Community Preservation Committee

Regular

~ Minutes ~

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

Kathy Calvanese

Tuesday, May 3, 2022 | **6:00 PM** | **Utilizing Remote Collaboration Technology**

I. Call to Order

6:00 PM Meeting called to order on May 3, 2022 at Utilizing Remote Collaboration Technology, (Online), Springfield, MA.

Attendee Name	Title	Status	Arrived

II. Public Portion

Springfield Community Preservation Committee

May 3, 2022

The Community Preservation Committee will continue to meet remotely until further notice.

The first section of tonight's meeting the committee will hear from the final candidates applying for a CPA grant.

Damour Museum of Fine Arts

Springfield Science Museum

63 Mulberry Street

Pre Development Assessment for Maple and Byer Street

Affordable Home Ownership

58 Edendale Street

Down Payment Assistance Program

The Gemini Townhouses

275 Chestnut Street

Supportive Housing

McKnight Dog Park

Robert:. We are in the fifth year, believe it or no, of CPA Grant Review. This year we received twenty six applications asking for over Four and a Half Million Dollars. The amount that we will have to give is somewhere about half that amount. We will know the full amount exactly one the books close on Fiscal Twenty Two soon after June Thirtieth. The Committee is composed as required by state law of people representing five distinct bodies of City Government and we have: Clinton Harris - (Park Commission), Juanita Martinez - (Represents The Conservation Commission) - Gloria DeFillipo - (Planning Board) - Judy Crowell - (Represents the Historical Commission) - Wilie Thomas - (The Housing Authority) - Robert stated that he represents the Springfield Preservation Trust, Inc.) - There are three Neighborhood Representatives appointed by the president of the City Council: Ralph Slate - Lamar Cook and Rhonda Sherill.

Tonight’s presentation you are the third group of applicants to meet with us. You will be given a five minute timed presentation. Gloria DeFillipo will give you a warning when you have one minute left and she will give you time and when that is called please simply finish your sentence. There will be questions by the Committee. There could be no questions or there could be twelve questions. Please confine your answers to the questions and not things that you forgot to say at the five minute presentation. Starting next month we will be going into deliberations and that takes several months and ultimately we hope to have our recommendations to the City Council in September when they resume their normal meeting schedule. They usually take about a month or so but we can’t predict what their timeline is and then of course the law department has to draw up the contract with the people that City Council has voted to fund. Basically the rest of this year is not something that people can plan on doing their project because their contracts aren’t usually ready and signed until after at least December. With that being said we will start with the presentation.

Damour Museum of Fine Arts:

Rachel Hart stated that she was happy to start things then I will turn them over to Steve Jablonski. Rachel thanked the Committee for being past recipients. We are so fortunate to have you in our city and make all these projects possible, so thank you. I am here to present on our museum of Fine Arts at the Springfield Museums. I am the grants manager joined today by Stephen Jablonski the architect who is the project manager of this project and our next presentation of the Science Museum. Shaun Mullet is our new Facilities Director at the museum and you may have questions for Shaun as well. You might be needing him in the near future. There are three components to our application for the museum of fine arts. There are three components to our application for the museum of fine arts. One is the front entryway. One is cleaning the limestone. The last is the addressing of the windows. There are three components to our application for the museum of fine arts. There are three components to our application for the museum of fine arts. who has thirty five years of the Preservation business and has worked in museums. She is a conservator and she is also the person who oversaw a ten year long three phase project at our Smith Museum, The George Walter Smith Museum for the replacement of the Tiffany Glass Windows. She has helped us in the past at the Smith Museum and at the NFA for climate control work that she has done to help preserve our collections in the museum. She will be addressing our front entry way which is to be removed, replaced with a temporary door, repaired and re-installed and glass will also be removed as well the components of the foundation including three pieces of Tennessee marble that should be repaired at our place.

There are many components to this project. I will hand it over to Stephen so he can address the limestone and the window work. While he speaks I will also share my screen if I can and I can call up some images so you can see that as well. Stephen thanked Rachel. Stephen stated that limestone will be cleaned in accordance with the Secretary of the Interior's Standards. So there is the picture in Art Deco of the door that is extremely unique and it will be handled with care. This is the Chestnut Street Facade and it shows the steel sash windows, there are eight of them that we are proposing that we are to replace in kind by doing an in kind replacement with new steel sash windows. In general it is a more cost effective environmentally sound way to treat the windows as opposed to scraping and painting them. The facade, you can see the staining on the top of the facade. We are going to do it on all four sides, but to make it a unified hold we are going to replace the windows and clean the facade on Chestnut Street in our first phase. The cleaning will be done with a cleaning agent, no sand blasting it will be a liquid cleaning agent and it will be diluted appropriately and put on with brushes. Before the cleaning is done there will be a ranking of loose mortar joints and will be reinstalling a compatible mortar both in color and make it to a facade limestone. Robert then asked, does anyone know the last time the facade was cleaned or has it never been cleaned? Steve stated that he has worked over the Museums on and off and I have done work for them for approximately twenty years and during that time I they did not clean the facade it is my strong guess that the building is approaching ninety years because it was 1933 so in 2023 it would be one hundred years old. That would be my guess but it is only a guess.

Ralph then stated that he had a question. So you are going to replace the steel windows in kind. Is that going to be with new steel windows? I assume you are going to go with double glazing there? Stephen responded by stating the manufacturer is one of the original manufacturers, we are not saying it will be one of the actual manufacturers. Hope Windows Manufacturers in Jamestown New York makes a steel sash profile and they have adapted the original single paynes profile so it can accommodate. When you look from the outside all of the proportions are exact and they are the same as the original. They just make it deeper. That is one of the reasons that we came to the conclusion that it was a better fit, especially from the climate control, to put thermal paint on newly sealed windows. That is what the in kind designation would be, a factory sealed sash, original window replaced with a steel sash for a placement window with thermal pane glazing.

Robert stated that clearly the state law government CPA requires that any Historic resource has helped with CPA has to conform to The Secretary of the Interior's Standards. Steve, have you checked with the company to make sure that indeed that’s the case? Obviously if this is an award then we would be having our Preservation Planner to advise us as to whether it meets the secretary of the interior's standards. Have you had any experience with this manufacturer? I have not specifically addressed the conformance with the Secretary of Interior's Standards but in talking with the salesmen and representatives I personally know that they have a track record of beating the Secretary of Interior's Standards which are basically as close as possible replicating the original dimensions which were confident that will be the case. From the outside looking straight on the elevation view however as time permits we have a kind of general approval of maintenance for the windows and the repair of various other projects that are listed on this application from the Springfield Historical Commission.

When we have the specifics of the actual shop drawings showing the exact dimensions we will share those with the committee with the Historical Commission for approval. Clinton Harris told Steve that he was looking at the estimate Shawn Mullett of 211,477. Have you gotten any other estimates? If this is the estimate that you have I'm wondering why you are applying for $250,000. The first question is from Kelly for the limestones cleaning. What we included was one quarter of the limestone cleaning just for the Chestnut Street side. It is not the bottom line on that estimate that is in the full budget. What I can do is share the screen so you can see what is included. One quarter of the limestone cleaning amount from that estimate is included and the remortaring expense line from that quote is included. Steve asked Clinton if he was inquiring about it. Clinton asked do you have any other estimates?

Rachel did state that in our attachments they are all included in our attachments and also included Steve's is the one you are looking at here the one from Savage Metal Restoration for the door is $72,000. and the $20,000 and what we sent over today because we did make one as Steve spoke to you earlier initially we had talked about just scraping the windows and upon further research and an estimate from Chandler and Hoax Window we are now suggesting that we spend those funds proper in kind replacement of the windows on the west side of Chestnut Street side and we also have a quote for that. Steve said if I could jump in I think what Mr. Harris you could probably elaborate a little more in your question. What I think your line of questioning is: did we get any other competitive quotes for the masonry restoration and the door and I can say "yes." This is the second year that the museum has submitted this request for work on the fine arts and we have had several estimates for repairing the windows. There were two firms at least that I am aware of and possibly three. They quoted the repair of the door and we got at least two quotes for masonry restoration and the Kelly Building was much more affordable than the other quotes as was the repair of the door. To be honest with you, the quote for the repair of the door in a world class museum is that the front door is covered and they have a company that will secure their building while the thing is being worked on. Is that what you were referring to? Clinton stated that he remembered your request last year and noticed the price never changed. Steve stated it is very difficult to go back on your records compared as Rachel alluded to last year. I believe we were contemplating on all four sides and we were contemplating the painting but we evolved our thinking to do one facade at a time and replace the windows. Robert then said if I understand this correctly the proposal is now to rehabilitate the grand entry door off the quadrangle to clean the Chestnut Street facade and to do appropriate window replacement of the Chestnut Street facade. It would be helpful if Rachel could have an amended budget that focuses on those and keep in mind that the CPC has its own policy and never gives more than $250,000 and twenty one projects in any one year. Given that the application in front of us has a different list of items with different expenses.

The letter you recently sent us was simply for all the windows. We need to see something that sort of breaks out Chestnut Street windows as a line item. Then add to that the door and the Chestnut Street cleaning. Rachel stated that the budget that I just had on the screen is the revised budget that we submitted to Karen earlier. We were in touch about this. It does reflect the expenses of just the door replacement, cleaning of the west side only and the replacement of eight windows on the west side only. Robert thanked Rachel. I get a buggy eye when it comes to technology. What I did see was the letter of the window company giving you the total cost of all the windows. I must have somehow not clicked on whatever would have gotten me to your revised visit. Karen stated that you will see on the quote Sean worked with them on this they also provided a per window estimate and that is what we used to calculate the cost of the eight windows on the Chestnut Street side. Robert stated that what you put up was too small on the screen for me to see what is the total amount that you have revised and I assume you are asking for the full two-fifty. Karen stated that she is asking for the two fifty but the bottom line of our budget has not changed because we did not want this to be a drastic revision so we just took the one line item that was originally one hundred and nine thousand for the scraping and painting of all the windows. We replaced it with the replacement of the west side windows so the bottom line is still $264,891. Gloria stated that I see on the application you are not seeking multi year of funding. So what happens to the other three sides of the building? Do they need limestone repair, are there windows that need repair? Karen stated that they are not seeking multi year funding with this application that is in part just because we have experienced it is in our interest to kind of address these needs year by year. As you know we are operating five museums all with different needs and so the hope is that we will be applying next year potentially for another side of MFA or potentially for another building that needs work, The long term plan is to address all four sides of the building and we are open to apply to Mass Cultural Council and other Cultural Facilities Fund and other sources of income can speed the process along because funding is obviously key in making this happen. Gloria stated this as just a question. What happens if this is not funded? How are you going to support the building? Meaning the doorway and the windows. I am sure that the limestone is important and I am not trying to say that it isn't but I think windows are a little higher up on the scale. Karen stated that all of our funding needs are going to just keep at it and keep and keep applying until we are able to fund these repairs . We do in our budget have a commitment to support up to ten percent of the total cost. Some of the money comes out of our Springfield Museums facility funds to cover the cost and like I said we are planning to continue applying for additional sources to make it possible.

