

Appendix A – CPA Proposal Eligibility Form

[CPC Use Only]

Date Received:

9-28-26

Received By:

M. Mooney

Assigned CPC #: 2028-

05

This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

1-A Applicant Information

Last Name:

Stanley

First Name:

Fran

Organization(s)(as appropriate)

Affordable Housing Trust

1-B Regional Project? YES ☐ NO ☒

If YES, Town/Organization:

2

Submission Date:

3 Applicant Address

Street:

173 Main Street

City:

Groton

State:

MA

Zip:

01450

4

Phone:

978-732-1913

Email:

fstanley@grotonma.gov

5 CPA Purpose (Check all that apply)

Affordable Housing:

☒

Community Housing:

☒

Historic Preservation:

☐

Open Space:

☐

Recreation:

☐

As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's Registry of Historic Places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6

Project Address/Property Owner's Name:

unspecified

7

Project Name:

FY28 Housing Funds Request

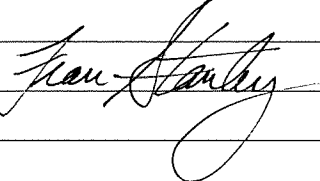
8 Community Preservation Plan Objectives – Use codes from SECTION 5 to indicate all that apply

See attached sheet.

See attached sheet.

Initial Estimated CPA Cost \$ 400,000

10 Signature

Applicant Signature:		Date:	September 28, 2026
Co-Applicant Signature:		Date:	
Co-Applicant Signature:		Date:	

#8. Community Plan Objectives

Two Community Housing Plan objectives:

5.2.1 Encourage diversity of housing types for a range of income levels and ages -
Provide housing for people with disabilities.

Use CPA funds to address broader range of affordable housing needs, even if the CPA assisted units do not qualify for Chapter 40b requirements.

Note: New affordable housing is built to current code which has a number of requirements designed to improve accessibility even for small builds of 1, 2, or 3 units. However, larger multi-family developments have much more extensive accessibility requirements. All of this can be beneficial to people with disabilities and can overall improve the likelihood that a person will be able to 'age in place'.

5.2.2 Improve municipal facilities and infrastructure, considering energy conservation, technology and ADA compliance.

Note: All new housing including all affordable housing must be built to the requirements of the building code which contains features that conserve energy. However, if a larger multi-family development is built, then those units are almost always built to passive house standards which are highly energy efficient.

In addition, the construction of affordable housing may come with an improvement to or extension of municipal infrastructure such as town water and sewer which can provide a benefit to the town and nearby properties.

#9. Basic Proposal Description

With this application, the Affordable Housing Trust is following its strategy of making annual CPC applications to increase its existing reserves. Housing costs for all housing types continue to markedly increase. With these market conditions, a growing segment of the population is cost burdened. With this exacerbation, the affordability crisis is said to be 'climbing the income ladder'. While the Trust is applying for funds that can be used for any and all allowable CPC community housing purposes, our current focus is on the creation of new affordable units.

Given the high cost of housing together with limited local funds, the Affordable Housing Trust hopes to attract significant outside funding by working with a community development organization to build a multifamily rental development that will qualify for tax-credit financing. In order to win the competitive tax credit funding for the project, the Affordable Housing Trust will need to make a meaningful contribution of local funds both to demonstrate the Town's support

for the project and to cover some ancillary construction costs. With a tax credit funded development, our town can create a significant number of affordable housing units by leveraging our relatively modest contribution to secure favorable financing and large amounts of federal and state grants.

The Trust appreciates the Community Preservation Committee's past support for the Trust's CPC applications. It is not easy or quick to create affordable housing. The Trust continues to do the work and requires financial reserves to be effective.