

# **GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE**

## **APPLICATION FOR CPA FUNDING – Step 1**

Date Received (for office use only) \_\_\_\_\_

Applicant Name The Great Barrington Affordable Housing Trust

Project Name Alden Property Acquisition / Site control

Project Address 0 North Plain Road

Contact Person Bill Cooke Title: Chair, GBAHFF

Phone No. 413-528-8967 Email bcooke@townofgb.org

Brief Project Description (attach up to 1 additional page if necessary)

The Trust has a Purchase and Sale Agreement to acquire a 7+ acre parcel of property on North Plain Road in Housatonic. Having site control would allow the Trust to apply for municipal grants to develop infrastructure such as a roadway, extending municipal water, sewer, and electric lines. Potential grants for such infrastructure work are available from Massworks, MassHousing and various other sources.

The Trust will then place a deed restriction on the property, that will require some permanently affordable housing, and issue an RFP to develop an economically diverse mix of rental and home ownership community housing. The Trust would include a recreational trail, playground and community garden as part of the RFP.

Amount of CPA funding you are seeking: \$ 200,000

When do you request the CPA funding be received by your project? July 1, 2020

Property Owner (if different from applicant)

Owner's Name Dale and Sandra Alden

Owner's Address P.O. Box 193, Ashley Falls, MA 01222

Phone No. 413-229-8163 Email: aldendale@hotmail.com

If Owner is different from applicant, you must include a letter signed by the Owner giving permission to apply for funds for the specified project on the Owner's property.

**In the following chart, mark the box(es) that best apply to your project.**

Boxes with an X through them are not CPA eligible activities. Contact the Town Planner if you need more information.

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation 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 not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including 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.
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	✓		✓	✓
<b>CREATION</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	✓		✓	✓
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction				
<b>SUPPORT</b> Provide 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 such housing, for the purpose of making housing affordable				
<b>REHABILITATION AND/OR RESTORATION</b> Make 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	Only applies if property was acquired or created with CPA funds			Only applies if housing was acquired or created with CPA funds

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.

End of Step 1 application

# GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE

## APPLICATION FOR CPA FUNDING – Step 2

Date Received (for office use only) \_\_\_\_\_

All applicants submitting Step 2 must include a copy of their Step 1 application.

All applicants must answer questions 1-11, and question 19. For question 12-18, only answer questions that are applicable to your CPA area. For example, if your project has to do with Historical Preservation but does not include Housing, then you may skip questions 12, 13 and 14, but you must answer all questions under the subheading "Historical Preservation Projects."

You may attach additional sheets as necessary to answer the numbered questions, up to a maximum of 8 additional pages of narrative. These additional pages must be formatted with a minimum 11 point font, 1 inch margins. If your project combines two or more CPA priorities, such as Community Housing AND Open Space, then you must answer ALL questions under both of those 2 subheadings and you may include up to 10 additional pages of narrative. (Please note Open Space and Recreation is considered one CPA priority.)

*All pages must be numbered.* Please number each attached Page 1 of 8, Page 2 of 8, etc. If your answers are on separate sheets, also number each answer so that it corresponds with the number of the question you are answering.

Applicant Name Great Barrington, Affordable Housing Trust Fund

Project Name Alden Property Acquisition / Site Control

Project Address 0 North Plain Road

Assessor's Map 26 Lot 53-A

Property Deed Book / Page 1742 / 84

**1.) Project Budget** (list all sources and uses, including grants, fundraising, etc.)

Total CPA funds requested: \$ 200,000

Fill in the chart below showing all project sources and uses, including requested CPA funds:

Source Name	Amount	% of total	Used for	Committed?
CPA Funds	\$200,000		Purchase, closing costs	no
Total budget:				

Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8 page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

**2.) Timing of Funds:** Describe when CPA funds and other funding sources are to be received.

The closing is scheduled for July 7th 2020, so the Trust Fund would need to have funding at that point. Additional funding, for design and infrastructure work, would be raised through state and private grants (see attached), once the Trust Fund has site control.

**3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any:** \_\_\_\_\_

No restrictions or easements. The project will require Subdivision Approval from the Planning Board as well as a special permit for a Planned Unit Residential Development (PURD), both of which require abutter notification and full public hearings.

**4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):**

Substantially all of the property will be deed restricted for affordable housing up to 100% AMI. The Trust intends to create workforce rental housing as well as home ownership opportunities per the Habitat for Humanity model.

**5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.**

The GBAHTF trustees, two of whom are architects, and staff are the project team at this time. The Trust will issue possibly multiple RFP's for feasibility, design, infrastructure and development.

Additional Information: These pages do not count towards the 8 page limit. Attach additional information as appropriate, for example:

- Project timeline;
- Plans or drawings stamped and signed by an Engineer or Architect as appropriate;
- Photographs;
- Map showing project location in town;
- Ownership letters or site control verification;
- Budgets;
- Feasibility studies;

- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel;
- For Historic Preservation projects, if the project is not State Register-listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Great Barrington's history, culture, architecture or archeology.

## Funding Considerations

**6.) Consistency:** Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

This acquisition will be entirely in keeping with both the Master Plan and the Community Preservation Plan creating an opportunity for:

(Master Plan goals)

- Affordable housing as infill in an already developed area, on a smaller scale
- A neighborhood that is a vibrant, safe place for people of all ages;

### CONTINUED ON PAGE 9

**7.) Town Projects:** Is the proposed project for a town-owned asset? Yes \_\_\_ No **X**  
If yes, please describe funding options. For example, what portion of the project budget is CPA funding? If CPA funds are not received, what are the alternative funding options, if any?

**8.) Public Benefits:** Describe the public benefits of the project. \_\_\_\_\_

Creation of affordable workforce rental and ownership housing opportunities in a model community that is varied in form, integrated in makeup, and mixed income — with communal open spaces and possibly communal facilities for meetings, child care, etc.

