



Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Tuesday, August 28, 2018

6:00 PM

See Agenda

I. Call to Order

6:00 PM Meeting called to order on August 28, 2018 at See Agenda, City of Springfield, Springfield, MA.

Attendee Name	Title	Status	Arrived
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II. Public Portion

III. Minutes

Springfield Community Preservation Committee
Tuesday, August 28, 2018 at 6:00 pm
Maple High/Six Corners Neighborhood Council Office
Mason-Wright Retirement Community
74 Walnut Street, Springfield

Present: Lamar Cook, Gloria DeFillipo, Robert McCarroll, Juanita Martinez, Steve Shultis, Ralph Slate, Angela Robles. Absent: Terry Mitchell

Mr. McCarroll opened the meeting. A motion was made to approve the August 7 minutes and they were unanimously approved.

Mr. McCarroll explained how CPA and the Committee were formed. There were 24 final applicants with only one withdrawing. He added that the final FY18 figure for distribution is \$1,300,000. The CPC will deliberate its recommendations in September.

McKnight Community Trail: Liz Stephens explained that the rail trail begins behind Rebecca Johnson School and ends on Armory Street. DPW head Chris Cignoli estimated that the City had some money for the design and Ms. Stevens said they were lowering their request to \$200,000. She added that MA DOT would pay for construction. Mr. Slate posed the question that the DOT has identified \$300,000 for this project. Will the design come from a feasibility study? Mr. Slate asked if any monies that are not used for this project be returned? Her response was that they would absolutely return any unused funds given them by the Preservation Committee. Mr. McCarroll asked who will be responsible for the upkeep of the trail; Ms. Stevens responded that the Park Department and the Friends of the Trail committee will be responsible for upkeep. Mr. McCarroll pointed out that the CPA cannot give monies for upkeep.

Riverwalk Enhancement: Betsy Johnson explained the need for signage for the Riverwalk, a walking/biking trail which starts near Chicopee and ends north of the South End Bridge. There is

limited access to the Walk. The \$24,000 would allow installation of eight banners at entrances and interpretive signage along the trail to enhance the walking /biking experience. Mr. McCarroll asked if there would there be signs at the elevator bridge by the old Basketball Hall of Fame, and Ms. Johnson replied yes. Mr. McCarroll suggested that they consider looking for other sign sponsors such as Eversource, Water/Sewer Commission, and Six Flags.

Wayfinders Housing Rehab: Gina Govoni presented the proposal for a deferred loan program for single and two family owner-occupants. These monies could be used for code violations. Gina replied that yes they did. Gina did state that there would be affordability restrictions only if they sell their home before five years. Ms. Govoni stated that there is a large demand from the public who have limited resources. Mr. McCarroll questioned Gina regarding the fact that the coalition in Boston told her to come to us. At this time she also stated that Belchertown's incentive is \$5,000. For Condos and Single homes that are geared to owner occupancy.

Catholic Charities: Catherine was the spokesperson for the Homecoming Project. This program is for the homeless or those who are on the verge of homelessness. Catherine stated that their request for \$100,000 is because they are deficient in funding to help pay for rent. Ms. Martinez asked if clients are guaranteed for one year and does the renter's portion increase up to twelve months. Catherine assured those present that almost 100% are there for one year. Ms. DiFillipo asked if they pay security deposits? Catherine stated they do pay.

East Forest Park Library Reading Garden: Mollie Fogarty mentioned that the East Forest Park residents have wanted a library since 1950. They now use a storefront on Island Pond Road. The new library will have many programs which include Art Exhibits, Reading Garden and Story Garden. There will be a pergola which will be maintained by the City. The Library will have a 99 year lease from the School Department. The Community Garden will be open to the public and have free Wi-Fi. The request of \$200,000 is for both gardens.

McKnight Co-op: David Gaby discussed that most affordable housing funds are for rental properties. He stated that owner occupancy builds a better community and noted that crime drops when we have owner occupied housing. Mr. McCarroll questioned if there were three to eight 2-family homes. David did reply that there were and added that they are scattered throughout the city. Their goal is to have 300 units in the future. Mr. Gaby added that some of these homeowners have paid off their mortgages but need financial help in repairing their homes. He stated that the equity needed is \$50,000. The long term community development goal is to purchase, repair and restore the homes that need such repair. Mr. McCarroll asked what the Co-op brings to the homeowners. Mr. Gaby answered was that the co-op owns a share in the home, equivalent of a down payment.

McKnight CDC Revolving Fund: Mr. Gaby was also the speaker regarding this fund and explained the need for stabilizing homes. Monies could be distributed to homeowners to make necessary improvements to avoid losing their homes due to code violations. Mr. Slate did question if he is just concentrating on properties that are in need of preservation. Mr. Gaby replied that he is trying to avoid cookie-cutter repairs but repair the homes as they were originally built. Ms. Robles asked if these were residential properties; Mr. Gaby assured her that

they were. Mr. McCarroll pointed out that CPA requires properties be on the State Register or determined by the SHC to be of historic importance to the City.

Office of Housing Homeownership: Robert Demusis shared that they provides \$2,500 down payments but the current program is restricted by its HUD funding to potential homeowners under 80% of median. CPA funding would allow helping first time home buyers between 80% and 100% of median income.

Mr. McCarroll went over the fiscal budget for 2019. He added that approximately \$143,000 will come from the state will come in November. Robert also asked the Committee members to choose the applicants in the following order; Top 8, Middle 8 and Bottom 7. Mr. Slate requested members also come with recommended funding amounts.

Next Meetings: There will be two meeting held on September 10 and 17.