



*"I like to see a man proud of the place in which he lives.
I like to see a man live so that his place will be proud of him."
—Abraham Lincoln*

Community Preservation Grant Sources

June 2016

Town of Marshfield, MA

Prepared by:
Community Preservation Committee
Town of Marshfield
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OPEN SPACE

Fund for the Environment (FFE)

The Fund for the Environment at the Boston Foundation operates the New England Natural Areas & Wildlife Grants Program. The Grants Program priorities include 1) Land Conservation, 2) Land Stewardship, 3) Education and Outreach, and 4) Preservation of Flora for Wild Birds. As grants are no larger than \$7,500, serious consideration is given to requests where a small grant can have an impact on the ability of a project to advance. For more information, please email Dulcea Morgan at dlm@tbf.org, or visit the web site at <http://www.tbf.org/fund/fund-L2.asp?id=771>.

Land and Conservation Fund

These federal grant monies can be used for either state or local agency conservation or park projects as long as outdoor recreation is the primary use. The Division of Conservation Services (DCS) administers the program based on the availability of funds. Grants for federal assistance are based on a 50% reimbursement. For more information, please contact DCS at 617.626.1011 or visit their web site at www.mass.gov/envir/dcs.

The Shelter Island Fund

The Shelter Island Fund is a non-profit organization that works with municipalities, families, fiduciaries and others to preserve most if not all of large tracts of land through limited development. SIF ensures the preservation goals of its clients by preserving at least 50%, and usually more, of a site permanently as open space and conveying it to the municipality in which the land is located, a local or regional land fund, or a non-profit organization dedicated to the preservation and management of conservation land. For more information, call 781.721.5620, or visit the web site at www.shelterislandfund.org.

North America Wetlands Conservation Act Grants Program

The North American Wetlands Conservation Act standard grant program is supported by a NAWCA grant and partner funds to conserve wetlands and wetlands-dependent fish and wildlife through acquisition (including easements and land title donations), restoration and/or enhancement, with a grant request up to \$1,000,000. There is also a Small Grants Program that essentially follows the same guidelines as the Standard Grant, but only accepts proposals requesting up to \$50,000 in funding. For more information visit the web site at www.fws.gov/birdhabitat/NAWCA/grants.htm.

Massachusetts Urban and Community Forestry Program

With support from the USDA Forest Service, the Massachusetts Urban and Community Forestry Program generally offers several grant opportunities each year. Staff also offer technical assistance to help communities assess their forest resources, organize tree committees, hold workshops, and develop projects. For more information visit the web site at www.mass.gov/dcr/stewardship/forestry/urban/urbanGrants.htm.

Acres For America

Acres for America is a partnership between Wal-Mart Stores, Inc. and the National Fish and Wildlife Foundation (NFWF). The Acres for America program was established to provide funding for projects that conserve important habitat for fish, wildlife, and plants through acquisition of interest in real property. The goal of the Acres for America program is to offset the footprint of Wal-Mart's domestic facilities on at least an acre-by-acre basis through these acquisitions. For more information, please contact NFWF Eastern regional director Tom Kelsch at 202.857.0166, email at tom.kelsch@nfwf.org, or visit the web site at www.nfwf.org/programs/walmart/projects.htm.

Kodak American Greenways Grant Program

Kodak, The Conservation Fund, and the National Geographic Society, provide small grants to stimulate the planning and design of greenways in communities throughout America. Greenways are defined as corridors of protected, public and private land established along rivers, stream valleys, ridges, abandoned railroad corridors, utility rights-of-way, canals, scenic roads or other linear features. For more information write to greenways@conservationfund.org or visit the web site at <http://www.conservationfund.org/?article=2106>.

Banrock Station Wines Wetlands Conservation Program

The Banrock Station Conservation Program, a partnership project of [Banrock Station Wines](#) and The Conservation Fund, provides grants of \$1,000 to \$5,000 to nonprofit groups in the United States that are planning and implementing wetlands conservation and/or restoration projects at the local level. Grants will be awarded to non-profit organizations and public agencies that focus on action-oriented work such as wetland acquisition, restoration, habitat improvement, environmental assessments, education, ecotourism, etc. For additional information, contact the program administrator at 703.525.6300 or visit the web site at www.conservationfund.org/?article=2831.

Acorn Foundation Grants

Established in 1978, the Acorn Foundation supports projects dedicated to building a sustainable future for the planet and to restoring a healthy global environment. The

Acorn Foundation is particularly interested in small and innovative community based projects which: preserve and restore habitats supporting biological diversity and wildlife; advocate for environmental justice, particularly in low-income and indigenous communities; and prevent or remedy toxic pollution. The Acorn Foundation makes grants in the \$5,000 to \$10,000 range to grassroots organizations. For more information, visit the web site at www.commoncounsel.org/pages/foundation.html#acorn.