**9.) Leverage:** Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

Yes, CPA funding will allow the Trust to purchase the property. Having site control will allow the Trust Fund (a Municipal Entity) to apply for a number of public and private grants, including, MassWorks, DHCD, and others (see attached list), for creating infrastructure that leads to the development of affordable housing. The site developer(s) will be able to show "first money in" from the town. The Trust anticipates that the developer(s) will raise several million dollars in grants, tax credits, etc. for the project.

**10.) Community Input and Support:** Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters. \_\_\_\_\_

Several local developers have expressed interest in the property, including Berkshire Housing, Construct, CDCSB and Habitat for Humanity.

**11.) Permits:** Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received. \_\_\_\_\_

No permits will be required to acquire the property. Permits, requiring public hearings, will be required for the infrastructure and development.

### **Affordable Housing Projects**

**12.) Affordable Housing Projects:** Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.

This purchase of this property will facilitate the creation of affordable rental and home ownership units in Housatonic, where more than 2/3 of all households are cost burdened (spending more than 30% of their income on housing).

It will to meet some of the demand for accessible, one-level, affordable living for seniors.

It will create housing for those in town making 80% or less of Area Median Income (AMI).

The Trust will partner with local non-profits to develop the property.

### **CONTINUED ON PAGE 9**

**13.) Affordability Level(s):**

< 100 % of area median income	no. of units <u>80%</u>
< 80 % of area median income	no. of units <u>30%</u>
_____ % of area median income	no. of units _____

**14.) Other Information:** Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?

The site is zoned for moderate density residential development. As far as the Trust is aware, there is no contamination on the site that would require remediation. Contamination is clearly unlikely, as the site has never been developed.

## Historic Preservation Projects

Applicants should note: all CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

**15.) Historic Preservation Projects:** Clearly describe how the project meets the Historic Preservation goals of the Community Preservation Plan.

**16.) Other Information:** Describe any other relevant information about the project and the site. For example: is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site; is the site or could the site be contaminated and if so what is the plan for remediation.

## Open Space and Recreation Projects

**17.) Open Space and Recreation:** Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

While the proposed project is primarily for Affordable Housing, due to the scale of the site and its terrain, development by clustering will create considerable open space for, recreation, community gatherings, and community gardens.

This purchase can create new opportunities for recreation for people of all ages and abilities by:

- Creating a new open space and recreational resource that serves the changing needs

**CONTINUED ON PAGE 9**

**18.) Other Information:** Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

The site is zoned for moderate density residential development. Including open space and recreation, such as community gardens, a playground and walking trail would not require any special permits.

As far as the Trust is aware, there is no contamination on the site that would require remediation. Contamination is clearly unlikely, as the site has never been developed.

### Certification


**19.) This application was prepared, reviewed, and submitted by:**

Name: Bill Cooke

Ph: 413-528-8967

Email bcooke@townofgb.org

*I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [For non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Great Barrington to govern the use and expenditure of CPA funds.]*

Signature: 

Date: 11-1-19

**10 hard copies of the entire application package, and one PDF of the entire application package, are due prior to the 4:00 PM deadline.**



**CONTINUED from page 5,  
item 6 (Consistency)**

This acquisition will be entirely in keeping with both the Master Plan and the Community Preservation Plan creating an opportunity for:

*Master Plan goals*

- Affordable housing as infill in an already developed area, on a smaller scale
- A neighborhood that is a vibrant, safe place for people of all ages;
- ...
- A community that is pedestrian friendly providing activities, amenities and gathering places for people of all ages;
- A variety of housing options;
- Enhanced walkable connections to the village center as well as the rail trail and Old Maids Swimming Hole in the Williams River;
- Promoting sustainability and energy efficiency;
- A clustered, moderate density, sensitively developed site;

**CONTINUED from BOTH  
page 5, item 6 (Consistency)**

**AND page 6, item 12 (Affordable Housing Projects)**

*Community Preservation Plan goals  
Affordable Housing category*

This purchase of this property will facilitate the creation of affordable rental and home ownership units in Housatonic, where more than 2/3 of all households are cost burdened (spending more than 30% of their income on housing).

It will help to meet some of the demand for accessible, one-level, affordable living for seniors.

It will create housing for those in town making 80% or less of Area Median Income (AMI).

The Trust will partner with local non-profits to develop the property.

...

This project will allow the GBAHTF to:

- Create more affordable rental and home ownership housing
- Provide a permanent restriction to preserve the long term affordability of the housing units

- Create a development that contributes to the viability and character of Housatonic's village center
- Facilitate new development
- Create infill in an already developed area
- Will create a variety of housing types
- Promote a pedestrian connection to the village center
- \* Use high quality construction and including "green" building materials and technologies and energy/conservation measures to reduce occupants operating costs and environmental impacts
- Have a stable and proven management capability (Construct, Berkshire Housing, Habitat, CDCSB, etc.)
- Provide housing that is harmonious in design and style with the surrounding neighborhood
- Facilitate creation of a mixed-income project, in which a variety of unit sizes accommodate a diversity of ages and family sizes among its residents
- Utilize the services of local or regional businesses and nonprofit organizations;

**CONTINUED from page 7, item 17  
(Open Space and Recreation)**

While the proposed project is primarily for Affordable Housing, due to the scale of the site and its terrain, development by clustering will create considerable open space for, recreation, community gatherings, and community gardens.