Springfield Science Museum: Steve Jablonski stated that those of you that were on the committee last year remember to rehab the plaza quadrangle side of the Science Museum. The project basically has three or four components. The primary component is replacing the damaged slate surface with a brick paver material will be placed in a pattern that will respect The hexagons that are an important part of art echo the nineteen thirties facade of natural history known as the Science Museum. The second component is per handicapped access that is required by the Commonwealth of Massachusetts for projects of this nature. The third component which doesn't really show but I can describe it. Basically there is one steel sash window that was removed at the creation of the welcome center. We put in a stairwell and it hasn't held up, it wasn't covered, it wasn't put up with galvanized metal and it hasn't held up throughout the years. We are going to take that out and since there is no need for communication between the welcome center, the gift shop and plaza we are going to completely eliminate that and replace it with a new steel sash window that will match the rest of the windows on the facade and we will rebuild with small pieces of limestone so that original facade where the stairway was placed will be original. I just wanted to delve in a little bit of a rationale on how we approach this project. No secrets, Bob knows that the original material from 1933 was slate with random pattern slate and with consultation with the people in the museums and frankly with my recommendation as well that material has not stood the test of time. It is planned to be removed from the science plaza. When the Dr. Seuss Museum was built. We moved the damaged slate from that area and put brick pavers there and most people felt that it was a good move. In general what it boils down to is that slate doesn't hold up to New England weather and salting. It is too thin and even if you got it cut thick compared to its overall dimension it is not as thick. We felt that that was the best alternative even though the Secretary of the Interior's Standards clearly states that you are supposed to do an in kind replacement. Respectfully, we don't feel that as a way to go and that is why we altered our application slightly. I don’t know if this makes any difference to you folks and we are submitting this as a public park and we feel justified. Hopefully, historic scrutiny will be a little bit less. In closing I would like to acknowledge that the Springfield Historical Commission did approve the pavers. We didn’t show them the slate material. However, that comes to a conclusion. So now I will take any questions. Robert then stated that clearly if we recommend this and City Council approves it then our Preservation Consultant will review the work. If she finds that it meets the Secretary Standards then we are good to go. I guess my question comes that if she finds replacement of original materials with material that is not there doesn't meet the secretary of Interior Standards are you prepared to put slate back in there. Steve then stated that the answer would be yes. Although, If I was the decision maker my answer would be I would have to think twice on that because with all do respect to everybody envolved the slate does not hold out. I think it is not responsible to use public funds to replace it with a traditional brick material that if you went back in history older. People have been using brick pavers a lot longer than they did putting little pieces of slate into plazas. I would say it is not the exact material that was used in 1933 because over the ninety year period it hasn’t stood the test of time that we don’t feel. I would say we would take the grand and put the slate back in.

The intention is to make this space usable for families and visitors with tables with an ability to hold any number of programs, DJ’s, vendors and things like that. Durability should be a factor if approved because it is in our interest to make it as long lasting as it is possible. More people can be using this space. I am happy to share the images of the slate if needed. Robert stated that I don’t think that we need to see that. Robert asked are there any questions from Committee members. Ralph stated that he was trying to balance your request for opening up the space to more people with the fact that it triggers sort of the ADA portion of it which substantially alters the appearance of that space by requiring putting ramps up the front of it. I support the ADA. Sometimes there are situations where there is a good trade off. If you are going to have people there you need to have the access but how important is it for you to have people in this space to open it up for programming. How big is the space and is it really going to be used? Steve stated that it is his analysis that there can be conflicting opinions about it but not so much the ADA Massachusetts Architectural Barriers which the Commonwealth enforces sometimes they are one for one. This so happens that the Massachusetts one is not necessarily one for one. My reading is that if you are spending any money and replacing and repairing any element for any building must be compliant with the standards. There is something special, I think it is one hundred thousand dollars, if you spend one hundred thousand dollars everything has to conform and once you repair a plaza that is three steps up and is not accessible from the public and there are six or seven steps down, I don’t know how you can justify without making it accessible.

We did present this to the Springfield Historical Commission which approved it and we presented it to the building commissioner, Steve Desolit and his assistant commissioner Mark Hebert and they were of the opinion that you could easily say get the people up to the plaza level don’t you have to build another ramp to go up six to eight steps. The answer to that is “no. The intention of the project is to put some kind of picnic table and make it more of an event space that can be used when they come to visit the Quadrangle and because of the disrepair of the slate right now we don’t offer it to people for use. Once you do anything that has substantial repair to a non handicaped accessible portion of your building that you're in your propelled to make the ramp aceptable. Many years ago the Museum of Fine Arts which you were just looking at the entire Quadrangle was sighted for handicapped violations. The consent decree with the Massachusetts Board they agreed to make the entrance to the Museum, The Fine Arts, accessible because at that time in the opinion of the board from Boston they spent enough money that they spent enough money on the building that they should have and it wasn’t. Ralph then asked the door that you are removing or replacing the window? Is it currently as it is, and is it accessible right now through that doorway? Or is there a step? There is a step. There are four or five steps from the gift shop down to the plaza level. We cannot put tables on the slate because of the disrepair it is an unfunctional space. It is not safe because it is not level but none of that space would be lost by including the ramp, accessibility is actually increased not just for the disabled population but also for the many families we have using a stroller and older individuals using walkers and wheelchairs. We get survey feedback and it is something we know will be appreciated and is currently desired. Juanita stated that the space is bigger than you think. For thirty years I have been doing birthday events there and many times there is a program in that plaza. It is big enough for somebody to demonstrate live birds and have enough people they're watching. It’s much bigger than you think.

Clinton asked Stephen how will you be constructing a concrete plan? Yes, the plan shows the base of it would be footings and the foundation would be concrete. The actual side would be made from a space of limestone to match the building. The walking surface would be the same brick pavers of the same surface of the plaza. If you have enough space on a very shallow pitched ramp you can have handrails that are top to bottom and are four feet apart . We are not proposing handrails. There will be one handrail if someone needs assistance but this is going to be a slow pitch. If you are in a wheelchair you could be up there no problem. If you're using a walker you also can go up with no problem. There is enough space at the museum. We made them a little bit longer so they are a little less steep. Ralph stated that the reason that the ramp sort of bothers me is that it is breaking up the symmetry of the facade. If you had symmetrical ramps that would probably balance the overall look of things. Gloria began by stating that you are requesting to put the ramp up to that little plaza area. After that there is a set of stairs that go into the building? Steve stated yes Gloria you did. Steve stated that you go up three steps and we went to the building commissioner and said we are going to rehab this plaza and make it accessible but we are not going to make the door, the six to seven steps up we are not going to make that accessible the rationale behind that. The commissioners agreed that there was a handicapped entrance and the welcome center and there is wheelchair accessible elevator that gets you to all the levels including what you would get up to the seven curved steps. They bought the rationale that there is a way to get into the building at the welcome center. It’s not an entrance so it’s not made to be accessible. Gloria asked if there were signs to that effect, telling people to go to the welcome center. Steve stated absolutely, it is very clear where the entrance is marked when you're on the Quadrangle and it is not an entrance.

63 Mulberry Street

Attorney Michael Swain began by thanking the board and allowing me to present this matter. This is a unique situation in the sense that the applicant, my client, Victoria Capital Trust is the mortgagee of the property at 63 Mulberry Street. There is ongoing litigation regarding various cases and multiple courts that recently got consolidated. The main case that has to deal with this is a code of a violation case with the City of Springfield condemned the property. Currently there is an order that was issued quite a while back that put my client in management of the property for the lack of a better term. Right now my client is looking at trying to re-hab the property which consists of a main house as well as a carriage house that unfortunately has to be torn down. The city has been pushing to have that taken care of to tear it down, the Carriage House that is. Right now we are applying with the hope of the CPA funds that we could potentially rehab this to the Historical Building.

Yesterday I sent over a letter of support from the Springfield Preservation Trust. What we are looking to do is basically rehab the entire building. I have listed the application regarding a demo of any systems which stands for mechanical, electrical and plumbing. Rebuild interior walls and the porches to code and replace all the windows and doors, Install new siding and replace roofing shingles, repair masonry and all new systems including electrical distribution, plumbing, fire alarms and insulate the building to code. Install new millwork and hardware and install all finishes including painting, shelving etc. This building is really in bad shape. There was a fire that occurred a few years back that certainly added to the disrepair of the building. At this point my clients are weighing the cost benefit analysis as to where they go from here. At this point they do have three different contractors sent proposals which I included in the application. Unfortunately they are very expensive. We are looking at an average price close to One Point Eight Million Dollars to get this building back up to code. As I mentioned in the application there were a couple of things with the contractors quotes that we have to revise. In particular they mentioned vinyl siding which was not able to do that. That figure may increase depending on the price of cost and things that would be able to be used, materials that would match up the Historic nature of the building.

I would be happy to take any questions and try to answer them to the best of my knowledge. I will take it from there. Ralph stated that he had a question in that I am just trying to determine this application in the sense that if we did give the $250,000 you're short of applying there is still one point seven five million dollar the money that you need to fix the house up. If we gave you the $250,000 would you do this work, would you do the project? Atty. Swain stated that I’m still in talks with my client about what we are going to do. Quite frankly it would be litigation in various courts regarding the former owner of the property, and the current owner of the property as well as my client delayed plans by trying to bring this building back up to code. It is our intention to hopefully get funding to figure out a way that we can save this building.

Ralph asked so this isn't just leveraging the CPA and the CPC for a court case or anything like that. This is an application done in good faith with the hopes of bringing this historical building back up to par. I’ve been working closely with the Springfield Preservation Trust and hoping that we can try to get things moving forward and CPA funding would be a giant step making it actually a realistic thing. Ralph then stated the second thing is I know your client is the mortgagee and they owned the property and they aren’t looking to live in the property. They are looking to sell the property at some point. How should I sort of weigh the profit assuming it goes successfully. You're going to sell the property and you're going to make some money off the profit right? How do we weigh that against the grant? How should I sort of weigh the profit assuming it goes successfully. How do we reconcile that? If it was a regular person living in the house the way I would litigate that I would say that there is going to be a claw back put in place. If we give you the money and fix it up and you immediately sell it you have to give us the money back. We could forgive a certain amount of that money over a certain amount of time. It's not the city giving somebody money so they can make a profit. How would you handle this in this case?