Stonyfield Farms Profits for the Planet Program

Each year Stonyfield Farm gives away 10 percent of its profits to organizations and projects that work to protect and restore the earth.. For more information, email Mary Townsend visit the web site at www.stonyfield.com/EarthActions/PFP_Program.cfm.

The Amelia Peabody Charitable Fund Environment Program

The Amelia Peabody Charitable Fund's Environment Program supports open space land acquisition. The Fund will consider projects throughout New England but prefers those in Massachusetts, particularly in the Boston area. Submission deadlines for proposals are February 1, June 1, and October 1. For more information, contact Jo Anne Bore, Executive Director, Amelia Peabody Charitable Fund, 10 Post Office Square, Suite 995, Boston, MA 02109-4603 or call (617) 451-6178.

The William P. Wharton Trust

The William P. Wharton Trust supports conservation, study and appreciation of nature through projects with tangible and lasting results that seek partnerships and that leverage funds to gain matching contributions. The highest priority of the Trust is the acquisition of land for conservation and preservation of natural areas, primarily in MA and New England. The range of award is usually from \$2,500 to \$10,000. For more information, contact Pearl E. Bell, Estate & Trust Administrator, at 617.248.5000.

Massachusetts Executive Office of Environmental Affairs (EOEA)

EOEA provides a comprehensive list of state agency grant opportunities for environmental initiatives at <http://www.mass.gov/czm/environmentalgrants.pdf>.

Community Development Block Grant (CDBG)

Entitlement program funds from the Federal Department of Housing and Urban Development (HUD). . For more information, visit the website at: [www.hud.gov/offices/cpd/ communitydevelopment/programs/entitlement/](http://www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/)

National Park Service, Rivers, Trails and Conservation Assistance Program.

RTCA National Park Service Northeast Region, 200 Chestnut Street, Third Floor.
Philadelphia, PA 19106 www.nps.gov/rtca Provides assistance to locally –led natural resource conservation and outdoor recreation projects. Contact Northeast program manager 215-597-0932. Applications due by August 1.

North American Wetlands Conservation.

Provides funding assistance for conservation of wetlands and associated habitats for migratory birds and other wildlife.

Massachusetts Land and Water Conservation Fund

The Federal Land & Water Conservation Fund (P.L. 88-578) provides up to 50% of the total project cost for the acquisition, development and renovation of park, recreation or conservation areas. Municipalities, special districts and state agencies are eligible to apply. Nearly 4000 acres have been acquired and hundreds of parks renovated using the \$95.6 million that Massachusetts has received from the state side portion of the federal program since 1965. DCS administers the state side Land & Water Conservation Fund program in Massachusetts. Access by the general public is required. **Contact: Melissa Cryan (617) 626-1171** melissa.cryan@state.ma.us

Massachusetts Local Acquisitions for Natural Diversity (LAND) Program

The LAND Program (formerly the Self-Help Program) was established in 1961 to assist municipal conservation commissions acquiring land for natural resource and passive outdoor recreation purposes. Lands acquired may include wildlife, habitat, trails, unique natural, historic or cultural resources, water resources, forest, and farm land. Compatible passive outdoor recreational uses such as hiking, fishing, hunting, cross-country skiing, bird observation and the like are encouraged. Access by the general public is required. This state program pays for the acquisition of land, or a partial interest (such as a conservation restriction), and associated acquisition costs such as appraisal reports and closing costs. Contact: Celia Riechel (617) 626-1187 celia.riechel@state.ma.us

Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Program

The PARC Program (formerly the Urban Self-Help Program) was established in 1977 to assist cities and towns in acquiring and developing land for park and outdoor recreation purposes. Any town that has an authorized park /recreation commission is eligible to participate in the program. Communities that do not meet the 35,000 plus population criteria may still qualify under the "small town," "regional," or "statewide" project provisions of the program. Only projects that are to be developed for suitable outdoor recreation purposes, whether active or passive in nature, shall be considered for funding. Grants are available for the acquisition of land and the construction, or renovation of park and outdoor recreation facilities, such as swimming pools, zoos,

athletic play fields, playgrounds and game courts. Access by the general public is required. Contact: Melissa Cryan(617) 626-1171 melissa.cryan@state.ma.us

National Coastal Wetlands Conservation Grant Program,/US Fish and Wildlife Services Division of Bird Habitat Conservation

The Standard Grants Program is a competitive, matching grants program that supports public-private partnerships carrying out projects in Canada, the United States, and Mexico. These projects must involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats. *U.S. Standard Grants proposals*: David Buie (david_buie@fws.gov), (301) 497-5870, or Cheryl Leonard, (cheryl_leonard@fws)

Self-Help Program

The Self-Help Program provides funds to municipal conservation commissions for the purchase of conservation land. The Division of Conservation Services (DCS) administers the program based on the availability of funds. Grants for assistance range from 52-70% reimbursement. For more information, please contact DCS at 617.626.1011 or visit their web site at www.mass.gov/envir/dcs.