This purchase can create new opportunities for recreation for people of all ages and abilities by:

- Creating a new open space and recreational resource that serves the changing needs

...

of our community, including the aging and less mobile population and people who are seeking low impact and heart healthy exercise, with the inclusion of a walking trail and playground

- Developing community gardens and additional greenspace
- Managing invasive plants

**Dale L. and Sandra J. Alden**

1079 Ashley Falls Rd.  
PO Box 193  
Ashley Falls, MA 01222-0193  
(413) 229-8163  
[aldendale@hotmail.com](mailto:aldendale@hotmail.com)

**September 25, 2019**

**To Whom it May Concern:**

This is to inform to any person or persons that we, Dale and Sandra Alden as the current property owners, do approve of the Great Barrington Affordable Housing Trust's application for CPA funds with regard to our North Plain Road property located on North Plain Road.

Sincerely yours,



Dale L, Alden



Sandra J. Alden

# **STANDARD BERKSHIRE COUNTY MULTIPLE LISTING SERVICE PURCHASE AND SALE AGREEMENT - LAND**

► **1. PARTIES:** SELLER(S) BUYER(S)

Name(s) Dale Alden Great Barrington Affordable Housing Trust  
Sandra Alden  
Address P.O. Box 193 334 Main St  
Ashley Falls, MA 01222 Great Barrington, MA 01230-1845

► **2. DESCRIPTION:** Subject to the terms and conditions hereinafter set forth, the SELLER agrees to sell and the BUYER agrees to buy SELLER'S real Parcel located at 0 N Plain Rd as more particularly described in a deed dated \_\_\_\_\_ and recorded in the Southern Berkshire County Registry of Deeds in Book 1742 Page 84 or Land Court Certificate # \_\_\_\_\_ Assessor's Map # \_\_\_\_\_ Section # \_\_\_\_\_ Lot # \_\_\_\_\_ (the "Parcel").

► **3. PURCHASE PRICE:** For the Parcel, BUYER shall pay the "Purchase Price" sum of \$ 175,000.00 of which an initial deposit has been paid this day in the amount of \$ 1,750.00 and 1/3/20 within \_\_\_\_\_ days of SELLER'S signed acceptance an additional deposit in the amount of \$ 7,000.00 will be paid resulting in a balance to be paid in the amount of \$ 142,500.00 in cash, wired funds, or by certified bank check at the Closing.

3.1 Escrow: All deposits are to be held by the Listing Broker Alden Country Real Estate Sales ("Escrow Agent") in a non-interest bearing escrow account, unless otherwise specified herein.

► **4. CONTINGENCY TERMS:** The following terms and dates apply to paragraphs 6, 7 and 8 as the case may be:

4.1 Mortgage: Amt: \_\_\_\_\_ Rate: \_\_\_\_\_ Type: Fixed Variable Pts: \_\_\_\_\_ Yrs: \_\_\_\_\_  
4.2 Mortgage / Insurance Application Date: \_\_\_\_\_ within 10/4/19 days of signed acceptance by SELLER  
4.3 Mortgage / Insurance Contingency Date: \_\_\_\_\_ within 1/3/20 days of signed acceptance by SELLER  
4.4 Inspection Contingency Date: \_\_\_\_\_ within 1/3/20 days of signed acceptance by SELLER  
4.5 Septic System Inspection Date: (if applicable) \_\_\_\_\_ within \_\_\_\_\_ days of signed acceptance by SELLER

► **5. CLOSING DATE:** The Deed is to be delivered and the Purchase Price paid on July 07, 2020 at 2:00 p.m. (the "Closing Date") at the appropriate Registry of Deeds or such other location within the county in which the Parcel is located, as specified by BUYER.

**6. MORTGAGE / INSURANCE CONTINGENCY:** The Buyer's obligations under this Agreement are contingent upon the Buyer's obtaining a written commitment letter from a conventional mortgage lender for a loan consistent with the contingency term used and the BUYER'S satisfaction with the insurability of the Parcel consistent with the mortgage requirements in purchasing the Parcel. Should the Buyer be unable to obtain such a commitment letter or satisfactory insurance binder despite diligent efforts, Buyer may cancel this Agreement by written notice received by the Listing Broker or Seller's Attorney, no later than 5:00 p.m. on the Mortgage / Insurance Contingency Date, whereupon all obligations of the parties under this Agreement shall cease and Buyer's deposits shall be promptly returned in full. Buyer's failure to (a) give such written notice or (b) make a good faith mortgage or insurance application by the Mortgage / Insurance Application Date shall be a waiver of the Buyer's right to cancel under this Paragraph. If the Buyer cancels the agreement, BUYER shall attach a copy of the applicable denial letter to BUYER's cancellation notice.

**7. INSPECTION CONTINGENCY:** The BUYER'S obligations hereunder are contingent upon BUYER'S receipt, prior to 5:00 p.m. on the Inspection Contingency Date, of written inspection reports on the Parcel satisfactory to the BUYER. Such reports may, at Buyer's option and expense, include but are not limited to: underground tanks, septic system, well water, wetlands and environmental conditions. Should the results of any such test be unsatisfactory to



SELLER'S Initials DA SA BUYER'S Initials GH LC pg 1 of 5  
Purchase & Sale Land - Multiple Listing Service of the Berkshire County Board of REALTORS® Inc. 1/10



Berkshire Property Systems, LLC, 12 Railroad Street Great Barrington, MA 01038  
Jonathan Haukin

Phone: 413-528-4658

Fax:

Alden Property

Buyer's Property to be Purchased by Buyer's Name: 12 Railroad Street Great Barrington, MA 01038 www.421.org/223



Berkshire  
Housing  
Development  
Corporation

P.O. Box 1180, Pittsfield, MA 01202-1180  
Tel 413-499-1630 Fax 413-496-9831 www.berkshirehousing.com

September 25, 2019

Thomas Blauvelt, Chair  
Community Preservation Committee  
c/o Chris Rembold, Staff Liaison  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230

RE: CPA – Bostwick Gardens Expansion

Dear Mr. Blauvelt,

I am pleased to offer my support for the Great Barrington Affordable Housing Trust's application to the Community Preservation Committee for funding for the purchase of a parcel of land located on North Plain Road, to be used for the development of affordable housing.