In this case my client wouldn’t be necessarily making a profit because they would be foreclosing the property. If the dollar amount that came in after the foreclosure were to happen they aren’t entitled to a profit above what is actually owed on the loan and the property preservation expenses of renovating the property would be tacked onto the loan. So that would increase the amount of money that would potentially go back to my client but they wouldn't be making a profit over what they owed on the loan and the property preservation expenses from actually renovating the property would be tacked on to the loan. That would certainly increase the amount of money that would potentially go back to my client but they wouldn't be making a profit over what they owed. Ralph then asked would your client do the work to the property? Attorney Swain then stated that is what we are discussing now. The Western Housing Court has our client basically in charge of the property. They have to make various repairs, secure the building multiple times, and try to take care of it so the building will be safe for the neighbors. My client although they don't own the property as a mortgagee due to the Western Housing Courts Order basically saying it's your responsibility to manage the property. They are in a position to fix it up and take it from there. Ralph stated that for your client to own the property they would have to foreclose on the mortgage which they aren't ready to do yet because the property is in disrepair. If they foreclose there would be a big liability. Michael stated that if the property went back to the bank then all these code violations will be their problem. All these code violations are basically their problems now anyway since the court stated that Victoria Capital Trust is in charge of the property making sure everything is safe so if they were foreclosed it would be quite a way down the road due to litigation that is going on now.

My clients are the mortgage company, Victoria Capital. There is litigation going on with the prior owner and who is considered the owner of record right now. Gloria stated that there is a mortgagee who doesn't own the property. It is litigation. When do you think this litigation will be over? I certainly hope sooner rather than later. The wheels of justice don't necessarily move that quickly. Can you name who the mortgagee is ? The mortgage is Victoria Capital Trust. Gloria then asked who the board of trustees were. Victoria Capital Trust is my client, the bank for a better term. There is a litigation going on with a woman named Cheryl Bonner (the prior owner) who sold the property to a gentleman Charles Kob who transferred the party to a LLC whose name is Sisterhood on the Moon, that then took out the mortgage that my client now holds . The players involved are my client Victoria Capital Trust who is the mortgagee who holds the mortgage. Then we have Cheryl Bonner suing Charles Cobb in his LLC called Sisterhood on the Moon. Neither of which (Charles Cobb or Cheryl Bonner) have taken any steps to maintain the property to try to bring it back up to code. That basically is what led to my client and having a court order you must step up and clear the property.

We hired a local management company to take care of such and keep an eye on things. Moving forward we have two different issues. We have the Code Violation case in Western Housing Court which deals with the condemnation of the property. Then we have the litigation going on in the Land Court as well as Superior Court. Those cases recently got consolidated into the Land Court matter. That is where the argument about who owns the property is going to be played out. My client is basically in charge of the property. That is why I am here to ask for the funding hoping that we can take this property that Springfield Preservation Trust has had on their most endangered list for quite a while. We hope we can get this property back up to the shape that it should be. Robert then asked if we were to take this project and the City Council was to improve it. Is it a matter of that this money would sit and wait until there was a soup to nuts rehabilitation effort on the building? Is it the mortgagee, your client would simply use the money to do some work on the building now. Michael stated that we would have to go back to Housing Court and submit a rehab plan and you have courts approval to move forward with it. So that would be our next step to finalize funding, get updated quotes regarding switching off the vinyl siding so we can make sure that we keep the historical character of the building. Then we can move from there. We would certainly need the court to sign off. Ralph stated that looking through what was submitted here there is the one point million dollar quote that is not detailed. If you were to receive this $250,000 in funding from the city what would it be spent on? Demolishing the Carriage house wouldn't be appropriate for the money. Someone could be hired to clean the property ever so often which wouldn't be a reasonable expense.

Michael stated that the funds would be used for actual rehab of the property. At this point my client has put out a decent amount of funds trying to maintain it. It is in such rough shape there are numerous things the proposal has bulleted the items is basically full renovation of the entire building. It would be used for that. Ralph wanted to know if there was an opportunity to spend less than one point million dollars. The way I see the situation is that this building is in imminent danger. It is pretty obvious that it is not going to be spent on this building. It's not worth one point million dollars. Is there an amount of money that can be used to stabilize this building and make it inhabitable? Michael stated that it was a good point and I will have to check with the contractors about, is there a way to bring this building back up to code as well as making sure it is done in a way that fits the historical nature of the building. This is a very good question. Gloria stated that she would like to see an itemized budget for the $250, 000 what it is specifically going to be used for. That is a criteria for us and it's my opinion. I am uncomfortable with a bank, us giving money to a bank, Victoria Trust it doesn't sit with me and it is my opinion and I wanted to state that. Robert then stated that he looked to look at the interior of the building and it is indeed a grand Victorian home. Michael, your application didn't have any interior photographs. Is it possible that you can have some sent by your property managers to the Committee? I think it is important that we see that this is not just any old building. This was the high end house that gussied up in the late Victorian Age. The other thing Michael you would be sending your fair wage certification and I don't think we received that. Michael responded by stating that he can get that over to you and I can send photos. I do have photos of the property. I believe Kiara sent some photos to me as well. I would be more than happy to send those over to you. Robert stated that if we could have them before the twenty seventh of May send them to Karen and she will forward the estimate, the tax certification. They showed the grandeur of the house and they also showed the degree of neglect because my understanding is there was a fire and the house is a mess. Thank you very much if you get us that material before the Memorial Day Weekend we will move on to the next presentation.

Pre Development Assessment for Maple and Sixty Byers Street

Tina Qualiato Sullivan I am the city's director for disaster recovery. I have a couple of slides. I know that these photos are in the application but I figured I could scan through them while I am talking. I imagine that most of the folks are familiar with these properties because you have previously designated some funding towards the development of a couple of them. All three properties were previously owned by the city. The city then sold the properties to developers. The developers since have been unable or unwilling to perform according to what they had agreed to and at this point the city has now recorded reverter deeds and taken back ownership of the properties. The city is here seeking funding that would allow all of us complete detailed assessment and rehab plans and cost estimates so that we can put the properties out to an RFP for developers to submit proposals to submit. Also so we can really adequately evaluate the proposals that come in from developers and don't find ourselves in the same situation with developers down the road that don't have enough funding to cover the full needs of the properties and also make sure that the budgets are realistic and that we are really making sure what the full needs of the properties are addressed. The city has obtained estimates or quotes from Calo and Bieneck, a firm that the city has under contract already. We didn't seek multiple quotes because he already has a competitive bid contract with an architect to do this sort of work. They have a significant experience as you can see from the application. They have handled other historical projects for the city including the Court Square project have done assessments of the building that the SRA recently has taken at State and Main Street. So that is why we are basically here and that is the funding that we are seeking. I would be glad to answer any questions from the Committee. Ralph stated that he had two thoughts. The first thought is that I understand that the city has a budgetary process and the budgets laid out last year. Something like this wasn't included in it. I also know that the City has a lot of money that seems to throw around from time to time. It seems that the amount spent to evaluate these properties is fairly low in general for twenty thousand dollars for property. Why can't somebody do it for this project? Tina then stated that to the first point obviously the city does have a fairly limited budget allocated to the management of tax idle properties. The reverter deeds were not anticipated in last year's budget. The other piece here is sometimes we are able to pay for some of these predevelopment costs out of Federal or CBG or Home Funding.

I think the goal is that if we do that then we are likely looking at income restricting the reuse of these properties. As much as we are in this difficult situation where it hasn't been budgeted and there is a limited tax title management budget with competing priorities this is not a foreseen cost and we are still trying to keep the development options as wide as possible recognizing that we are in a very critical window for all of these properties. Ralph stated that the second part of the question is what worries me is that the people who are doing the evaluation will come up with a number that the people will gasp and then nobody will ever want it. You're going to have a document that says it's going to be fourteen million dollars to renovate this building. Tina then said the city is very interested in these highly visible properties. We are very interested in a solution that will benefit the neighborhoods. I think it is everyone's goal. There are some developers that may potentially express interest in the city and I will also say we are seeking from another entity that you referenced in the other Historic Trust. I can't say that the budget is going to come back with costs that are not very high. The city is committed to put out our piece of development and is committed to seeking additional funding sources to try and help assist in that budget. These redevelopment for developers interested in working with developers like we have in the past. So I should say on Maple Street it is worth noting that the city did also previously invest funding there to emergency stabilization of the property and so we have a financial interest in saving these buildings. Ralph without disposing too much, have there been parties that have shown who sniff around these buildings that we could possibly be interested in it? Tina stated that we have had some recent interest and I don't know if I can disclose much more than that. Robert stated to Tina that I would raise it sort of piggy back with Ralph's.

You heard our timeline which is a recommendation and deliberation in the summer, City Council in the fall which means if we were to recommend you would not have a contract from us like December. It is almost an entire year away. By now it's budget season and maybe the mayor could have prevailed to put an extra $80,000 just for this year into the tax title budget. We don't do reimbursements, and you can't do the work now. If the City Council approves us please give us the money then. When we spoke to the other

Historic Preservation Board we did say that if they had the ability to fund the project sooner than the CPA committee could we would certainly withdraw our request to the CPA committee. As far as the budget goes the City Departments have submitted their budgets and it is well through the review process at this point. So I don't know if we can go back and amend and that is why we are in this weird position.

Ralph stated that he is aware that the budget's have already been submitted. Ralph stated that there are pots of money out there. If they are serious about this it would be a better investment expense right away so they don't have to go through another winter. The biggest problem with these buildings is there are homeless people in there and they start fires to stay warm and the building burns down. Going through the winter is a huge risk. The money is not constrained to twenty thousand dollars. Tina stated that she understood Ralph's concern. I have certainly brought this up to my boss and I have been advised that there is no funding at this time. Rhonda with the renovation of the big houses on Maple Street I guess you have looked at some developers. Would these be affordable housing or as condos?

Tina stated that at this point I can't say we would be putting out an RFP for developers to submit proposals to the city for re-use. At this time the city would like to keep the options open. I think we are recognizing the budgets will be quite high. We want to keep options open for developers to make the project work in as many ways as possible. So I don't think we are restricting it to any type of redevelopment. We are open to the idea that it may have to be restricted for affordable housing in order to bring in additional funding sources but we don't want to restrict it. Gloria stated that she would like to back up what Ralph about the city finding money. They certainly took money from the account for the Court Square Hotel. That was a significant amount of money as you sit on the committee . There are so many requests coming in for support for city services. Yet my tax bill goes up because my evaluation went up. Something isn't right and I am stating that as my opinion!