Department of Conservation and Recreation - Historic Landscape Preservation Grant Program

*Note that DCR is not currently awarding historic landscape preservation grants due to fiscal restrictions. The program may be re-instituted once funding becomes available. The Grant Program provides matching grants to municipalities to support the preservation of public landscapes. The Program generally operates on an annual grant cycle, but is subject to funding availability. Projects are chosen through a competitive application process. Applications must address landscapes that are municipally owned or, if not owned by the city or town, accessible to the public. The landscape must be listed or eligible for listing on the State or National Registers of Historic Places For more information, visit the website at: <http://www.mass.gov/dem/programs/histland/overview>.

RECREATION

National Recreation and Park Association www.nrpa.org

Baseball Tomorrow Fund

The Baseball Tomorrow Fund (BTF) is a joint initiative between Major League Baseball (MLB) and the Major League Baseball Players Association (MLBPA.) The fund awards grants to organizations involved in the operation of youth baseball and softball programs and facilities. www.MLBcommunity.org

Dick's Sporting Goods

DICK'S Sporting Goods Community Program proudly supports leagues, teams, athletes, and outdoor enthusiasts. If you are interested in submitting a request for a donation or sponsorship for your Sports Team or League, please [create an account](http://dsgcommunity.sponsorport.com/) using the link or address. <http://dsgcommunity.sponsorport.com/>

Finish Line Grants

<http://www.finishline.com/store/youthfoundation/guidelines.jsp>

Opportunities for kids to participate in community-based youth athletic programs and camps that emphasize active lifestyles, especially programs that serve disadvantaged and special needs kids. Legacy Grants: \$10,000 - \$75,000 New facilities improvements and/or renovations to existing buildings, grounds, and property.

Let's Move! Active Schools Grants

Schools enrolled in the Let's Move program can access several grant programs that encourage physical activity including Good Sports Equipment, Run Jump Throw, Action for Healthy Kids, and Billion Mile Race Fun Run. To enroll your school and be eligible for grants visit. www.letsmoveschools.org

Entergy Charitable Foundation Open Grants

Community grants to build playgrounds and make stronger communities. Contact in Massachusetts Patrick O'Brien 508-830-8200. Visit website at www.entergy.com

HISTORIC PRESERVATION

Massachusetts Historical Commission: Massachusetts Preservation Projects Fund

The Massachusetts Preservation Projects Fund (MPPF) is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes, and sites (cultural resources) listed on the State Register of Historic Places. Applicants must be a municipality or non-profit organization. Please note that grant disbursement is subject to appropriation and the availability of sufficient allocated funds. For more information, visit the website at:

<http://www.sec.state.ma.us/mhc/mhcmppf/mppfidx.htm>

Massachusetts Historical Commission: Survey and Planning Grants

Survey and Planning Grants provide 50 percent matching federal funds for the preparation of community surveys, preservation plans, preparation of historic district studies and legislation, archaeological surveys, nominations to the National Register, and educational preservation programs. Eligible applicants are local historical commissions, Certified Local Governments, local and state agencies, educational institutions, and private organizations. For more information, visit the website at:

<http://www.sec.state.ma.us/mhc/mhchpp/grdhpp.htm>

National Trust for Historic Preservation

The Preservation Services Fund provides nonprofit organizations and public agencies matching grants from \$500 to \$5,000 (typically from \$1,000 to \$1,500) for preservation planning and education efforts. Funds may be used to obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as preservation education activities to educate the public.

The Johanna Favrot Fund for Historic Preservation provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 for projects that contribute to the preservation or the recapture of an authentic sense of place. Funds may be used for professional advice, conferences, workshops and education programs.

