Motion to accept recommendation to raise AMI to 100% for the full \$30,000 grant made by Clinton Harris second by Steve Bosworth. Discussion.

No. Yolanda, Steve, Bob. **Yes.** Clinton. **Abstain.** Gloria. **Motion fails.**

Motion to raise the minimum grant from \$10,000 to \$15,000. Made by Clinton Harris second by Steve Bosworth. Discussion. **No.** Steve, Bob. **Yes.** Clinton. **Abstain.** Gloria, Yolanda. **Motion fails.**

Motion to reconsider the vote at the next meeting Made by Clinton second by Yolanda.

No. Steve, Gloria, Bob. **Yes.** Clinton, Yolanda

Parliamentary rule will decide if a member may renew the motion next month.

Administrator's Updates

- The Abbey Brook Acquisition is complete and the land transfer was recorded at the end of July. The Conservation Restriction draft was included in the contract as a placeholder and the final CR will be recorded upon approval by the Department of Energy and Environmental Affairs (EEA).
- Nine additional projects have been completed and total returned funds of \$29,288.02.

Next Meeting October 1**Motion to adjourn**