Great Barrington and all of Southern Berkshire County suffer from a serious the lack of affordable housing. This housing shortage effects everyone, and for the rapidly growing number of citizens it is acute. Limited rental options for those with low incomes and the unaffordable cost of owning and maintaining a home, force many members of the community to move out of Great Barrington. The new housing being proposed by the Housing Trust will help meet the escalating affordable housing needs in Great Barrington.

Berkshire Housing is the county's most experienced developer of affordable housing having completed 22 multifamily rental housing communities including the soon to be completed expansion and renovation of Bostwick Gardens in Great Barrington. In addition to offering our support for the Housing Trust's project, we also interested in participating in the development of the project.

We hope you act favorably on the application submitted by the Great Barrington Land Trust.

Sincerely,

Elton Ogden, President  
Berkshire Housing Development Corporation



September 30, 2019

To the Great Barrington Community,

Central Berkshire Habitat for Humanity (Habitat) supports the purchase of the Alden Land property and would be interested in partnering on this project. We support the efforts of the GB Affordable Housing Land Trust in building a coalition of partners leveraging our experience and expertise in bringing affordable rental and homeownership opportunities to the project.

Habitat will bring our 27 years in transformational community change in utilizing volunteers, skilled craftsman and community members together to build strength, stability and self-reliance through shelter.

Habitat will bring our holistic approach to building homes, communities and hope by providing a hand up not a hand out approach. This approach includes providing the necessary tools of financial education, budgeting, personal development/ community building, coaching *and* hands on building with sweat equity. This model has had incredible outcomes not only in the areas of homeownership, but also in health outcomes, reduction in uses of social services, and improvement in employment. Children are performing better at school and many are now college graduates.

Who purchases Habitat homes? Generally, home buyers are families with children, hardworking people (Head start teachers, CNA's, nursing aides, social service workers, manufacturing workers, government workers etc) that just miss the mark of conventional homeownership. They must meet three criteria; total family income must be within 40%-70% HUD median Income guidelines, currently live in substandard housing and be willing to partner which includes 500 hours of sweat equity and completion of financial education and coaching. Home buyers must also participate in resident leadership training as well as participate in community based projects.

We believe the collective impact approach produces better outcomes and are happy to work with the GB Affordable Housing Land Trust in bringing the Alden Land project to life.

