

**DEERFIELD COMMUNITY PRESERVATION ACT (DCPA) PRE-APPLICATION FORM**

**Recommended** of All Applicants *Find out if your project can receive money through the CPA*

Applicant can submit this application by email to [adminasst@town.deerfield.ma.us](mailto:adminasst@town.deerfield.ma.us), Date submitted \_\_\_\_\_

The purpose of this PRE-APPLICATION form is to help you determine if your project meets the basic requirements of the Community Preservation Act (CPA). Please look at the attached chart below for more information about projects that are eligible for funding through the CPA process. This is not required, but can help you to determine whether to submit a full application for your project. If desired, submit this **Pre-Application form** to the above email address **by September 15, 2025**. The Deerfield Community Preservation Committee will contact you in early October by email or phone to inform you as to whether your project is or is not eligible for CPA funding.

We do not recommend that you complete the full application form until you hear from the Deerfield Community Preservation Committee regarding your Pre-Application

Project Title:				
Project Location/Address:				
Applicant:				
Contact Name:				
Mailing Address:				
Daytime Phone #:				
Email Address:				
<b>CPA Program Area. Check the box (1 only) that best fits your project. (See chart on next page for more information). The 'No' boxes (greyed out) cannot be selected as the actions are not allowed under the Community Preservation Act. See the Town of Deerfield CPA Plan or the chart on page 2 for definitions of Acquire, Create, Preserve, Support and Rehabilitate/Restore.</b>				
	<b>Open Space</b>	<b>Historic Resources</b>	<b>Recreational Land</b>	<b>Housing</b>
<b>Acquire</b>				
<b>Create</b>		<b>NO</b>		
<b>Preserve</b>				
<b>Support</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	
<b>Rehabilitate and/or Restore</b>	<b>NO (unless acquired or created with CPA \$\$)</b>			<b>NO (unless acquired or created with CPA \$\$)</b>

**Project Description:** Please write a brief description of your project in the space below.

For Deerfield CPC Use \_\_\_\_\_ Eligible \_\_\_\_\_ Not Eligible \_\_\_\_\_ 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
<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	Yes	Yes	Yes	Yes
<b>CREATION</b> - Bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
<b>PRESERVATION</b> - Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
<b>SUPPORT</b> - 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
<b>REHABILITATION AND RESTORATION</b> - 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

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 not materially add to value of property or appreciably prolong property's life, but keep property in condition of fitness efficiency or readiness.