

**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](mailto:cpc@greenfield-ma.gov)

Date submitted: by U.S. mail \_\_\_\_\_, email 11/15/23, or in person \_\_\_\_\_

Project Title: 187 Hope St
Applicant: Oxbow Design Build Cooperative, Inc.
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: 187 Hope St, Greenfield, MA
Contact Name: Ben Bowman
Mailing Address: 122 Pleasant St, Suite 109, Easthampton, MA 01027
Daytime Phone #: 413.440.9401
Email Address: ben@oxbowdesignbuild.com
Date of Submission: 11/15/2023

Total Project Cost	CPA Funds Requested
\$ 1,000,000	\$ 170,000

**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**

Oxbow owns and is preparing to develop a property at 187 Hope St in Greenfield, MA as a two-family home. In line with the statutory preference for CPA funded projects, this project is utilizing a previously developed lot.

As we are in the preliminary design phase of this project, it is worth noting that we remain open to developing (and would in fact prefer to develop) the property as a three-family home. Doing so would, however, entail additional permitting burdens and construction costs. Our ability to develop a third unit is therefore constrained by the amount and terms of the funding and financing that we are able to secure. We welcome inquiries and feedback on this topic, and are prepared to update the committee about development prospects as we learn more.

Please find, attached, some preliminary, inspirational renderings of the project.

**2. What are the goals of the proposed project?**

**Permanent Affordable Housing:** Property will be sold to and managed by a local Permanent Real Estate Cooperative, a local Land or Housing Trust, or similar body. Rent levels will be permanently deed restricted to remain affordable to families earning  $\leq 80\%$  of the AMI, and will aim to beat the Low Income Rent Limits, thus serving families earning  $\leq 50\%$  of the AMI.

**Sustainable Construction and Efficient Design:** The residences will exceed Mass Save's Level-2 All Electric Home Incentive requirements, meaning they will require minimal energy to heat and cool. The building will, additionally, beat industry standards in terms of the emissions released over the life cycles of the products used in its construction, aiming for net-zero embodied carbon.

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

1. The roughly 57% of Greenfield households earning at or below 80% of the AMI will most immediately and directly benefit from the additional housing units this project will make available to them. The entire community will benefit from the stability that permanent, affordable, safe, and energy efficient housing will deliver. 2. With stringent ecological standards, this development also contributes to Community Preservation Plan goal of climate resilience: low carbon construction and operation will chip away at the broader climate crisis, and an extremely efficient building envelope will insulate residents, literally and figuratively, from the vicissitudes of extreme weather events. 3. Finally, though open and transparent sharing of project details, we hope to offer a replicable model for future developments.

**4. How will you measure your success?**

The primary targets will be the degree of affordability we are able to achieve, as measured against HUD high and low rent limits, and the amount of housing we are able to create. Additional metrics of success include hitting Mass Save's level 2 criteria for energy efficiency and delivering a building with net zero embodied carbon.

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

This project fits, unambiguously, within the allowable project spending purposes of the Community Preservation Fund. This project is considered Creation of Community Housing.

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](https://greenfield-ma.gov/government/boards_and_commissions/community_preservation_committee.php))

This project is well aligned with the City of Greenfield's 2023-24 Community Preservation Plan. In the most broad terms, this project aligns with the city priority to create further housing opportunities. This alignment is deepened by our shared commitment to housing affordability. The project is, finally, supportive of the city's climate resilience goals, both in the impact that construction and operation of this building will have on the local and global climate, and in terms of the security that robust housing provides to its residents during acute climate crises.

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.

Please find, attached, a letter of support from Housing Greenfield.

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

We plan to move forward with this project as soon as we have secured sufficient funding. Full funding would empower us to move forward at once. Partial funding will not impinge on our commitment to seeing this project through to completion, although it may slow our anticipated timeline.

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				
Construction	170,000	730,000	100,000	1,000,000
Other				
<b>TOTAL</b>				

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

Our numbers are obviously quite round at present. Due to some design considerations that have not been finalized, including our reluctance to commit to a two-family home until we have ruled out the possibility of funding to support a three-family development, we are basing our costs on our experience developing similarly sized projects in and around Greenfield.

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)
Mass Save	All Electric Incentive	30,000			N
Regional CDFI	Loan	500,000			N
Private Funds	Donations and No-Interest Loans	200,000			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
Pro Forma Development	10/1/23	4/30/24
Design Details, Construction Documentation, Permitting	5/1/24	7/15/24
Construction	7/16/24	7/15/25

**11. Implementation:**

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


Project Manager (Paid or volunteer)	Phone	Email
Same as Applicant		

**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?

Oxbow Design Build will be responsible for these costs until ownership and maintenance can be transferred to a more suitable organization. Our intention is for the property to be sold to a local Permanent Real Estate Cooperative, Housing Trust, or similar body. Until then, there should be minimal maintenance needs on this new construction. Any that do arise will be funded by rental income and by Oxbow's operating capital.

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:	Ben Bowman
Title, if appropriate	Sustainable Development Coordinator
Email	ben@oxbowdesignbuild.com
Phone number	413.440.9401
Signature of Authorized Representative	
Date Signed	11/15/2023

***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 Oxbow Design Build Cooperative application for funding of the development of apartments for low- and moderate-income residents at 187 Hope Street in Greenfield. If awarded a grant, it will greatly enable Oxbow Builders to meet its goals for this much needed project.

Members of Housing Greenfield met with Benjamin Bowman of Oxbow Design Build Cooperative and understand that this project may be for 2 or 3 apartments. Because this project, regardless of whether it is 2 or 3 apartments, will be serving a great need in Greenfield for low- and moderate-income residences, we strongly support its development.

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 Oxbow Design Build Cooperative's development of 187 Hope Street and looks forward to it as an important addition to our community. We hope that you will award funding to Oxbow Design Build Cooperative for its application to help it achieve its housing plans. Thank you very much for your consideration.

Sincerely,

Susan Worgaftik  
Coordinator, Housing Greenfield

# 187 Hope St



Oxbow  
design|build



# 187 Hope St