Affordable Home Ownership at 58 Itendale Street

Tina Qualiato began by stating that what the city is putting in for is sustainable and affordable homeownership at 58 Itendale Street. This is a house in the Forest Park Neighborhood. The city foreclosed on for non-payment of taxes. We have done projects like this obviously with home funding before so that's Federal HUD home funding. What we are proposing here is utilizing our limited home budget to fund a portion of this in addition the ultimate sale of the property recover and we are seeking CPA for a portion. What we are looking to do here is put out an RFP to select a qualified developer to redevelop the property into a home ownership project. It would go to a first time home buyer. That would be below eighty percent of area median income. It would be a full rehab of the project and where this is new there would be looking to pilot not just affordable housing but also green sustainable housing. We are looking to net zero as close as we can get so that would be a priority in the RFP as well. With this project, we have also submitted letters of support from the Springfield Housing Authority and the city of Springfield office of Housing for this project. So again, I am happy to answer additional questions regarding this. Robert stated let me start off. Can you just give us an overview of the affordability restricton and how it works. My understanding is fifteen years but what happens? Tina said that it would likely be fifteen years the buyer would occupy the property and then they would be indum qualified at the time that they purchased the property. Robert stated what happens if the buyer sells the property in year ten because they got a great job out in Colorado? What does the restriction require? They would be required to repay a portion of what went into the property. Robert stated that one fifteenth for every year of ownership is forgiven, is that it? Tina has to look into exactly what is given per year and how that would work. Robert stated that at that point year ten the person has a great job out of the area and moves. They then can sell the house to a non income eligible household including an investor at whatever price the market will bear?

Tina stated that they have to pay back there would be a deed rider on the property. They would have to pay back a portion of what was invested. Bobby you can be more specific to exactly what it looks like. Bobby then stated that the house appraises at two fifty and we sell it at the two. That would be a fifty thousand subsidy that the person is getting when they come in. If they sold it with a fifteen restriction if they sold it after ten years a third of that fifty thousand out of those sale proceeds would come back to be reused as federal funds. That is the model, that's the HUD model and we would mimic here so that those CPA funds would be able to come back. Juanita is there any way of making that instead of fifteen years that house remains forever as affordable housing? Bobby because we anticipate substituting it with subsidizing HUD funds no. If it was strictly CPA you can put whatever restriction you want. Juanita stated that it is the HUD rule then. Robert asked if it is possible that HUD does what it does so its investment in this evaporates after fifteen years but the CPA still has a hook in it. I guess the concern that I would have with Bobby and Tina when we worked with affordable rental my understanding is those both amenities and that was Elias Brooking School and Wayfinders up on Byer Street. Their other funding sources locked them in for fifty years of affordability. It's going to be putting in one hundred eight thousand of our money that will get us fifteen years at best. If they decide to move to Colorado and sell it in a year then it goes out of affordability at that point. Juanita stated that affordability isn't going to go away in fifteen years, the need will probably get worse.

Tina then stated that we can all testify to the fact that the affordability in this current housing market is so necessary. That means Bobby could we potentially explore self imposing a stronger restriction with HUD and see if they could be amenable to that? Bobby stated absolutely if we were going to split the HUD funds and the CPA funds the HUD funds would have a maximum of fifteen and we will put how many years the CPA would like to see and again that would have to be paid back. We could make it that they have to pay all the CPA funds. Tina stated it is obviously worth noting that the more restrictions you put on a property it often impacts how quickly it will sell or how many buyers will be potentially interested. That being said, we do think the affordability of the project and the sustainability of the project will make it very attractive to first time home buyers to look to purchase the property. We would as stated in the application we do it all through a lottery process. Bobby stated that anyone buying it is intent to stay there for a long time. There are circumstances where you don't want to hurt them too much. Robert then asked are there any examples out there in the housing world where as long as the first buyer when the sell it at whatever time sells it to another income eligible buyer who qualifies at whatever time that is The income eligible price they get to take that profit out but the affordability continues to be the requirement. Bobby stated absolutely the resale requirement and if it was a thirty year ability requirement the first buyer stayed for ten the subsequent buyer would pick up the remaining twenty. Robert stated that if they sold it in ten years the third buyer has a remaining ten on it. Ralph stated that in any case there is no money paid back. Is that what you are implying? Robert then stated that he was thinking that it's one thing for us to buy in long term affordability fifteen years in my mind would be short term. Now I have another question on this. So what happens if the developer who has chosen brings in the house under four thousand and six thousand dollars that he estimates. He is able to do it for three hundred and ninety thousand and brings in sixteen thousand dollars under budget. Is that a profit the developer gets to keep? Basically, there would be less money going into the project. We would sort of fix the developer fee at the twelve and a half percent of the initial budget would be agreed on

It wouldn’t be higher than that. If they came in with a lower budget or the project came in at last money it would just be less money going into the project. It would not be a profit for the developer. Any cost savings Bob would be shared. In our developer agreements we come in under budget for whatever reason the cost savings would be shared. We have that clause in there.

Ralph stated that you mentioned that the money would be done with the maximum energy efficiency minimum fossil fuel usage. Are you able to get any grants to support that or do we have any ideas as to how much extra that is adding on to the cost of the renovation. Tina stated that it has been included that an estimate is included within the proposed budget. It is based on other projects that are similar in scale and what we anticipate. Obviously, if the developer wanted or they thought there were other grants we would encourage them to do so. Ralph said the reason I asked this question is I like to play things out to the extremes, right? Less just say for a minute that the cost of making this like a zero carbon house was an extra hundred thousand dollars and the city says we want to do that. That is not the money that home would subsidize and I don’t know if CPA would subsidize. That is not a benefit in our realm of concern nor is it a benefit of home or realm of concern. How does that work?

The overall project cost is higher because of this energy efficiency piece but if that was removed the project cost would be lower and the subsidy cost would be lower. We would almost be paying for that extra energy efficiency as well as home. Tina stated that some of these are factored into the construction cost right? The weatherization, energy efficiency, a lot of that is because of construction costs. You also have to remember that approximately two hundred thousand the sale price is also covering costs. Ralph if the heat pump cools and heats this home the rebate is excellent. It goes up before we go to contract. Certainly we will address that.

Down-payment Assistance Program:

Bobby began by staging that they have been here before. HUD had a long standing program where we can help people who own eighty percent or less equal or less than the median income. We can give them down payment assistance. The city has had it since 1998 when I bought my first house and I got the statistics many years before and it is HUD Home Funds. They also cap the sales price of the home at what they calculate at 95% of the area median and sales price of the home. In this hot market that we have they are currently calculating a home at two hundred and thirteen thousand for an existing single family house. If you go to realtor.com there aren’t homes for two hundred and thirteen thousand. We are hoping that last year we got a hundred and sixty thousand last year from you folks and that allowed us to help forty first time home buyers to buy their first home. We received the funding I think in October and it is already exhausted. The HUD CAP really holds us back and we are hoping where we can get an additional two hundred and forty eight thousand dollars. That will help sixty two first time homebuyers to buy their house in Springfield. It didn’t last a fiscal year. We are backing it up with our two hundred and fifty thousand home funds and we hope in June first that the existing single family home price goes up and I cannot imagine that it won't. Right now home is capping it and your funds have funded the vast majority of first time homebuyers in Springfield. Robert stated that he had two technical questions. My understanding in the application is like in the past it was a four thousand dollars forgivable loan and the income with CPA money is up to one hundred thousand of median area income, correct? Robert agreed. The first time homebuyer assistance program policies and procedures that you attached to the application I don't see there I see it is eighty percent or below and we gave you twenty five hundred dollars. I don't know if you attached an outdated one or whether it hasn't been updated since July two thousand 1918.

If the public is the one seeing this and we have folks who don't know that they can make up to one hundred percent of area median income and they can get four thousand dollars. So Bob I apologize that we are short staffed. I was getting the application in at the last minute and that was totally on me. In two thousand eighteen, it was twenty five hundred we changed it to four thousand. The HUD guidelines are eighty percent of the median income which are expected to go up in June first but CPA allows uos to go to one hundred percent. Maybe the sale price of the home was okay but the person was eight two or ninety percent of the median income. That is where the CPA funds really help us to get people into this program. Robert stated that if you could send us a revised policy and procedure handbook so we can take this outdated one out and attach one that shows the reality that we are funding up to one hundred percent up to four thousand dollars. That would be good. The other question is since the program that we recommended last year seems to have come to an end I assume you will be sending us a project report outlining where we are helping to be buying houses and what the various income ranges were. I assume that you will be sending us a project report. Bobby stated that he could get that to Karen tomorrow morning. There are two or three that haven't actually closed on their homes but they were there. If you apply today we are not fortunate to help you.

Robert asked do you have an estimate how many participants and homeowners don't make it to the five year mark? Bobby stated it was very low if someone wants to sell or refinance before their five years they get directed back to me because the way we protect these funds are from a soft second mortgage so if after year three they need to sell that byer needs to go back so they come to me for either their payoff. What happens lately is that these people are refinancing. They need our permission to refinance so we can insubordinate our second mortgage. I would guess less than ten percent and I would guess less than five percent of people who are actually selling. Robert stated that I am assuming comes back because they don't make it to the five year mark and simply goes back to the funds and then you can give it out to other people for other recipients. That is where the long standing program has worked. Can tell you that our first CPA grant was three years ago. There has not been one CPA person who has sold or refinanced since we received these funds. Ralph stated that the HUD number is so low. It is supposed to be an area. Springfield has amongst the lowest prices in the area, maybe some parts of Chicopee and Holyoke. You have these houses that are selling for five hundred thousand dollars in East Longmeadow and the numbers are so low. My question is do you get any sensus to someone in Springfield with a competitive advantage with other communities? If somebody is looking for a house in the area you hear people say I was looking in Enfield or Chicopee. I'm glad that Springfield has given me four thousand dollars. That is why I picked this house. Robert then stated that when we got the number of 213 for an existing single family house we were shocked. That is their calculation and there is no going against it. We are in the process of eliciting the Warren Group who will give us the actual sales so we can calculate three months of the area sale prices. We can kind of appeal to HUD and are allowed but we are in the process of that. As far as people looking into Chicopee I don't deal with the actual buyers. I oversee the program managers and it will be better to answer that question. These prices are insane. This market is incredible. That has included so many buyers but the CPA funds let a lot more people in. We have expanded up to forty home buyers and we got in October and we are done in April, which is why we are asking for a little bit more. Robert asked are there any more questions? Thank you very much and we will go to the next presentation.