Respectfully submitted,

Carolyn Valli

CEO, Central Berkshire Habitat for Humanity

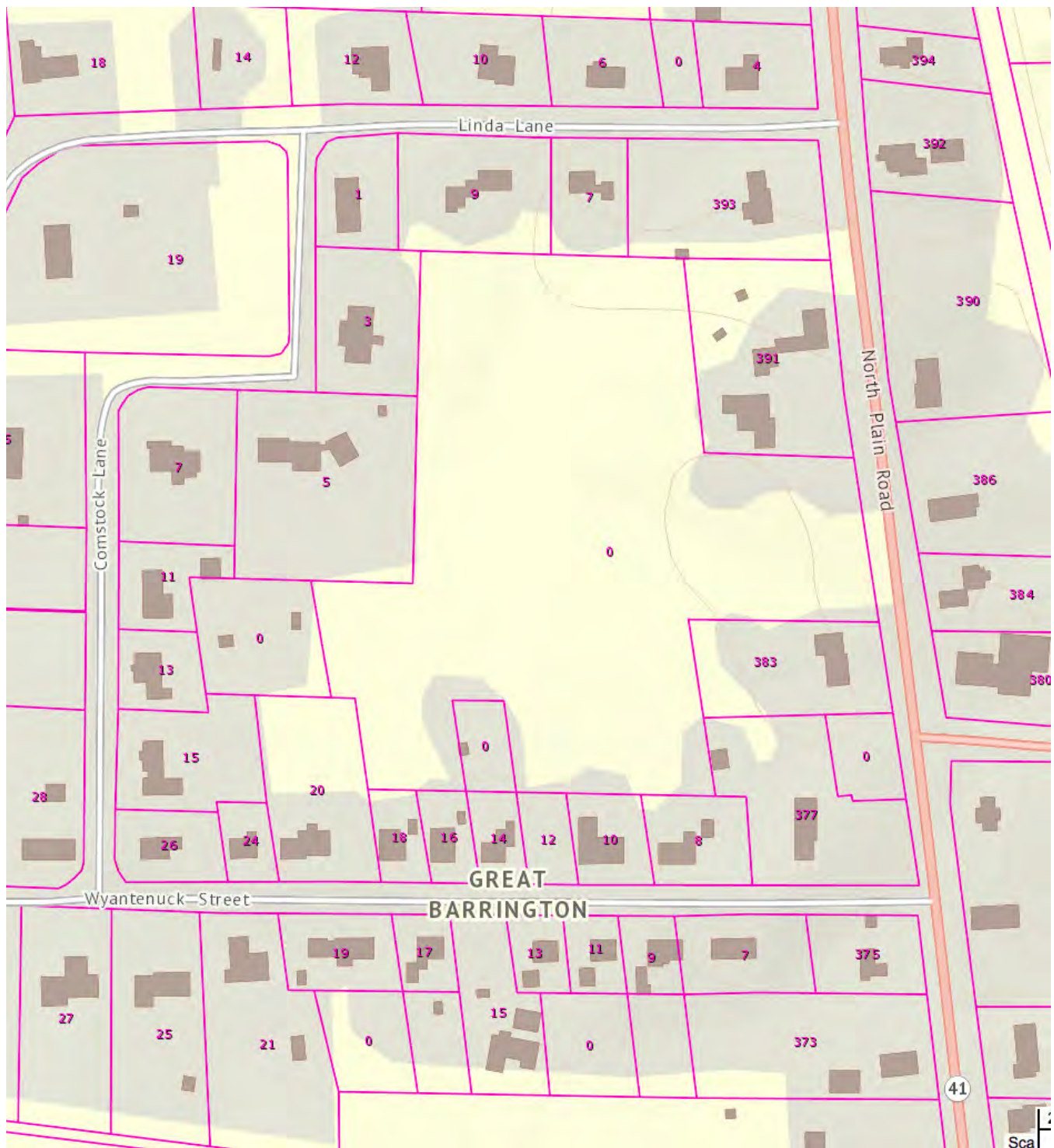
314 Columbus Ave

Pittsfield, MA 01201

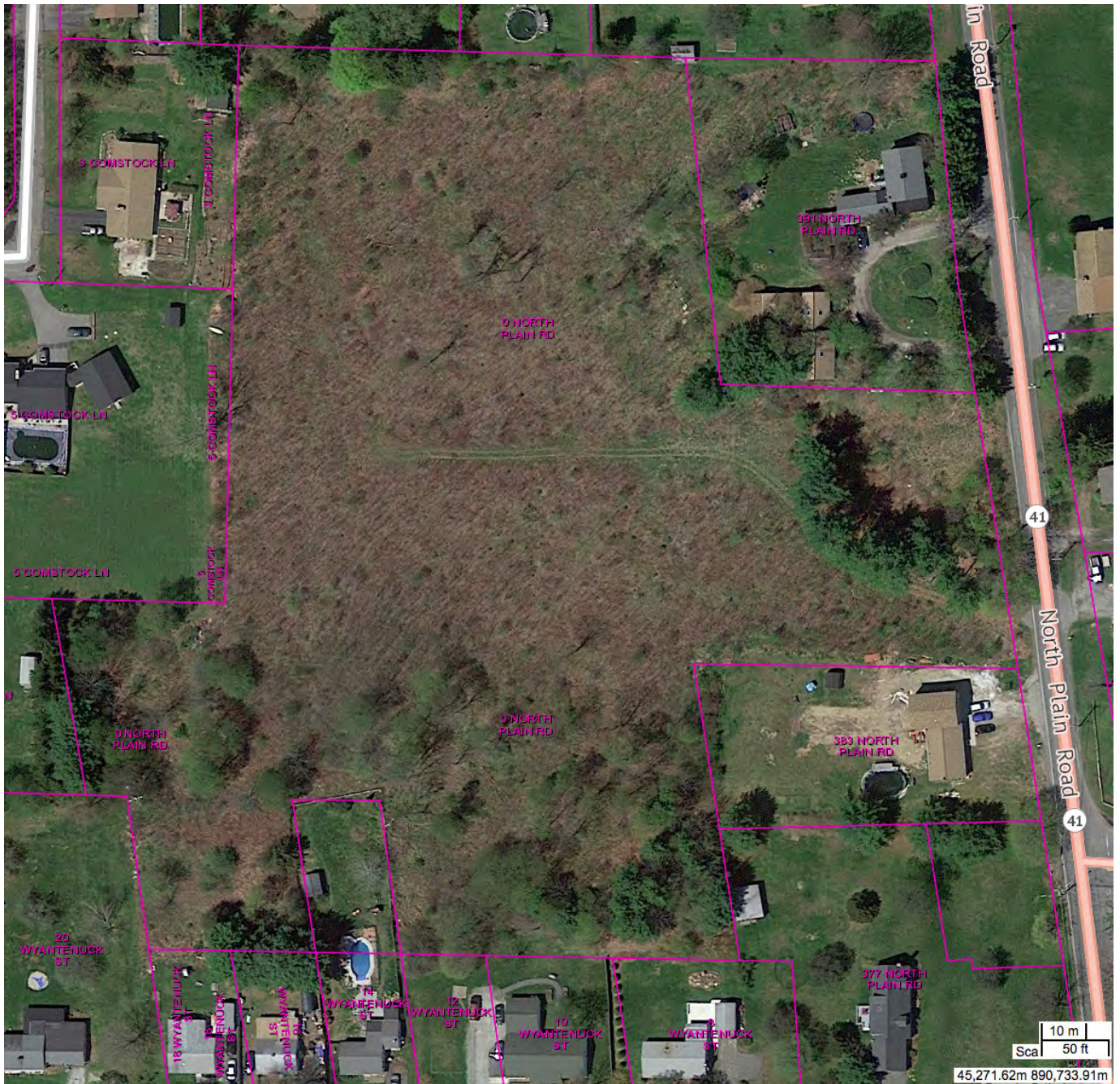
