

GREENFIELD COMMUNITY PRESERVATION ACT APPLICATION FORM

Submit this application **by November 15, 2023** to:

Greenfield Community Preservation Committee

% Christian LaPlante

14 Court Square

Greenfield, MA 01301

Or by email: cpc@greenfield-ma.gov

Date submitted: by U.S. mail _____, email _____, or in person _____

Project Title: Downtown Greenfield Housing
Applicant: Franklin & Main LLC
Are you an incorporated organization? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If not, who is your fiscal sponsor?
Is this project on city-owned land? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, name the department or commission who is co-sponsoring this project.
Project Location/Address: 156 - 176 Main Street, Greenfield, MA 01301
Contact Name: Timothy Grader
Mailing Address: 117 Main Street, Greenfield, MA 01301
Daytime Phone #: 413-223-1375
Email Address: tgrader@holyokeproperty.com
Date of Submission:

Total Project Cost	CPA Funds Requested
\$ \$359,500	\$ \$50,000

PROJECT DESCRIPTION:

- All of the following must be answered in the space provided
- Include supporting materials as requested or as you believe necessary as attachments

1. Describe the Project

We propose to complete pre-development activities to determine feasibility and design for new housing at 156 - 176 Main Street in downtown, including the Legion Ave parking lot. Activities will include a market study, design and engineering, environmental investigation, and financial feasibility. Throughout the process there will be opportunities for community engagement. We plan to partner with a local non-profit developer, Rural Development, Inc., with the intent to apply for construction funding in the 2025 winter One Stop application round through the Executive Office of Housing and Livable Communities. The proposed activities in this application will be necessary to prepare an application for funding. The Greenfield Community and Economic Development Department supported the initiation of this project through a grant from the Massachusetts Housing Partnership to begin developing a concept. CPA funds will leverage other pre-development sources, show continued support from the City, and help the project progress to the next phase.

Initial concepts include reconstructing the upper stories of 156 - 176 Main Street, which historically had three stories, along with possible new construction to the rear of the buildings, to create new, energy efficient, mixed-income housing. A new elevator would serve all floors, and outdoor green space will be incorporated onto the site. Some apartments will be designed to be fully accessible, while all will have universal design features to support residents of all ages and abilities. The specific mix of units and incomes to be served will be refined through the pre-development phase. This project in the heart of downtown will increase high-quality housing options and help support a vibrant downtown economy.

2. What are the goals of the proposed project?

The goals of the project are:

1. Complete due diligence activities to develop a housing concept that is responsive to community needs, financially feasible, and competitive for funding.
2. More broadly, the project seeks to enhance vibrancy downtown, supporting businesses by providing quality housing steps from shops and restaurants, attracting new residents to work, shop, and participate in the community.

3. Who will benefit from this project and why/how?

1. Individuals and families seeking to live in quality, affordable housing in downtown Greenfield
2. Downtown businesses - through an increase in housing for their workforce, and increased patronage from new residents
3. Greenfield tax payers - the project, if constructed, will contribute to the tax base.
4. More indirectly, housing in downtown will help bolster transit ridership, both bus and train, supporting continued operations and expansion of these services.

4. How will you measure your success?

We will use the following to help measure success:

1. Ability to secure additional pre-development funding
2. Level of support from the community, including input from downtown property owners and businesses
3. Invitation from EOHLC to submit a full One Stop funding application

5. How does this project fit with the requirements of the Community Preservation Act? (See attached chart)

The proposed activities will lead to the creation of Community Housing, as defined by the Community Preservation Act. While total unit count and mix are to be determined, the project anticipates creating between 20 to 72 housing units affordable to households earning up to 100% AMI or below.

In addition, the project will reuse existing buildings and build on previously developed sites, which is a preference under the CPA Community Housing category.

6. If appropriate, how does this project fit with existing City plans? (See GCPC Plan https://greenfield-ma.gov/government/boards_and_commissions/community_preservation_committee.php)

The project aligns with Greenfield's highest CPA priority to create greater housing choice and foster a diversity of housing options throughout the City, and meets the goal of increasing access for residents to public open space and recreation facilities - residents of the new housing will have easy access to Energy Park and the new Skate Park. We also intend to create green space for residents on-site. The project meets the following CPA Housing objectives:

- Promote affordable, safe, ADA accessible and energy efficient rental opportunities - Renovate vacant upper stories in downtown for rental housing; Develop new apartments on vacant land or parcels near downtown
- Increase universal design and accessibility in housing

The project aligns with the housing objectives of the City's master plan, Sustainable Greenfield, including:

- Increase housing choice, expand and update housing stock to reflect changing preferences and population
- Create quality housing - safe, durable, energy-efficient, sustainable, and human-oriented
- Enhance and expand options to live in walkable neighborhoods
- Document, enhance and protect the unique character of Greenfield's neighborhoods

7. Have the appropriate city boards and commissions expressed support and/or approved the project? What is the nature and level of community support for this project? Please attach any letters of support to your application.