Gemini TownHomes. Gemini Town Homes:

Jasper McCoy I am the Project Manager of the Gemini Project. I want to start off expressing my excitement to be in front of you describing this project. As a longtime Springfield resident now working for affordable housing non profit. This is what life is all about for me. A little history of the Gemini factory and project the Gemini factory was a site in the eighties and became vacant and then it burned down to the ground. In two thousand four there was an extreme fire and the city then completed remediation of the site in two thousand and eight with the ground mediation grant. I think the federal government. After that they put out an RFP that mostly the development applied to and received a preferred developer agreement from the city. Here we are in our development of the project. Home City Development has serviced the Springfield Community for more than fifty years as affordable housing and profit developer and that alone is to be reconciled. We are a mission driven non-profit. We seek to build better neighborhoods. Some of the projects that we recently have completed or in the process of managing are the Bookings project which is forty two affordable rental housing units. An Historic School that you probably have seen on the news. Then we have Chestnut Crossing which was a development of one hundred and four single room occupancy units. Different housing and it just shows what we are missioned to do and provide for our community. Then we have Amethyst Brook which is not in our community. It shows our mission of providing back to the community with land conservation with effort to give more land in that community in Pelham Massachusetts.. Outside of just the housing we do resident engagement programs for our residents in Springfield. We do financial literacy classes, leadership groups. We also have a new program that is a family self-sufficiency that allows people that are in our units to save extra money toward purchase of a home. Now we get into the Gemini Project at 89 Moore Street in Springfield which is forty units all affordable with the income range of seventy to one hundred percent AMI. We have an emphasis on the market for the first time homebuyers. The project overview we are going to be doing high efficiency standards within these units which means each unit is going to have an option to have an electrical vehicle charging stations. Everything will be all electric; we will not be using any fossil fuels at all. Each bedroom will be twelve hundred square feet or fifteen hundred square feet in the three bedroom and that construction is slated to take twenty four to twenty six months.

We have heavy Community support from the local South End Citizens Council. Mr. Edwards who is the Council for Ward Three and the office of housing for the City of Springfield. Our milestones within this project we have signed the land of agreement with the City of Springfield. The construction loan with new Valley Bank which is a local bank and all these other milestones that you see on the screen. We got approval from the City Council for the special part of this project. We are also Levrizine Resources within this project from home funds and the application is in review. We have a signed term sheet of ten million dollars from Mass Housing Commonwealth Builders. We have a very very heavy inclusion of minority owned businesses within Springfield, Mass. There are a few of them we are currently working with. The last slide is super important to show exactly who is eligible to buy these homes within the AMI.

The allocation that we have is seventy two hundred. So you can see what kind of people in Springfield will be offered an opportunity to purchase a home at an affordable rate just based on how much they make. We have a payroll work list, truck driver, and a Friendly's Manager. These common folks that don't have the opportunity to buy a home in this crazy housing market will now have an opportunity to purchase an affordable home. This goes down with the down payment assistance program. Some of the things that Tina said earlier as well as Bob is heavy in our current climate as far as people can afford homes. I am now ready for questions.

Our Architectural Design Team Marco is here to answer any questions as far as the architecture or the design of the project. Robert stated that before we start with questions from the Committee Members I just want to point out that you have requested $500,000 and we only give two hundred and fifty in any one project in the year. You mentioned that you would be seeking multi year funding. Just to clarify that an approval funding this year for two hundred and fifty that we recommend does not guarantee that it will happen next year. You would have to be applying next year as well. So that being said, any questions from committee members.

Ralph stated that the total project budget of twenty one points is two million. The rest of the money comes from the sale of some of the properties. How much will the properties be going for? Currently the AMI of the City of Springfield has changed and we are updating those but as of this submission the lowest was one hundred, forty thousand dollars for our seventy percent AMI and the highest at our hundred percent AMI was two hundred and sixty three thousand and sixty three thousand dollars. Which is still thirty to forty thousand dollars less than market rate in Springfield. It is astronomical! Robert asked Jasper this will have an affordability restriction on this as well and if so please speak to us as to what it intails. Jasper stated that they just got a new understanding of the qualifications with Mass Housing so there is already a fifteen year affordability restriction on the property that lasts for fifteen years regardless of who owns it. You have to buy the property and if you decide to sell it in ten years you have to sell it to someone who is income eligible for the same range. After that there is another fifteen years that the city can impose that has a right of first refusal but at that same period then they go into detail provided Mass Housing stipulations. Robert stated that he is not sure about the second fifteen years where you say the city has a right of first refusal. That means that the city of Springfield could buy the houses? Jasper responded “yes” and I might not be explaining this as perfectly as we did just get this changed in the last two months as far as the funding. The funding increased from our first portion from six point six million into ten million total. With that came new affordability restrictions. It is fifteen years off the bat that each individual has to hold onto the home or sell it to someone who is eligible. Then there is another fifteen years and the way it was explained to me the city has the right of first refusal to purchase the home but then also if the person sells it in year 16 to 30 they city can take half of the proceeds from that finish assessment and put it towards other affordable homes. I think that I explained that correctly and please don't hold me to that and I will get more information to you in an email or an update. Robert stated that it would be helpful and thanked Jasper.

Ralph stated to Robert my understanding of the CPA Community Housing area is that the restriction is supposed to be in perpetuity. I know we sort of danced a little about that on the Edendale Street property and this one is asking for a higher amount of subsidy. Bob, what is your thought on that? A question for Mr. McCoy, is it possible to designate a certain amount of the housing, a certain amount of units, whatever the number is and it’s not going to be very big, one unit just to say the CPA Unit which is perpetually affordable. If we find out that we can’t give money for only a fifteen year affordability restriction that is not permitted by the state law. Robert stated that there are two things: Chapter forty four B the overarching of the CPA law the only thing it does say is if you buy land for affordable housing or you buy affordable housing that has to have a perpetuity affordability restriction. It does not speak to if you are helping to build it or preserve it. With our rentals we have followed the example of bigger funders like Mass Housing and Homes. With rentals they have put on the fifty year restriction. So on Etendale Street we were subsidizing one house at half of the subsidy cost and from that I think clearly we should be able to say we want a longer restriction. In this case it's a twenty one million dollar project with a lot of funders higher than us. I think your idea of maybe deciding that we are theoretically participating in one unit where the affordability would be higher than fifteen years has merit and now I would turn it back to Jasper to say whether his standpoint does that seem to be a possibility?

Jasper stated that he would answer that in two parts. Our home friends that will be allocated to the project are going to five units that have to be under 80% AMI so that is already an affordability restriction. The fifteen years CFO always has fifteen years from the date. After that we can’t put any affordability on. This is the second point, the fact of home ownership comes at a cost to availability to who can purchase these homes. So the fifteen years to sell to somebody who is also eligible with the same AMI is a hefty weight to put on any First Time Homebuyer and it is a great opportunity at any point. But to then move past the fifteen years into thirty, thirty five, fifty no, you're putting a limit on people who didn’t have an opportunity for long term growth and equity in their household. Before this process of buying a home, now you're locking them into something that allows them or keeps them in a system that has not been perpetuated for not being able to move forward. I am not opposed to it and I don’t think Home City is opposed.

I just know currently we are at a market where people are buying homes that are four hundred thousand dollars around the cities around us. Our homes that we are selling is from one hundred forty two sixty three so it is locked from any possible gains in fifteen to fifty would almost be selfish as a governing body or a developer to do so. We are open to any possibility. Juanita stated that she understands what you're talking about locking people in and not allowing them to sell it after fifteen years. But in fifteen years we are still going to have a tremendous need for affordable housing. In fact I think we will have more than we have now. I can see both sides but there will always be a need for affordable housing then where will it be? Jasper stated that I brought up to our Executive Representative and I talked at length to Mat’s housing about affordability so we are open to put in extra affordability or a cap on how much things can be sold that is something we are able to do, or we have talked about maybe being able to do. We haven’t got full permission. Again I want to go towards eligible AMI from seventy to a hundred. These are people that make $59,000 to $84,000 currently by the 2022 AMI standards. I make around that so I just recently bought my house on Mulberry Street which I am thankful for but if I didn’t pull up my boot straps and I get to that point I probably wouldn’t own a home now.

These people who have these opportunities at $60,000 to own a home and then move forward to equity growth with their family after fifteen years could lock them out. Now we are doing a disservice for our community, whereas in the same time period of fifteen years I'm hoping that I am still in Home City Development doing affordable housing. We will have more home ownership units which is a big push in our area. Rental units in fifty years makes sense because there is always a cycle of people coming into those areas. Juanita stated that it was a good point and I haven't thought of it in quite that way. Just thinking of future buyers taking it in for selling, "thank you." Robert stated that from my standpoint it is an interesting project without a doubt it mends a scar in the South End but it is a twenty one million dollar project. So basically the government is coughing up a half of a million dollars per house to build it. I guess in my mind I am struggling with whether there is a half million dollars of government subsidy to build a unit. Does that justify perhaps a slightly longer term of affordability than fifteen years. The person who is there in fifteen sells is the one that really wins the jackpot, not the ones in between. Ralph began by stating that there is a two part benefit here. One benefit you have is housing and you're living in the housing for a lower amount. Now that you're past your restriction you also get the benefit of reaping the difference between the affordable rate and the market rate. I am not sure about the second part, although that they are living there and no doubt that they need it. I don't know if it is really the goal of the affordable housing community.

The affordable housing committee would say the better benefit is the price is depressed for the fifteen years and when they sell they are not getting that jump in equity but they did live in an affordable house for fifteen years. The next person who buys the house will live in an affordable unit for fifteen years. Someone is going to get the jump when someone moves out. Who is going to hit the lottery and I am wondering if there is a way to spread it out a little bit so it's not like a jump it is more a gradual thing. Jasper stated that he was glad you spoke on this and I will get more information. I think an additional affordability restriction that mass housing is required in conjunction with the city of Springfield. From year sixteen to year thirty that whatever that is being sold the equity is shared with the city and put toward more affordable housing. I have to review that and talk to Mass Housing and make sure because a lot of this stuff even though the project is moving at full speed it is still being ironed out in the details. We have full commitments from all of the parties we are working with but the issue is not only rising costs five hundred and sixty five thousand dollars per unit, total development. We are getting a little over a quarter of a million from Mass Housing and our sales are recouping enough of what we can make the project work. Things are not lining up according as to what they should be in this market. There are things that still need to be ironed out but I do think that sixteen and thirty year to be minimal not only to the fact that it is sharing the wealth but giving the first time homebuyer the opportunity to create that to themselves. Jasper stated that he would like to give an opportunity to Marco from Architectural Environment Delight to respond to that.

Marco thanked those present and stated that it was a group effort from our office. Robert told Jasper that it would be helpful for the committee to get something in that talks to us about the ability to at least some units extend affordability beyond fifteen years. I think that is sort of a concern to several of us.

Home City Development (275 Chestnut St, former Springfield YMCA)

Peter Serafino, Director of Real Estate Development with Home City Development sticking in the five minute time frame I am going to give you a brief overview of the project and then Christine Palimieri from the Mental Health Association to speak followed by Gerry McCaffery from the City's office of Housing. Peter began by stating that we are from the city. I am also happy to tell you that last week we started moving in residents to our latest property, Elias Brookings Apartments which you all may remember and we thank you very much for approving CPA funding for us last year for Elias Brookings. The building came out great. We are planning a June one ribbon cutting and we will certainly invite you all and we hope you can attend and see the great work that you helped to fund. There are forty two apartments there at 367 Hancock Street.