413-442-3181

413-281-5051 cell

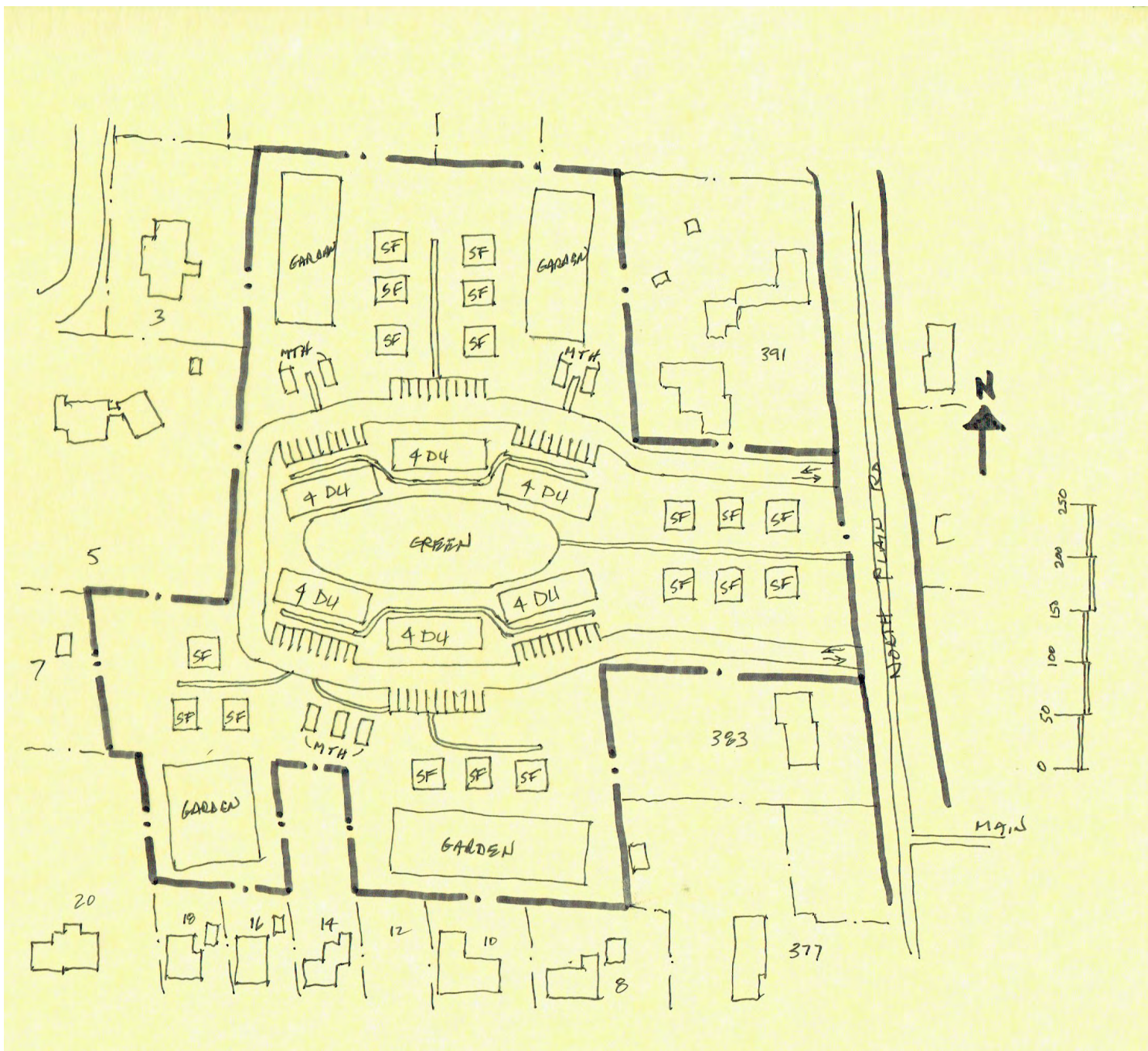
314 Columbus Avenue, Pittsfield, MA 01201  
Phone: (413) 442-3181 [www.berkshirehabitat.org](http://www.berkshirehabitat.org)