The Cynthia Woods Mitchell Fund for Historic Interiors provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 to assist in the preservation, restoration, and interpretation of historic interiors. Funds may be used for professional expertise, print and video communications materials, and education programs. For more information, visit the website at:

<http://www.nationaltrust.org/help/grants.html>

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<http://www.mass.gov/dem/programs/histland/overview.htm>

Save America's Treasures

***Note that grants under this program are reserved for resources determined to be significant on a national level. Consult the website to ensure your property meets this standard.** The Federal Save America's Treasures Grants are available for preservation and/or conservation work on [nationally significant](#) intellectual and cultural artifacts and [nationally significant](#) historic structures and sites. Grants require a dollar-for-dollar non-Federal match, which can be cash, donated services, or use of equipment. The minimum grant request for collections projects is \$50,000 Federal share; the minimum grant request for historic property projects is \$250,000 Federal share. The maximum grant request for all projects is \$1 million Federal share. **For more information, visit the website at:** <http://www.cr.nps.gov/hps/treasures/index.htm>

Preservation Technology and Training Grants

Information and application material for grants given by National Center for Preservation Technology and Training (NCPTT) for preservation research, information management, and training projects proposed by non-profit organizations, universities, and federal agencies. **For more information, visit the website at:**

<http://www.ncptt.nps.gov/NCPTT2/pttgrants.stm>

National Endowment for the Humanities

NEH challenge grants help institutions and organizations secure long-term improvements in and support for their humanities programs and resources. Awards are made to museums, public libraries, colleges, research institutions, historical societies and historic sites, public television and radio stations, universities, scholarly associations, state humanities councils, and other nonprofit entities. Challenge grants most commonly augment or establish endowments that support humanities activities in education, public programming, scholarly research, and preservation. Institutions may

use the income from invested funds to meet ongoing humanities-related costs. **For more information, visit the website at:** <http://www.neh.gov/grants/guidelines/challenge.html>

Federal Historic Preservation Tax Credits administered through the National Parks Service The program fosters private sector rehabilitation of historic buildings and promotes economic revitalization. It also provides a strong alternative to government ownership and management of such historic properties. The Federal Historic Preservation Tax Incentives are available for buildings that are National Historic Landmarks, that are listed in the National Register, and that contribute to National Register Historic Districts and certain local historic districts. Properties must be income producing and must be rehabilitated according to standards set by the Secretary of the Interior. Tax credits covering up to 20% of the rehabilitation costs for a historic property may be available. For more information, visit the website at: <http://www.cr.nps.gov/hps/tps/tax/brochure1.htm>

Community Development Block Grant (CDBG)

Newton receives an annual allocation of CDBG entitlement program funds from the federal Department of Housing and Urban Development (HUD). For more information, visit the website at: www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/

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<http://www.ncptt.nps.gov/NCPTT2/pttgrants.stm>

National Archives and Records Administration

Editions-201610 – Publishing Historical Records in Documentary Editions

Editions-201606 – Publishing Historical Records in Documentary Additions

Access-201606 – Access to Historical Records

The National Historical Publications and Records Commission seeks proposals to publish documentary editions of historical records. Projects may focus on the papers of major figures from American history or cover broad historical movements in politics, military, business, social reform, the arts, and other aspects of the national experience. The historical value of the records and their expected usefulness to broad audiences must justify the costs of the project. The goal of this program is to provide access to, and editorial context for, the historical documents and records that tell the American story. The NHPRC encourages projects, whenever possible and appropriate, to provide access to these materials in a free and open online environment, without precluding other forms of publication. A grant is for one year and up to \$200,000.

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The program fosters private sector rehabilitation of historic buildings and promotes economic revitalization. It also provides a strong alternative to government ownership and management of such historic properties. The Federal Historic Preservation Tax Incentives are available for buildings that are National Historic Landmarks, that are listed in the National Register, and that contribute to National Register Historic Districts

and certain local historic districts. Properties must be income producing and must be rehabilitated according to standards set by the Secretary of the Interior. Tax credits covering up to 20% of the rehabilitation costs for a historic property may be available. For more information, visit the website at:

<http://www.cr.nps.gov/hps/tps/tax/brochure1.htm>

AFFORDABLE AND COMMUNITY HOUSING

Community Development Block Grant (CDBG)

Federal Department of Housing and Urban Development (HUD). . For more information, visit the website at: www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/

HOME Program

HOME funds may be used for acquisition, new construction, rehabilitation, tenant-based rental assistance and first-time homebuyer assistance. Eligible recipients are nonprofit and for-profit developers, although 15% of HOME funds are reserved for nonprofit Community Housing Development Corporations (CHDOs). For more information, visit the web-site at: www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm.

Housing Innovations Fund (HIF)

HIF funds are used to create rental housing for low-income individuals with special needs, the homeless or individuals and families at-risk for homelessness. HIF projects generally include a social service component, and can be used for new construction or rehabilitation. Funds are available to nonprofit developers. For more information, visit the website at: www.mass.gov/dhcd/components/housdev/want/dvlper_r/hif.htm.