Our next project is the acquisition of a portion of the former Springfield YMCA building. The basement, the ground floor and part of the second floor. We are under agreement to purchase that space and our idea is to renovate it into twenty nine studio rental apartments for chronically homeless individuals. An affiliate of Home City already owns part of a portion of the second floor up though the sixth floor of that building and we operate 104 affordable rental units there. This would complete our ownership of our portion of the tower portion of that building. So this 275 Chestnut Supportive Housing as we are calling it will include twenty apartments for chronically homeless persons with incomes at or below thirty percent of varian median income and three residences for clients with mental health and six apartments restricted to folks restricted with folks that have sixty percent of median income. The Mental Health Association will provide on sight supportive services. The total development cost for the acquisitions for design and the renovation of the property is approximately eight point six million dollars. We have all the tax credit applications. The soft bed and rental voucher applications are listed in our application to you. They have been submitted to the Mass Department of Housing Community Development. We are anticipating an award of resources very soon, possibly within the next thirty days. We also have commitments from the Office of Housing for additional assistance. Our plan is to close on all the financing. Complete the design and start construction in the third or fourth quarter of this year and it will take months to complete and we would ask for CPC assistance only when construction is complete following the model.

I am going to turn this over to Christine to tell you who this population is that we are serving at this location. Christine Palmeri and I am the Vice President for recovery housing services at the mental health association MAJ, here in Springfield on Worthington Street. I would like to tell you a tiny bit of MAJ and what our plan is for this Chestnut Street project. We have been providing supportive services to people with disabilities in Springfield since 1960. Since that time we have become a leader in our industry in providing supportive services to the most vulnerable and marginalized members of our community. We began our partnership with Springfield county forty years ago and provided a project similar to this one supportive services to people who have been homeless. In Springfield for a year. Today we provide rental assistance supportive services to over two hundred and thirty people who have been homeless or chronically ill, most of which if not all of people who experience mental health conditions, substitute disorders and trauma that affect their ability to maintain housing. Despite the barriers that they experience one hundred percent of the people that we serve COC funded projects and maintain housing for at least one year and ninety five of those people maintain housing for five years.

For this the project MAT will provide staff on site seven days a week in the day and early evening hours our staff will engage with these twenty formally chronically homeless residents to provide supportive services that include teaching daily living skills, financial management and budget skills, basic housekeeping and maintenance, effective communication and advocacy. Our staff will make referrals to mental health and substitute treatment services including those provided by our own patient mental health clinic. Will support tenants to access public transportation and public assistance benefits including income and health insurance. We have also developed a relationship with Baystate hospitals Wellness on wheels and programs that will be on site monthly. Medical health screenings and primary care services to these tenants and our staff will be working directly with the home city property management team to mediate any issues that are their tendency and are able to create a safe and supportive living community for all tenants. Robert stated that he would like to ask a few questions before turning it over for the committee. Robert stated that in your project description you say the support of houses the majority of residences would be chronically homeless individuals transitioning from an emergency assistance shelter to permit housing.

I just want to make sure that this is the permanent housing that they will be transitioning to or is this the transition place before going off to permanent housing? Peter stated that this is permanent housing and I would like Gerry to explain what chronically homeless means. This is Gerry McCafree the director of the housing for the city of Springfield and I also administer the continuation of care which is the Hampden County collection of providers who come together to respond to the homeless through housing. Chronically homeless people are disabled and have been homeless for a very long time. A year or longer or repeatedly for more times in the last three years. For a lot of people homeless is brief, they get out of it, and they are back in some kind of housing but chronically homeless people get stuck in homelessness. They are often the people that you see living on the streets. On the streets and river fronts and parks and in emergency shelters for a long period of time. In Hampden County we have a coordinating system that is outreach workers, emergency shelter providers and housing providers that come together weekly to discuss chronically homeless people in our community and connect them to permanent supportive housing that it’s this type of housing. They get the affordability plus the onsight supportive services to help them maintain that housing. We have a list of people that the providers are coming together and going through and matching them to housing units. Taking them either out of shelters or directly off the streets as a permanent housing solution. It is really innovative and it is a very exciting project and it is something we sorely need in the city.

Robert asked Peter, what is the length of the affordability restriction? Is this a fifty year restriction? Yes it would be there is a number of different funding sources from this state. Some are thirty years, the longest is fifty years; it depends on the various funding programs. Yes we would certainly agree to a fifty year affordability restriction on this. Ralph asked do you have any census to the number of homeless people in the city. Have you done any surveys? Christine stated that she actually didn’t have a number for the city. In Hampden County there are about one hundred and sixty homeless people. That includes Springfield and Westfield. Ralph asked have you done any surveys? That includes Springfield and Westfield. Ralph said I guess my selfish reason for liking this is as I alluded earlier I know that the properties that we have had Historic and abandoned buildings in the city are frequently set on fire accidently. It’s people who are freezing cold in the winter and they light a fire in a house. because it seems like it’s the right thing to do. Maybe it is the right thing to do at that time. I am hoping that something like this could potentially remove that population and put them in housing basically, rather than being cold in an abandoned building.

Christine stated that this is exactly what our project does and what our system does and actually Springfield has a long history of doing this kind of housing and I would say actually we have a smaller unsheltered population than many cities our size and it is because of projects like this one. Ralph asked if we have other housing like this in our city? Christine answered yes. Juanita wanted to know what the units are like. Peter stated that this is a good question. It used to be called a single room occupancy space. So there are two hundred and seventy square feet which is small. There is room for a bed and a dresser, a night stand and a desk. They do have a small cooktop, space for a microwave and a small apartment size refrigerator and their own bathroom. No longer our SRO was built with shared kitchens and shared bathrooms. There are social issues with that so everyone has their own space and there is also some shared space. This property will include property management offices for Christine's counselors to meet with people and some gathering space. We do have some conference space but it generally isn't open full time to residents any time they want. We do like to encourage folks to interact and socialize that gets played out as the case may be as we learn the population that will be living there.

Juanita asked, is there any food that is distributed like a food bank or anything like that? Peter stated not planned that would be more likely done at family housing. Juanita stated that these people are still not working and they aren't bringing in any money, am I correct? Peter stated that it is often the case. Christine could speak a little more to the progression of folks and when they arrive and how they fare over there. Christine stated that most of the people we serve who are chronically homeless are on some sort of disability insurance or Social Security. Part of the work that we do for them is to try to maximize their income whether that is to get part time employment or to make sure that they are getting all the benefits that they qualify for.

As this project develops we understand the needs that tenants that are there can definitely partner with food banks to have that opportunity. Part of the work that we are doing on site is to create that level of community where there might not be a communal kitchen but if we have the opportunity to have some community space and community events so it feels like people living together. Clinton asked are you surfacing with substance abuse issues? Christine stated it is reasonable to expect that some of the people living in this project are going to come to us using substances. As I mentioned, some of the work that we do is to provide substance treatment to those who are interested in recovery. Clinton asked what is the age group of the people that you're working with? Christine stated people over the age of eighteen, individual people not families. Ralph asked is this for people who live in Springfield or is this a regional solution? Peter stated that there are a couple of ways to answer that. It's housing and under Fair Housing Laws we will accept applications from people we won't discriminate against if they live in Springfield, Chicopee or Holyoke. The expectation is that most of the people who want to live here are likely from Springfield and we will be sourcing a lot of the applications through the emergency assistance housing providers in Springfield and the surrounding areas.

People are mobile like someone living in Holyoke of this population may have been originally in Springfield. We don't compinplate in any residency preference where folks go. Christine stated that the continuum of care is working with multiple cities to create permanent housing and they are doing it in various ways. So for instance Holyoke devotes housing choice vouchers for chronically homeless people. There are some projects in Westfield that are happening. There are several things and use of vouchers is used a lot to help people to move outside of Springfield especially if they are from other communities that we tend to use vouchers to try to get them back to their communities. Clinton asked if you have anything in place that implements security concerns and safety concerns for housing. Peter then stated that through design the former maintenance there will be a main entrance in the space. We will have a security desk there. We need to see what staffing levels for security will have. Most likely it would be overnight hours for security. We will have security cameras in the common areas, In the lobby in the exterior that can all be monitored remotely. It is obviously concerned with having full time staff, not only property management staff. Mental Health Associations staff will be there during the day is another key component.

Juanita asked the other floors, what is being used up there? In 2019 we finished renovation of those floors using similar resources except for CPA funds and that had been housing. We added another floor, kept the number of apartments Roughly the same, made them larger. They had a communal kitchen in those spaces and we did a thorough renovation and made them into similar units that what we are planning to do on the floors now. It will be fairly seamless to promote the outside clearly. Our new project will have a much more heavy services component and catering specifically for the chronically homeless which is not the case for folks upstairs. We have people living upstairs who work full time, it's still low income, there is a much more diverse population in that portion of the building. Rhonda stated that she wanted to know if I'm understanding correctly, you are saying that there is no communal kitchen in the building at all on any floor?

There are kitchen spaces in place. They won't be included in what we are doing when we complete the renovations. Rhonda asked why are you not making a communal kitchen? That means these are low income people. Each will have their own kitchen area in their own apartments. Rhonda stated that she wanted that clarified, Thank You.

Robert asked those present if there were any more questions? Not seeing any hands up that concludes our meeting meeting because our McKnight Dog Park People haven't shown up. Thank you for coming, you are welcome to stay as we go to our regular meeting. What we will start doing is next month we start deliberations and that will take several months. We hope to get recommendations to the City Council in September. Thanks for coming.

Springfield Community Preservation Committee

Committee Meeting

May 3, 2022

Robert began by stating Sue sent the minutes to Karen and they only arrived today. We won’t be doing anything with the minutes until the next meeting.

Robert stated that we have received the request that came in at the last email for a request for an off cycle submission for twenty eight Buckingham Street and we asked them to get us a letter that outlined why they felt that they had an emergency or a market opportunity which is sort of our standard for deciding if we are going to an off site submission. So Karen you had sent that to everyone. Karen answered yes. Karen asked if everyone received it? Ralph stated that he did receive it. Robert stated that if everyone has received it and read it what I would like to do is to have a motion, then we will have a discussion and a vote on the motion. Ralph stated that he has a question first. There are two letters right? Robert stated that a letter came in from twenty eight Buckingham Street that was on the agenda. Ralph asked, weren't there two letters from Buckingham? Karen then stated that you did receive an extra letter. Karen stated that there was a budget that was attached as well as the letter itself. There were two attachments. Ralph stated that he was confused. The first piece of information that I read sort of said we can wait . Then the letter basically said that the porch has collapsed and repairs are needed. Ralph stated that he understood what was going on. To satisfy Bob’s request I would like to make a motion that we entertain the off cycle request for twenty eight Buckingham Street. Juanita second it.