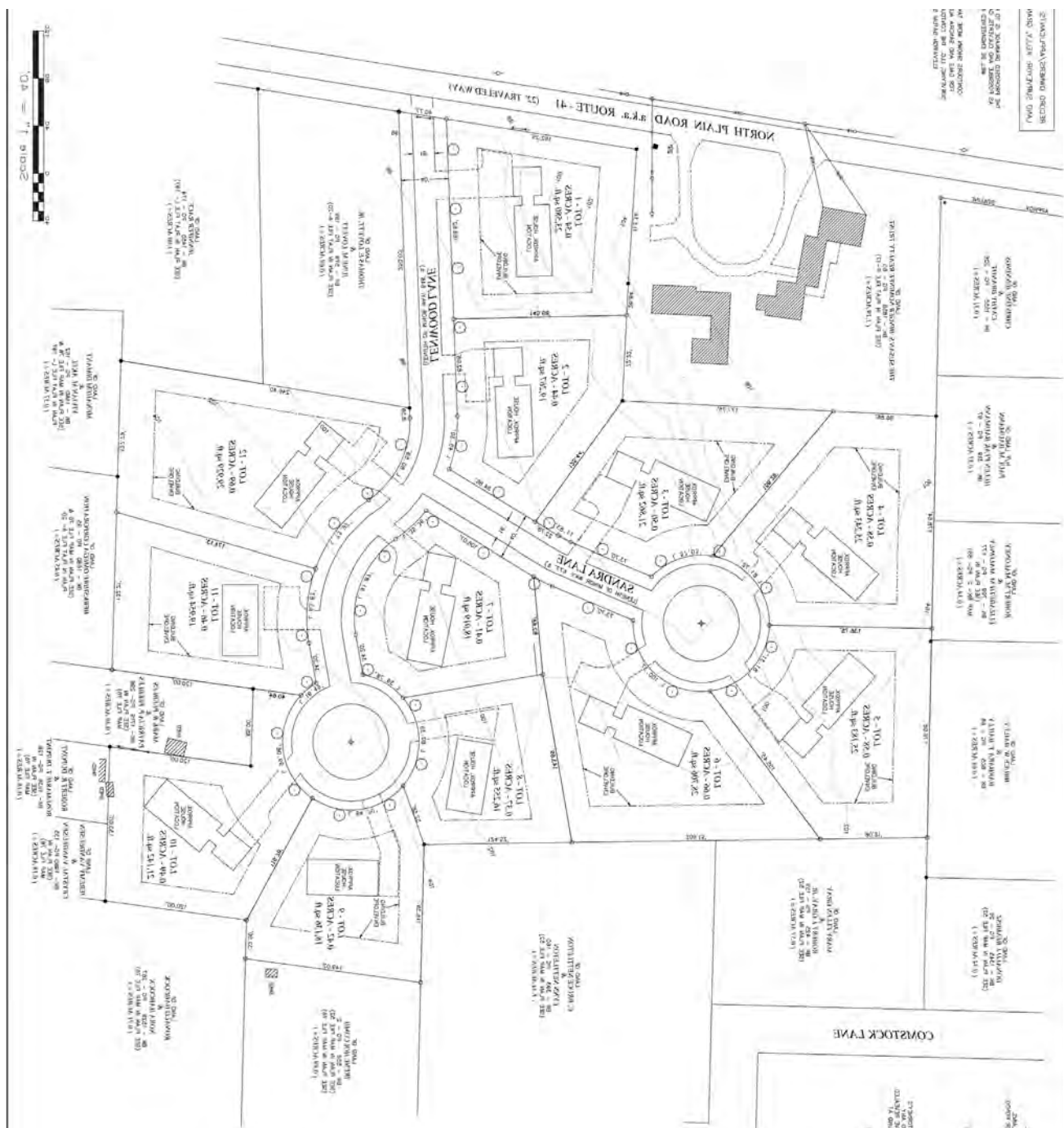








## PREVIOUS DEVELOPMENT PLAN



# **Affordable Housing Development - Financing Options**

Resources that provide assistance to communities to finance the development of affordable housing for low- and moderate-income households.

## **Primary Resources (Information Listed Below):**

- Affordable Housing Trust Fund
- Capital Improvement and Preservation Fund
- Chapter 40R (Smart Growth Zoning Act)
- Commercial Area Transit Node Housing Program
- Community Preservation Act
- HOME Investment Partnerships
- Housing Stabilization Fund
- Low-Income Housing Tax Credit Program
- MassWorks Infrastructure Program
- Neighborhood Housing Services Program

## **Secondary Resources:**

- [Citizen Planner Training Collaborative](#)
- [Peer-to-Peer Technical Assistance Program](#)
- [Relocation Assistance Program](#)
- [Smart Growth/Smart Energy Toolkit](#)

**Program:** Affordable Housing Trust Fund (AHTF)

**Purpose:** To permit municipalities to establish trust funds for the creation and preservation of housing that is affordable to people with incomes that do not exceed 110% of the area median income, as defined by HUD.

## **Key Eligibility Criteria:**

- The minimum term of affordability is 30 years
- All AHTF units in the project must be affordable to households at or below 110% of Area Median Income
- DHCD evaluation for project financial feasibility
- Funding preferences shall be given to those projects that are most likely to be able to commence development in a timely manner upon approval of funding
- Affordable Housing Trust Fund applications are submitted to MassHousing

**Funding and/or Eligible Uses:** Administered jointly by DHCD and MassHousing

## **Funding:**

- Deferred payment loans
- Low or no interest amortizing loans
- Down-payment and closing cost assistance for first-time home buyers
- Credit enhancements and mortgage insurance guarantees
- Matching funds for municipalities that sponsor affordable housing projects
- Matching funds for employer-based housing
- Predevelopment funding from the Community Economic Development Assistance Corporation (CEDAC) to nonprofit organizations
- Section 8 Project Based Vouchers (PBV)

**Eligible Uses:**

- Activities that create, preserve, or acquire housing for the benefit of people with incomes that do not exceed 110% of the area median income, as defined by HUD
- Permanent or transitional housing for homeless families and individuals, and
- For the modernization, rehabilitation and repair of public housing

**Program:** Capital Improvement and Preservation Fund

**Purpose:** To preserve and improve existing privately owned, state, or federally assisted affordable rental developments.

**Key Eligibility Criteria:**

- Local housing authorities
- For-profit and non-profit developers

**Funding and/or Eligible Uses:**

- State bond funded
- The acquisition, refinancing and/or rehabilitation of existing rental property
- Eligible properties include housing at risk of losing affordability restrictions due to the potential for the prepayment of its mortgage or housing in which a project-based rental assistance contract has expired.

**Program:** Chapter 40R

**Purpose:** To substantially increase the supply of housing and enable municipalities to create Smart Growth Zoning Overlay Districts for the production of compact/high density housing. It targets the shortfall in housing for low- and moderate-income households, by requiring the inclusion of affordable units.

**Key Eligibility Criteria:**

- All MA cities and towns may apply.
- Development must include housing:

- In an area of concentrated development such as town centers, or
- Near transit stations, or
- Be in a highly suitable location
- 20% of housing units must be affordable.
- Municipality must adopt a 40R zoning district.
- Minimum residential densities of 8 units/acre for single family; 12 units/acre for 2-3 family; and 20 units/acre for multi-family

**Funding and/or Eligible Uses:**

- Incentive payments of up to \$600,000 (plus a one time density bonus payment of \$3000 for each unit) for construction of new housing, substantial rehabilitation of existing buildings, or conversion to residential use.
- 40R projects are eligible for payment under Chapter 40S which reimburses for some of the net increase in the cost of educating students living in new housing in smart growth districts. This funding is available starting in FY2008.

**Program:** Commercial Area Transit Node Housing Program (CATNHP)

**Purpose:** To support first-time homebuyer housing through new construction or acquisition and rehabilitation of housing developments, of 24 units or less, within neighborhood commercial areas and in proximity to public transit nodes

**Key Eligibility Criteria:**

- All MA Cities and towns
- Non-profit developers
- For-profit developers
- Housing development must be within neighborhood commercial areas and in proximity to public transit nodes.
- Not less than 51% of the units assisted by the program must benefit persons earning not more than 80% of the area median income.

**Funding and/or Eligible Uses:**

- State bond funded
- The total amount of CATNHP funds requested per eligible project may not exceed \$750,000 or \$50,000 per unit.

**Program:** Community Preservation Act (CPF)

**Purpose:** To allow cities and towns to exercise control over local planning decisions, create, and support affordable housing.