The Greenfield Community and Economic Development Department encouraged the initiation of this project through a Massachusetts Housing Partnership Complete Neighborhoods technical assistance grant, which provided preliminary concept and financial feasibility guidance. Community support, documented in the attached letters, is already being expressed for this project, even though details are not yet ironed out. Part of the pre-development process proposed with this application will be to engage with the community as the project concept progresses.

8. In the case of partial CPA funding, what would be your next steps?

We would still seek a pre-development loan from the Community Economic Development Assistance Corporation (CEDAC), or other sources, to move forward. However, CPA funds will be critical to show local support leading up to a One Stop application with the State (pre-applications likely due in Nov. 2024, with full applications due Jan. or Feb. 2025).

9. Budget:

Some definitions:

Personnel: Any paid staffing

Equipment: items with a useful life expectancy of more than one year.

Supplies: items with a useful life of less than one year.

Contractual: any work that is done for a limited period of time by a person/organization with specialized skills, e.g. lawyer, surveyor, etc.

Construction: all work done on a particular property or building including erecting, altering or remodeling.

Please leave any category blank that does not apply to your project.

Category	CPA Funds	Other Funding Source	In-Kind Value	Total
Personnel				
Equipment				
Supplies				
Contractual	\$50,000	\$309,500		\$359,500
Construction				
Other				
TOTAL	\$50,000	\$309,500		\$359,500

Describe the basis for your budget and the sources of information you used.

Costs are based on expenses from similar projects currently in pre-development. Please see attached budget for a more detailed breakdown of expenses.

Other Funds:

- Please identify the other sources of funding including federal, state, or local government or any other sources.
- Cash means that the source is providing funds.
- In kind means that the source is going to give labor or goods, but no cash. In kind support still has value. How much would it cost if you were to pay for the labor or goods?
- Confirmed means that the organization or business has made a commitment to supply the items, labor or funds

Organization	Item	Amount or value	Cash (Please check)	In kind (Please check)	Confirmed (Y or N)

10. Timeline:

Please provide a schedule for project implementation. Please include major tasks, e.g. survey, acquisition of historic documents, etc.

Task	Estimated Start	Estimated completion
Apply for & secure CEDAC predev funding	December 2023	April 2024
Complete Market Study, Environmental, and Financial Feasibility	February 2024	May 2024
Host Community Information Meetings, Complete Schematic Designs	April 2024	June 2024
Apply for and obtain Zoning Approvals	July 2024	September 2024
Prepare and submit pre-application to EOHLC	October 2024	November 2024
Prepare and submit a full application to EOHLC	December 2024	January 2025

11. Implementation:

Please provide the project manager's contact information if different from applicant.

Project Manager (Paid or volunteer)	Phone	Email

12. Maintenance (Leave blank if not applicable to your project)

If your project requires ongoing maintenance, who will be responsible for that for the 5 years after completion? How will that maintenance be funded?

If the project is constructed, long-term property management and maintenance for the residential development will be handled by the Franklin County Regional Housing and Redevelopment Authority (HRA), funded out of the residential property operating budget.

To the best of my knowledge and belief, all data in this application are true and correct. This document has been duly authorized by the individual or governing body of the applicant.

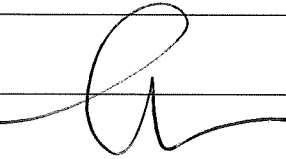
Name of authorized representative: Timothy Grader

Title, if appropriate Member

Email TGrader@Holyokeproperty.com

Phone number 413-223-1375

Signature of Authorized Representative



Date Signed 11/13/23

156 -176 Main Housing Predevelopment Budget

11/3/2023

SOURCES

CEDAC Initial Feasibility Loan	\$15,000
CEDAC Predevelopment Loan	\$294,500
Greenfield CPA	\$50,000

Total Sources**\$359,500****EXPENSES**

Market Study	\$10,000
--------------	----------

Design Services:

Architectural	\$100,000
Engineering (75% plans) & Stormwater Management	\$100,000
Professional Cost Estimate	\$2,500

Environmental:

Phase I Environmental Site Assessment	\$5,000
Hazardous Materials Assessment - Existing Buildings	\$15,000
Soils Testing and Analysis / Geotechnical	\$15,000
Legal Expenses	\$50,000
Traffic Study (as needed)	\$5,000
Development Consultant Services	\$50,000
Permit and Application Fees	\$5,000
Printing, Copies, Mailing, Misc.	\$2,000

Total Expenses**\$359,500**

Nov 6, 2023

To : Timothy Grader
Holyoke Property Management

From Nancy Hazard
30 Spring Terrace, Greenfield MA
NancyHazard30@gmail.com

RE: Downtown Greenfield Senior Housing CPC proposal

I was excited to see Tim Grader's Proposal to build senior housing in the American Legion lot!