Discussion: Ralph stated that he got the impression that they are asking for a reimbursement. They are doing the work immediately and they are asking for reimbursement and I don’t think this is eligible, is it? Robert stated that’s not how we have done business in the past. Ralph stated that the other point that I want to bring up is this is something that Bob maybe remembers but probably no one else knows that this property was in front of the Historical Commission in two thousand eight because the previous owner had done a big renovation of it and they kind of botched up the second floor porch. I am really a little bit surprised that it is saying that their porch is ready to collapse because this porch was completely rebuilt in 2008 which is only fourteen years ago. Karen asked if anyone drove by? Ralph looked up the google street view from two thousand nineteen, that’s three years ago and the property looks pristine in two thousand nineteen. I don’t know what happened here. Ralph asked if they have any pictures of this property. Robert said that we have not because we haven’t asked for an application. Robert said that the only concern that I have is in the initial email that we received from them they said that they only recently heard about CPA assistance. In my mind there is more than bad timing on their part as opposed to an emergency. I would not want us to start hearing off cycle every time someone decides their roof or their porch needs to be repaired and it doesn't fall within the expected application cycle.

Ralph stated that he is not getting the urgency that there is a disconnect with this idea that the porch is ready to collapse with me knowing it was completely redone fourteen years ago. When I look at the google picture it doesn't look like there was anything wrong with iit three years ago. I know that they didn’t put in an application but I feel if you're making the case that it is an emergency you should sort of substantiate a little bit without having to put in an application. Ralph said I did a double take because when I looked at the google view of the house next door their porch was collapsing. I thought it was the wrong address at first. Then I realized it is the yellow house that was redone fourteen years ago. Ralph stated it doesn't add up to me. Rhonda stated that she drove by that house several times. I am like Ralph that the porch is not falling down. I see the people always sitting on their porch. Ralph wouldn’t let them sit there if it was ready to collapse. Karen stated that it is the upper porch not the lower porch. Rhonda stated that no one is sitting on the upper porch anyway. They completely renovated that house in 2008. Rhonda said she knows someone who lives on that street. I know that the house has been renovated. Ralph stated that he doesn't feel that there is any urgency here. Karen said she spoke with her and they feel that they should do this like yesterday. She gives me urgency in her words so I feel that we need to see the damage. We need to see it either visually or a drive by or something. I don’t see her making this up.

Robert stated that when he looked it up on GIS when they bought it around four or five years ago the accessors say they bought it at a foreclosure for $37,000. If indeed that was the case you kind of would think that there is enough wiggle room that they could get a bank loan or do something else. Robert stated that we have two issues here. We can table this so folks can actually go and see it or we vote on the matter. The motion is there was already a motion to grant an off cycle submission. If someone wants to make a motion to table this discussion so that the committee members can go look at it, that should be made now. If we don’t have a motion to table it we will then have a motion on allowing an off cycle submission. Gloria stated that we have had two responses and we don’t know what is going on with this for some opinion again I would say no. Robert not seeing anyone, not hearing anyone, the motion to table the motion goes to the original motion to accept an off cycle.

Ralph Slate: no, Gloria DeFillipo: no, Clinton Harris: no, Juanita Martinez: no,
Rhonda Sherell: no, Lamar Cook: no, and Robert McCarroll: no

Robert stated just to clarify we received a letter requesting off cycle submission from the owner of fourteen Fairfield Street and that arrived after the agenda was made and posted and since it requires a vote I am not bringing it up tonight since it wasn’t an agenda item it will be on our agenda on our June meeting.

Lamar I think the letters are fine but if we are considering off cycle maybe we should invite the applicant for a small presentation just so we can answer any questions so we can have a better Idea of what they are going through. Robert stated that his concern is that he can see a slippery slope with everyone whose time frame for doing whatever has to be done. That doesn't match our annual time frame and they will be coming in to say consider me off cycle. I am just nervous that every historic resource in Springfield, every affordable housing project in Springfield will be coming in and saying please consider me extra. I would be willing to do it when they are vacant because Ralph knows time is a real threat for vacant and deteriorated buildings. Ralph that is

why I don’t want to say a blanket no that we are not accepting them because you could have a fire and the person says I need some money for a roof just to keep the water out and that would be something that would be a really urgent thing.

Robert sent out the draft budget hoping the folks had a chance to look at it. I spoke with the city comptroller and I emailed him and he recommended that based on expected fiscal twenty to revenue that we use this one million nine hundred and sixty two thousand dollars and he actually had a few hundred dollars. Robert stated that he would rather deal with zero’s of the last three digits. Based on what we are expected to take in fiscal twenty two the Department of Revenue said it was thirty five percent reimbursement so that is where the six hundred and forty six thousand comes from and interest. Together we are looking at Two Million Six Hundred and Twenty Eight Thousand. We have to set aside ten percent for Housing, ten percent for Historic, and ten percent for Open Space Recreation. We can set aside five percent for administration. We have not done that because our administrative costs have not been that high. If you're looking at the budget that I sent out our major cost is Karen and our coalition dues but we are also carrying fourteen thousand and with that we can use it to apply unexpected areas for administration. Ralph stated that in theory we can set aside a hundred and thirty thousand four hundred but your suggestion is we set aside sixty on that budget. I guess my feeling Ralph is I am looking for committee direction on this. We have had this modest amount for the last couple of years. If you want to continue it but knowing that we got a fourteen thousand dollar line item for unanticipated expenses that would cover it. If on the other hand we are thinking just for folks remember Karen is a contractual employee, her contract is up this summer. We have to go out to solicit new proposals. If we want to make it a full time position fifty thousand in the administrative budget won't cover that. That is sort of the question as to whether if we want to bump up the budget that gives us the flexibility of making her position full time as opposed to keeping it what it is. Ralph asked what would be the impact if we said right now $60,000 is fine and the summer comes along and we say we really should go full time are we sort of restrictive from transferring money or is it just the issue that we would have to go to the city council to say hey listen we only budget sixty thousand and we are permitted to buy one hundred thirty two so we would like to move some more money from on allocated into administration. Robert stated that he didn't know the answer to that question Ralph. I know for sure if this is what is ultimately approved from the City Council we have some flexibility within that sixty thousand. On those line items I don't know whether we can go back to city council and we want to reduce the unallocated reserve down by X amount.

Robert stated that perhaps we shouldn't take any action on this tonight. I will check with the city comptroller as to what is the ramification of this. What the budget the City Council approves and we decide that we really need to have more in the administrative budget item. Ralph stated that the flip side if we just said listen we are able to allocate one hundred and thirty forward for administration. We could do that but we wouldn't be able to spend that money on anything else I guess. Robert stated that we are always in general recommending money from the year that closed. So let's just pretend that we ultimately have a big administrative budget. Next spring if when the books close next June thirith 2023 we have only spent sixty thousand dollars. The remainder of that money will automatically roll over in allocated reserves. We could indeed spend the money on a project. You're quite correct Ralph that we can't spend it on a project this year because it is not budgeted this year. We are always spending money the previous closed year. The only exception of that was when we threw in an extra $25,000 for Magazine Park. Clearly when we got city council to approve the continuation of the Historic Homes program that came out of this year's money.

Ralph stated that the only reason to not go up to the one thirty two because this has to be approved by the City Council and we invite questions if we just randomly brought it up to $132,000 and our answer was we did because we can. Robert stated that we did it because we may indeed decide that we need a full time person. Clinton asked, have we started to find a need and a reasoning for full time, administrative work? Robert stated that now that Karen is doing the homes program, even though she will be paid for the out of homes budget for the work she does on that increases her estimate. Let me share with you that at some point Karen will retire. And at some point we are going to have to look for someone. So the question is will we find someone who is a good candidate if it remains as a part time position as proposed that it comes to a full time position. I am not sure of my fear. The last time we went out we didn't have very many candidates at all because most people aren't looking for a twenty five hour a week position with no bennies. The question is more not so much that we need it now. Will we need it at some point and do we make the transition now or do we make that transition that Karen decides to retire. Then we know we have to do it. Robert said that he doesn't have a right answer or a wrong answer but that is sort of the back of my mind. Gloria stated that to put housing repairs there is the consultant and there is someone from the city to look at the contractor's estimate where does that money come out of The Historic Resources?

Robert stated that the City Council approved something like two hundred and thirty four, six forty. Robert stated that out of that budget we will be paying for the preservation planner who will look at the specs. Fortunately the housing will be providing the housing specialist who will be writing those specs. Then Karen will get paid for all the time that she spends dealing with the homeowners writing the contracts, having meetings and that comes out of project administration. Not out of overall CPA administration.

Juanita stated that it isn’t in the budget that we just got, right? Bob stated that is only for the administration of general CPA activities. That is the administration of a specific historic home program. Karen asked Bob if the three consultant fees in the administration budget so that there is more money to give out in the Historic Homes Budget or is that not allowed. Robert thought that in the email discussion that you had with Pat Burns the comptroller. He had said that Shannon Walsh the Preservation Consultant someone should come out of the Historic Homes Budget as part of the administrative cost. Bob stated that he is willing to do either, I don’t know whether one is financially legal or not. We can certainly get that clarified.

Ralph asked, did he suggest that we take one of the consultants out of the Historic Homes Project Budget? Robert stated that his was, if I remember correctly, that Karen will also be doing additional work that is not out of this budget. I thought he said that it should come out of the Historic Homes Budget that is project specific administration, as opposed to CPA in general. Ralph stated that seems to make sense. It probably gets around the restriction with the fact that the proposal that we put out three years ago to go for Karen’s was for a fixed dollar amount, fixed hours basically and we increased it once but we are not allowed to increase it any more than that. We could not vote right now to say hey let’s pay Karen another X amount of dollars out of the administrative budget because we would have to go to RFP to pay the person more money. Robert stated that is correct. Robert stated that the current contract which expires in about four months or whatever cannot be altered at this point.