**Key Eligibility Criteria:**

- Voters must approve establishment of a CPF by vote in an annual municipal or state election.

**Funding and/or Eligible Uses:**

- A minimum of 10% of the annual revenues of the CPF must be used for each of the three core community concerns.
- The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

**Program:** HOME Investment Partnerships

**Purpose:** To produce and preserve affordable housing for low and moderate-income families and individuals.

**Key Eligibility Criteria:**

- Cities and towns in cooperation with the following entities: For-profit developers, Non-profit developers, and Non-profit organizations designated as Community Housing Development Organizations (CHDOs)

**Funding and/or Eligible Uses:**

- Federal funds administered by DHCD. In general, DHCD HOME awards are structured as loans with 0% interest, and a 30-year deferred payment term.
- Requires matching commitment of local funds
- Acquisition and/or rehabilitation of existing structures for rental use
- New construction of rental projects

**Program:** Housing Stabilization Fund

**Purpose:** To assist in the production and preservation of affordable housing for low and moderate-income families and individuals.

**Key Eligibility Criteria:**

- Cities and towns in cooperation with developers
- Local housing authorities
- Non-profit developers
- For-profit developers

**Funding and/or Eligible Uses:**

- HSF deferred-payment loan
- Projects located in HOME entitlement or consortium communities must include a matching commitment of local funds
- Acquisition and/or rehabilitation of existing structures for rental use, or for the new construction of rental projects

**Program:** Massachusetts State Low Income Housing Tax Credit Program

**Purpose:** To assist in the production and preservation of affordable rental housing for low-income families and individuals

**Key Eligibility Criteria:**

- Any person or entity (of whatever type) with an ownership interest in a qualified Massachusetts project and who receives an allocation of federal Low-Income Housing Tax Credits with respect to such project is eligible to receive an allocation of the Massachusetts Low-Income Housing Tax Credit with respect to such project.
- Three types of Massachusetts projects are eligible:
  - Projects to which the Department of Housing & Community Development (DHCD) has made a prior allocation of federal Low-Income Housing Tax Credit
  - Projects to which DHCD makes a simultaneous allocation of federal Low-Income Housing Tax Credit
  - Projects with respect to which the federal low-income housing tax credit is allowable by reason of Section 42(h)(4) of the Code applicable to buildings financed with tax exempt bonds

**Funding and/or Eligible Uses:**

- Tax credit
- The acquisition and/or rehabilitation of existing structures for rental use, including distressed or failed properties, or
- The new construction of rental projects
- Projects seeking tax credits must have a minimum of 8 tax credit-assisted units
- The minimum term of affordability is thirty years
- All units receiving tax credit assistance must have:
  - 20% or more households earning no more than 50% of area median income, or
  - 40% or more households earning no more than 60% of the area median income.
  - In addition, 10% of the total units must be reserved for persons or families earning less than 30% of area median income

**Program:** MassWorks Infrastructure Program

**Purpose:** To provide public infrastructure funding to support economic development. MassWorks consolidates these six grant programs into one office to streamline the grant process:

- Community Development Action Grant (CDAG)
- Growth District Initiative (GDI) Grants
- Massachusetts Opportunity Relocation and Expansion Program (MORE)
- Public Works Economic Development (PWED) Grants
- Small Town Rural Assistance Program (STRAP)
- Transit Oriented Development (TOD) Grant Program

**Key Eligibility Criteria:**

- Any Massachusetts city or town, acting by and through its municipal officers or by and through an agency designated by such municipal officers to act on their behalf, or any public entity, may apply to the program for a grant in a specified amount to fund a specified public infrastructure improvement project. Two or more municipalities may apply jointly, with one municipality or another public entity acting as fiscal agent. MassWorks grants can be sought in addition to other forms of local, state, and federal assistance that the applicant might receive.
- There is no set maximum or minimum amount that can be requested for a MassWorks grant, except in the case of STRAP or as might otherwise be indicated by statute. Each application should request funding to support a complete project (or project phase) and must provide clear justification for the amount requested. During this year, EOHED anticipates awarding up to \$80 million to approximately 30-40 projects. EOHED may make partial awards for an amount less than requested by an applicant, as needed and appropriate.
- MassWorks holds one competitive round each year, which generally opens in May with applications due in August. Evaluation of applications takes place over six to eight weeks, and awards are announced on a rolling basis starting in October for projects to begin construction the following spring.



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November 1, 2019

**OFFICERS**

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*Chair of the Board*  
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Keith Seidman  
*Treasurer*  
Elaine Silberstein  
*Secretary*

Community Preservation Committee  
Thomas Blauvelt  
334 Main Street  
Great Barrington, MA 01230

Dear Thomas,

**BOARD MEMBERS**

Michael Alper  
Nick Arienti  
Robert Bobomolny  
Peter Cherneff  
Tony Chojnowski  
Jane Glaser  
Evan Hardcastle  
Neil Hirsch  
John James  
Mark Rosengren  
Deborah Ryan  
Anne Schiesel  
Barney Stein  
Janet Zimmerman

Construct enthusiastically supports the Affordable Housing Trust's application for CPA funds to develop affordable housing on North Plain Rd. After careful review, we believe this is a great location for workforce housing in particular. The parcel could work well for a combination of rental and affordable home ownership and enhance the neighborhood. Attention to community and neighborhood development is always an important consideration for Construct. We believe developing homes our working neighbors can afford close to so many employers who need them is practical, achievable and desirable. The setting easily accommodates open space for a conservation easement, recreational use and could be a hub for the immediate vicinity.

We welcome involvement in this project to enhance the Great Barrington community and address the dire need for homes that are affordable.

Sincerely,

Jane Ralph  
*Executive Director*

Jane Ralph  
cc Chris Rembold, Bill Cook



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