

GREENFIELD COMMUNITY PRESERVATION ACT PRE-APPLICATION FORM

Find out if your project can receive money through the CPA

Date submitted: by U.S. mail _____, email 11/7/23 _____, or in person _____

The purpose of this form is to make sure that all project applications meet the basic requirements of the Community - Preservation Act (CPA). Please look at the attached chart for more information about what the CPA will fund. DO NOT complete the full application form until you hear from the Greenfield Community Preservation Committee that your project is eligible for CPA funds. Please submit this form to: GCPC, % Christian LaPlante, 14 Court Square, Greenfield, MA 01301 or emailed to cpc@greenfield-ma.gov by **September 15, 2023**.

We will contact you in October by email or phone with our comments and any requests for additional information for the full application.

Project Title:	184 Petty Plain Rd
Applicant:	Pioneer Valley Habitat for Humanity, Inc.
Contact Name:	Megan McDonough
Mailing Address:	PO Box 60642 Florence, MA 01062
Daytime Phone #:	413-586-5430 x106
Email Address:	megan@pvhabitat.org
CPA Program Area (check all that apply) (See attached chart for more information)	
<input type="checkbox"/> Open Space <input type="checkbox"/> Historic Preservation <input checked="" type="checkbox"/> Community Housing <input type="checkbox"/> Recreation	
Project Purpose (check all that apply) (See attached chart for more information)	
<input type="checkbox"/> Acquisition <input type="checkbox"/> Creation <input type="checkbox"/> Preservation <input type="checkbox"/> Support	
<input type="checkbox"/> Rehabilitation/Restoration	
Project Description: Please write a brief description of your project in the space below.	
Pioneer Valley Habitat for Humanity plans to build an all-electric, energy-efficient, single-family home at 184 Petty Plain Rd Greenfield, MA. We would then sell it to an income eligible buyer earning less than 60% of the Area Median Income and place an affordable housing deed restriction on the property so that the home would be affordable in perpetuity.	
For Greenfield CPC Use <input type="checkbox"/> Eligible <input type="checkbox"/> Not Eligible <input type="checkbox"/> Date _____ Reviewer	
Comments:	

ATTACHMENT V-2 - COMMUNITY PRESERVATION FUND ALLOWABLE PROJECT SPENDING PURPOSES (G.L. c. 44B, § 5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure	Housing for low income individuals and families and low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION - Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION - Bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
PRESERVATION - Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT - Programs providing grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages it, <u>for the purpose of making the housing affordable</u>	X	X	X	Yes, provided the housing asset itself is made affordable by the expenditure
REHABILITATION AND RESTORATION - Capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes, if open space asset acquired or created with CP funds	Yes, provided that rehabilitation complies with Secretary of Interior's Standards for Treatment of Historic Properties	Yes (includes replacement of playground equipment)	Yes, if housing asset acquired or created with CP funds
APPROPRIATIONS TO AFFORDABLE HOUSING TRUST G.L. c. 44, § 55C	X	X	X	Yes; however, trust is required to spend CPA funds for CPA community housing purposes.
Maintenance expenditures are prohibited for all assets even if they could otherwise be considered acquisition, creation, preservation, support, rehabilitation or restoration Maintenance means incidental repairs that do <u>not</u> materially add to value of property or appreciably prolong property's life, but keep property in condition of fitness, efficiency or readiness				