Ralph stated that we would probably be with a little bit of luck to be the administration of the Historic Homes program before that. Robert agreed with that. Ralph then thought that out of the Historic Homes Administration Program a certain amount of dollars would go to the administration of that which would be performed by Karen. There would also be dollars that would be associated with the Historic review of it. Ralph stated that those will be small enough that wouldn’t require an RFP I believe. Robert stated “correct.” Karen stated “or a new contract.” Clinton stated that we have four months and we will be looking at a new contract anyway. It stands to reason that the new contract is going to be requiring more resources. Gloria then asked what if we come to a compromise instead of increasing it to the one hundred and thirty one thousand that was suggested and what if we came to increase in a half of that amount. This way we have a little leeway there because we don’t have the one hundred and thirty one thousand that was suggested. What if we came to increase to half that amount. This way we have a little leeway. We don’t know what is going to happen in four months. Robert stated that what I would rather do Gloria is have a conversation with the comptroller once we have a city council approved budget. If we decided that we wanted to put more money into administration and how can we do that? He would tell you to go back to the City Council and you can do it and that’s one thing. If he says “no” you're stuck with it for an entire twelve months. Let's put off this discussion until June and we will vote on the budget. Robert asked “does it sound alright?”

Those present agreed with that decision. Robert stated that he would check and have a conversation with Pat Burns just to make sure that I understood correctly. Karen’s time administering the Historic Homes Program and Shannon Walsh the Preservation Consultant her time comes out of a portion of Historic Homes money. Robert stated this sounds like a plan.

Robert stated that this brings us up to an update on the Historic Homes Program. Ralph statd that I think we are close to having the application finished with maybe one or two points that need to be sort of addressed. I think that it is a two part application if I am not mistaken so would it be possible if we sort of release the first part to the public which I think is pretty solid. Karen stated that we are talking about the preliminary application right? Ralph agreed with Karen. Ralph stated that he didn't think we have any discussion points in the preliminary application, certainly not the page and there is nothing really on that program review. Karen stated that once the preliminary application is put through they only have to apply once. So if there is funding in the next year that their application would stay on file and would be put back into a lottery. That is in the preliminary application but that was the discussion that the committee wanted to have on whether we wanted to allow that to happen so people don't have to keep applying.

Ralph said, "Bob, if you want to have the discussion with the entire committee or do you want to have a subcommittee to hammer that part out?" Robert stated that he was inclined to let it go to the subcommittee unless other committee members really feel strongly. If you understand the issue the question is if you put in an application and you don't win the lottery there is the option that your application stays in the file and you automatically go into the next lottery. Or "sorry" you have to reapply next year with another preliminary application. I think it is a minor point. Ralph thinks it is a bigger point to be honest. I see some pitfalls there. Gloria stated that she agreed that we should be responsible for making sure we make that application for the next cycle. We don't know what would change with them.

Ralph stated we might have to keep it on file for five years or ten years if this program continues on. Ralph stated that he thinks that is a pitfall. Karen stated there is extra funding that comes in and we have an extra hundred thousand and all those applications there just void now because they were submitted three months ago and it is the end of the year. I feel like there should be a middle ground. Maybe we will keep it for a year. Ralph stated that it's the unknown part and I hear what you are saying if we all of a sudden got more funding into this program for this year yes it makes sense for that application to stick around for a year. I don't think that it makes sense for the application to stick around if we apply next year to run the program the same way. I don't feel like it should go to that cycle. That is a new cycle and maybe we haven't defined what a cycle is exactly.

Karen stated that you also spend more on marketing right? So the first time we go out you're going to send postage to each home about the program right? Now we have a batch of applications that came in. Next year we are going to send those same people the information. Ralph stated that someone wins the lottery and you notify them and they come back and say I actually moved to a different house in the district, can I use the money there? Then we have to say "you didn't win the lottery." Somebody could move and the next year or the year after that they can put in an application for the new house and their old house could win the lottery because it is still in the hopper. We have to keep track of these applications now because we basically said once you have applied we will keep you on file. Ralph stated that it's not the house it is the applicant. The house can't apply, it is the person applying. Karen then stated that the person filled out the application with a particular street address that is the house that is getting the application. If they move they don't get to transfer for that because it is the house. Ralph then asked if it meant that the person who buys the house gets an award without even putting in an application. They just got a letter in the mail hey, your house is eligible. That is not how this program works. This program is for an application and a house the person could move out of their house and still retain ownership. Another example somebody might decide to try to game the system because of their income or their household they may say, you know what I applied for in 2022. I don't want to apply in 2023 though because my son is living with me and I don't have much income. I will wait a year hopefully and now they win in 2023 I won but I'm only getting two percent reimbursement. I don't want to accept it. You can't apply again. There are so many problems associated with allowing that application to ride it out. The only thing that they are gaining is that somebody doesn't have to apply again or you don't have to market to them. We have to market it anyway and they are going to market it to the entire district. We don't want to get complacent about marketing. It doesn't make any sense and it wasn't in last year's program.

Just based on that alone I would say we didn't put it in there. Karen stated that is what the draft is for. It isn't a mirror image of what was done last year so if that's not something that we want to do that's fine. I'll remove the language from the application. Bob and I had a discussion on it and it seemed like it was a reasonable thing but you're bringing up other pitfalls that could happen so it's worth a discussion. Ralph stated that's fair.

Ralph asked the question, do we want to vote for it now? Do we want to convene the sub committee? Do we want to do it via email? Have the sub committee send out the list that we are on? How are we going to handle it? There is one issue and we can decide if we want both of them there. Bob I don't know if you got the preliminary and you got the draft but we have a date on there for 1940? Any house built after 1940 where the last time was a one hundred year old home. This year it is less than one hundred year old, which is a significant change. Robert stated that one of the reasons we decided on Colony Hills which was not part of the program last year is that their houses were built in the 1920's. So the standard that planning had chosen to have had to be over one hundred years would rule out a bunch of houses on Colony Hill and perhaps in some of the other parts of Forest Park. I think there was the discussion that we would raise it to 1940 because the capes and the ranches that got built in Forest Park and the McKnight came after 1940.

Ralph stated that age was not specifically talked about last year's program with the CPC; it is something that Planning just put in their application basically. Karen stated that the third thing is the modification of income that we received notice that we are going to use the same level. Did Rhonda and Judith all meet and is this your decision? Rhonda stated yes. Ralph stated that the only issue that I think can play a little bit and I sent out an email to Stewart Sagamore from the Community Preservation Coalition but he won't be back until Thursday is defining income. I know that when Planning did it they were very loose with how they define income. I think that they were too loose because I think that somebody at least tried to defraud them. One person had a negative eleven thousand dollars in income. I know that when planning it they were very loose with how they defined income. I'm assuming that with a ten forty adjusted gross income which is pretty typical for various programs that exist out there. I asked Stewart If he has any guidance he can offer us on that point. Our current guideline says ten ninety nine to or equivalent I don't think that is in line with other programs. Karen states that when you're asking for their actual gross income that is when you make your deductions, other credits, businesses that they have that's where negative eleven thousand dollars of income can come from. If you're asking for their paycheck, that's the gross income you are looking for. It depends on what you are looking for.

Ralph stated that there are two things If you have a retirement program it is deducted from your paycheck. That is what goes into your gross income on your ten forty. Robert then stated that the retired people don't get paychecks so don't be asking for a W2 because it is their only source. Ralph stated that people who only have income from Social Security do need to file a ten forty. If you're only on Social Security they are below our income limits anyways. We don't need a verification as long as they basically sign an affidavit that I didn't file a 1040 because I was not legally required to. If you are not legally required to file a ten forty then you make below the income threshold. If we ask somebody if they can provide either a W2 or a ten forty and they have a small income they can provide the W2. We want to get a true picture of your tax form. Robert asked Ralph if you had a conversation with Bobby Demusis on what they do?

I hear that Stewart is going to say that it is being done at the local level and they don't keep track of that. Ralph stated that you must know what the guidance is because they need to do the same thing. I can call Bobby or send him an email and ask them what they use. You must know what the guidance is: housing has income limits. I can try to call Bobby again or send him an email and ask them what they use. Ralph stated that we are going by those income levels so I think we should be using the same criteria. This is not a free money program and this is not being permissive. When you look at the income numbers we are giving a lot of high income people. We want to make sure that the number is accurate. The best way to use something that is universally agreed upon by other organizations like the Preservation Coalition or the Office of Housing rather than us making up our own really lax rules so we can put more money out. Karen stated that she is a little worried trying to make this too restrictive.

Ralph stated that it isn't a win if you are giving away money to people who don't need it or deserve it. Ralph decided that we are setting an income limit. We want to come up with the right income limit. Not with a faulty limit less people get more money. We already agreed that we have an income limit on this program. Let's not try to undermine the income limit. Robert then told Ralph that he would put this back to the subcommittee. Karen then stated that as of June first doesn't the CPA come out with new rates for the AMI. Ralph stated that he didn't believe so. The twenty twenty two are out there. Robert stated that he did not know when the rates come out once a year. If they are already out they will not be coming out for another year. Ralph stated that the CPC website says 2022 the affordable CPC housing unit income limits. The 2022 number which is this year is out. Robert stated that he will leave it to the committee to decide what they want.

You're going to have to have another committee meeting. Karen stated the preliminary application is not going to be ready to go online until we decide how long the application is valid. Robert stated that what he wants is the preliminary application out to two houses that we said what we would be funding first before we went into the lottery. That doesn't need to be on the WEB site. That is something that can be mailed to the two property owners. It says complete this and send it back. Ralph said that the only thing that is stopping the preliminary application from on the web site is the point about the roll over applications. Rhonda then asked are you talking roll over for the people who don't get to hold on to the application? Ralph said they put in their application this year and we say for each year we are going to keep your application in the system. Personally, I think what Karen brought up about the funding, can we hold it for just one year and put a limit on it? After that they have to reapply. Ralph stated that we should have a subcommittee meeting. Rhonda said to Ralph it's two to one either way. We will hold the application for one calendar year. Robert stated that he was shutting this down. It sounds like there is agreement to have it for one year. You now decide among you how to properly word the application, then get the application to the two people who we have already committed to help.

The next meeting is on June seventh.

This is the meeting when we start our deliberations. You are to look at all of the applications and look at them from the standpoint of not just you like them. You start with a DOR allowable use chart and think if this application fits into one of these boxes. If you can't get it to phase into a box it's a nice idea but it is not CPA eligible. There may be applicants out there that have part of their application eligible and part of it is a nice idea but it is not CPA eligible. Then you are to come in on June seventh with your top eight projects. Not in any order you just have to worry about what your 8th verses your 9th project and we will put them up on a spreadsheet. Keep in mind if the application for one forty five Bay Street comes in on time. They will be making a presentation first thing in the meeting. In which case if you want to include them in your top eight then you are going to have to rearrange when we get to the listing. This is not a vote, this is only to get an idea for discussion purposes of where people are thinking. Lastly, remember that besides the paper applications that we have there is our own Historic Homes Program that if you want to continue it in the next year we need to recommend it. That may be one of your top eight. Ralph then asked if Karen or Bob could send out just the spread sheet with dollar amounts? Karen stated “yes of course”

Robert then asked for a motion to adjourn? Juanita made the motion to adjourn. Gloria second the motion. The next meeting will be held on June 7th, 2022.