GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE

APPLICATION FOR CPA FUNDING – Step 1

Date Received (for office use only)  ____________

Applicant Name  The Great Barrington Municipal Affordable Housing Trust

Project Name  The Property Acquisition Fund

Project Address  Bill Cooke, Town Hall, 334 Main Street, Great Barrington, MA 01230

Contact Person  Bill Cooke  Title: Chairman, GBMAHT

Phone No.  413-528-8967  Email  billcooke.gb@gmail.com

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

The mission of the GBMAHT is to increase the availability of rental and home ownership options, to households of low or moderate incomes, in Great Barrington. We are requesting CPA funds to create a fund that will enable the Trust to acquire parcels of land that meet our criteria (on/near bus route, town water & sewer, etc.) for being appropriate for affordable housing development. The Trust will then have the ability to secure sites as they become available. The sites would be deed restricted and sold to a developer at a discount – in exchange for a negotiated number or percent to be permanently affordable rental housing (60-80% AMI).

Amount of CPA funding you are seeking:  $150,000

When do you request the CPA funding be received by your project?  __ASAP________

Property Owner (if different from applicant)

Owner’s Name  Not applicable

Owner’s Address  

Phone No.  ___________________  Email:  ___________________

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.
<table>
<thead>
<tr>
<th>OPEN SPACE</th>
<th>HISTORIC RESOURCES</th>
<th>RECREATIONAL LAND</th>
<th>COMMUNITY HOUSING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Activities</strong>&lt;br&gt;(refer to Glossary for definitions)&lt;br&gt;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.</td>
<td>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.</td>
<td>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.&lt;br&gt;Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.</td>
<td>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.</td>
</tr>
</tbody>
</table>

**ACQUISITION**<br>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.  

**CREATION**<br>To bring into being or cause to exist. Seideman v. City of Newton, 452 Mass. 472 (2008).  

**PRESERVATION**<br>Protect personal or real property from injury, harm or destruction.  

**SUPPORT**<br>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.  

**REHABILITATION AND/OR RESTORATION**<br>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 invited to submit 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 are applicable to your CPA priorities. For example, if your project has to do with Historical Preservation but does not have to do with 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.)

Please number each attached Page 1 of 8, Page 2 of 8, etc. Please number each answer so that it corresponds with the number of the question you are answering.

Address __________________________________________________________

Map __________ Lot __________

Deed Book / Page __________ / __________

1.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any: ____________________________

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

<table>
<thead>
<tr>
<th>Source Name</th>
<th>Amount</th>
<th>% of total</th>
<th>Used for</th>
<th>Committed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPA funds</td>
<td>$150,000</td>
<td>75%</td>
<td>Property Acquisition Fund</td>
<td></td>
</tr>
<tr>
<td>Cash on hand (also CPA)</td>
<td>$50,000</td>
<td>25%</td>
<td>Property Acquisition Fund</td>
<td></td>
</tr>
</tbody>
</table>

Total budget: $200,000
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.

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

At this time, the Trust does not have a specific project. However, a project can come along at any time and the Trust needs to be able to respond quickly and have the capacity and credibility to attract and work with developers. Capitalizing the Trust and getting it funded will help it to leverage other resources and opportunities to increase affordable housing in Great Barrington.

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

Any property purchased by the Trust will have a deed restriction that guarantees some portion of the development will remain affordable permanently. Depending on the size of the development, that portion may be 100% or, in a larger project, it could be an affordable portion combined with market rate housing.

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.

As stated earlier, the Trust does not have a specific project at this time. Once a property is acquired by the Trust, we will issue an RFP to develop the property.

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 project is consistent with the affordable housing priorities of the Community Preservation Plan. The Trust aims to create permanently affordable housing for households earning less than 80% of area median income. The trust intends to acquire and rehabilitate existing housing and/or purchase land for construction of new affordable housing as suitable properties become available.

The town’s Master Plan specifically recommended the creation of an Affordable Housing Trust Fund to “create new affordable units and purchase or renovate distressed properties.” That is exactly what we hope to accomplish with the CPA funds.

7.) Town Projects: Is the proposed project for a town-owned asset? Yes ___ No ___

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?

It may be. The town occasionally acquires properties for back taxes. If the Trust ascertains that any such properties are suitable for development as affordable housing, the town can transfer those properties, at Town Meeting, to the Trust – for rehabilitation or development.

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

Creating more affordable housing benefits the entire community. Employees of local stores and restaurants will be able to live in town. Teachers, nursing assistants, volunteer firefighters – children who grew up here – will be able to live here.

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.

This CPA funding will provide the Trust with the initial capital to purchase a suitable property. The Trust intends to work with private, or not-for-profit developers, once we have secured and deed restricted a property, to develop or rehabilitate. Having site control will help the developers get additional funding.

10.) Community Input and Support: Describe any community input and/or organization support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit).

We have met with Construct, CDCSB, and Berkshire Housing. They are all supportive of the Trust. We have a letter of support from the Chamber of Commerce, describing how the lack of affordable housing has impacted the ability of many local businesses to attract employees.
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. 

As there is no specific project at this time, we do not know what permits will be required. 

---

**Affordable Housing Projects**

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

The Trust’s projects will target households earning 80% or less of area median income. The goal of the fund will be to create more affordable rental and homeownership housing opportunities and ensure long term affordability.

---

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

- \(< 80\% \text{ of area median income } \) no. of units __
- \(\% \text{ of area median income } \) no. of units __
- \(\% \text{ of area median income } \) 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?

Not known at this time.

---

**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.

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.
Certification

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

Name: Bill Cooke

Ph: 413-528-8967 Email billcooke.gb@gmail.com

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: Bill Cooke

Date: 11-3-2017
October 31, 2017

Tom Blauvelt, Chairman
Community Preservation Committee
Town Hall
334 Main Street
Great Barrington, MA 01230

Re: Great Barrington Municipal Affordable Housing Trust’s CPA applications

Dear Mr. Blauvelt:

I have been with the Chamber for 6 years now, a common thread from the day I started here has been the deep concern for the lack of basic help, a place they can afford to live and proper public transportation. Hardly a day goes by that I don’t hear a comment from a local business owner about how difficult it is to find help. The lack of affordable housing in Great Barrington is crippling their ability to attract workers. Some stores have workers commuting from Pittsfield, Hillsdale, NY or Canaan, CT to work for $12 an hour. That is just not sustainable.

If we want to grow our economy and attract new businesses, we need to have places that their workers can afford to live.

The proposals that the GBMAHT is requesting CPA funding for, will help to address this problem — whether it is working with developers to build affordable rental units on deed restricted properties or assisting income qualified buyers with a down payment — it will have a positive impact on our workforce housing crisis.

Yours truly,

Betsy Andrus
Executive Director

SBCC 40 Railroad Street, Great Barrington, MA. 01230 413-528-4284
betsy@southernberkshirechamber.com