I strongly urge the CPC to support this project that meets CPC goals as well as the goals stated in Sustainable Greenfield, Greenfield's 2014 master plan.

I am writing as a senior, and a resident working to rejuvenate Greenfield, and restore our climate and biodiversity. I was a member of the 2014 Master Plan advisory committee, and am presently an active member of Greening Greenfield and the Sustainable Greenfield Implementation Committee (SGIC).

The first sentence of *Sustainable Greenfield's* Housing element reads:

"The Housing Element goals and strategies focus on diverse, centrally-located, energy-efficient housing that meets the needs of all our residents in all stages of our lives."

While the details of the project are not yet spelled out, the fact that it focuses on senior housing and is located within a block of Main Street fulfills my wildest dreams of increasing housing density and foot-traffic in our downtown, which will increase the vibrancy of our downtown, reduce the need for transportation, a major source of climate emissions, as well as reduce the need to build new infrastructure, and keep open land undisturbed.

Additionally, it is my hope that this project will be for seniors of mixed income, and that it will be "zero-net energy ready" so that it will not add to carbon emissions, which are the major cause of our climate crisis. I am pleased to see that architects Kuhn and Riddle, who are well known for their attention to energy details, are part of the team.

I'd like to thank Tim Grader for proposing this project, and wish him all the best in bringing the project to fruition.



***Housing Greenfield
45 Forest Avenue
Greenfield, MA 01301***

413-773-0228

November 14, 2023

Greenfield Community Preservation Committee

Dear Greenfield Community Preservation Committee Members:

On behalf of Housing Greenfield, Greenfield Massachusetts' housing advocacy organization, I am pleased to write this letter of support for Holyoke Property Management's application for funding of the development of apartments for low and moderate income residents at 156-176 Main Street in Greenfield. If awarded a grant, it will greatly enable Holyoke Property Management to meet its goals for this much needed project.

Members of Housing Greenfield met with Timothy Grader of Holyoke Property Management and understand that this project is in its early stage of development. Because this project, regardless of whether it is senior housing or housing for a broader group of the population, will be serving a great need in Greenfield for low and moderate income residences, we strongly support its development.

Initial concepts include reconstructing the upper stories of 156 - 176 Main Street, which historically had three stories, along with possible new construction to the rear of the buildings, to create new, energy efficient, mixed-income housing. A new elevator would serve all floors, and outdoor green space will be incorporated onto the site. Some apartments will be designed to be fully accessible, while all will have universal design features to support residents of all ages and abilities. The specific mix of units and incomes to be served will be refined through the pre-development phase. This project in the heart of downtown will increase high-quality housing options and help support a vibrant downtown economy.

The affordable housing shortage in Greenfield is at critical point. Approximately 66% of Greenfield's residents would be eligible for some level of housing affordability supports if such housing or vouchers were available. The addition of new affordable units for low- and moderate-income residents in the heart of Greenfield's downtown district will make a significant contribution toward ending this housing shortage.

Housing Greenfield fully supports the Holyoke Property Management's redevelopment of 156- 176 Main Street and looks forward to it as an important part of our community. We hope that you will award funding to Holyoke Property Management for its application to help it achieve its housing plans. Thank you very much for your consideration.

Sincerely,

Susan Worgaftik
Coordinator, Housing Greenfield



PO Box 1315, Greenfield, MA 01301

Office: 413.475.6282

gba.4greenfield@gmail.com

November 13, 2023

Greenfield Community Preservation Act Committee
Office of Economic Development

Re: Applicant Project - Tim Grader

To the Committee,

The Greenfield Business Association strongly supports the addition of mixed income housing, particularly market-rate, in our downtown. Greenfield is experiencing a wave of momentum that must be met with increased housing availability at all tiers, and will benefit greatly and immediately from projects like these being realized.

We have seen a spike in interest in Franklin County as a whole, and Greenfield is the gateway to many people living a more peaceful, holistic life, without sacrificing proximity to major metropolitan centers and cultural gems up and down the Connecticut River Valley. With rail projects on the horizon, better connecting remote workers to Boston, New York, and beyond, the opportunity to live and work in Greenfield is limited only by available housing options.

The projects being proposed will add much needed housing opportunities not only at different price points, but at different unit sizes and right in the heart of our downtown, deeply impacting our business community and reinvigorating our iconic Main St. With additional floors, taking advantage of the gorgeous views of Franklin County, people will flock to downtown, to live close to our expanding Franklin County Co-op, independent movie theater, Hawks & Reed Performing Arts Center, brand new net zero library, restaurants, shops, farmers market, and more.

The need for this project to come to fruition cannot be overstated, and the Greenfield Business Association supports it wholeheartedly. Please do not hesitate to reach out for further information or additional input, we are working hard for the success of Greenfield and very enthusiastic about continuing to support the development of this crucial piece of the process.

Sincerely,

Hannah Rechtschaffen, Director
Greenfield Business Association