Housing Stabilization Fund Program (HSF)

The HSF is comprised of three separate programs: the Neighborhood Restoration Initiative (NRI), the Rehabilitation Initiative (RI) and the Soft Second Loan Program (SSL). The programs can be used to create both rental housing and homeownership opportunities, and funds can go toward acquisition, rehabilitation, limited new construction and first-time homebuyer assistance. For more information, visit the website at: www.mass.gov/dhcd/components/housdev/want/dvlper_r/hsf_r.htm.

Community Economic Development Assistance Corporation Programs (CEDAC)

Predevelopment Seed Funding: CEDAC manages over \$23 million in revolving loan

funds, which it lends to non-profit developers to help implement projects œ moving from blueprints to buildings, plans to programs.

Acquisition Loan Program (ALP): The ALP is available to nonprofit corporations seeking acquisition of rental housing and homeownership properties, providing short-term financing up to 80% of building value for acquisition projects only. Eligibility is limited to time-sensitive tax credit developments, acquiring key properties in targeted neighborhoods and projects utilizing CEDAC's Facilities Consolidation Fund.

Home Funders Program: CEDAC has been selected to administer a new pilot program to stimulate the production of new housing for extremely low income families. Funds will be available to non-profit developers at interest rates as low as 2%, allowing new rental housing to be available at lower costs. For more information, visit the website at: <http://www.cedac.org>.

MassHousing

MassHousing offers programs geared toward for-profit and nonprofit developers engaged in rental housing and home-ownership projects. Funds can be used for acquisition, rehabilitation and new construction purposes. MassHousing provides a number of multi-family financing programs for mixed income rental housing, assisted living and housing for people with special needs. For more information, visit the website at: www.masshousing.com/portal/server.pt.

Massachusetts Housing Partnership (MHP)

Both for-profit and nonprofit developers are eligible to receive MHP funds for the purposes of acquisition, rehabilitation, new construction, and refinancing existing debt with or without concurrent rehabilitation on both rental housing and homeownership projects. For more information, visit the website at: www.mhp.net.

Federal Home Loan Bank of Boston Programs (FHLB)

Affordable Housing Program (AHP): The AHP encourages local planning of affordable-housing initiatives. The Bank's member institutions work with local housing organizations to apply for funds to support initiatives that serve very low-to moderate-income households in their communities. Each year, funding is awarded in two competitive rounds. Subsidized loans (advances) and direct subsidies (grants) are available. The actual terms are determined by the member financial-institution applicant, based on the specific needs of the development.

The Community Development Advance: Members can tap Community Development advances to help finance the purchase, construction, rehabilitation, or predevelopment financing of affordable housing. Community Development advances can also be used to finance projects that involve a combination of economic-development and affordable housing.

New England Fund (NEF)

In general, the NEF provides advances for housing that can be used to finance affordable homeownership and rental housing opportunities for families with incomes at or below 140 percent of the median income for the area. NEF advances can be used to fund loans for acquisition, refinancing, construction, and/or rehabilitation. For more information, visit the website at:

www.fhlbboston.com/communitydevelopment/fundingprograms/index.jsp .

Local Initiative Program (LIP)

Through the Local initiative Program, DHCD provides pre-development technical assistance to municipalities and housing developers that ranges from evaluating site selection to analyzing financial feasibility. The assistance is considered comparable to a financial —subsidy— under MGL Ch. 40B, enabling LIP units to be counted towards a community's inventory of affordable units. LIP units are reserved for households below 80% median area income. For more information, visit the website at:

www.mass.gov/dhcd/publications/fact_sheets/lip.pdf .

Local Initiatives Support Corporation (LISC)

LISC, a national organization with local program offices throughout the country, is a conduit for a number of private financing sources (grants, loans and equity investments) to community development corporations for developing affordable housing and building neighborhood stability. For more information, visit the following websites:

LISC -www.lisc.org/whatwedo/programs/preservation . NEF -
<http://www.nefinc.org> . CDT -[http:// www.commdevtrust.com](http://www.commdevtrust.com) .

Low Income Housing Tax Credits (LIHTC)

DHCD administers this program, which provides tax credits to for-profit and nonprofit developers engaged in the acquisition, rehabilitation and new construction of rental housing projects. The low-income housing tax credit enables developers to raise capital from investors for the development of affordable housing. Syndicators identify interested investors and connect them to development projects, often pooling investor capital into equity funds. For more information, visit the website at:

www.mass.gov/dhcd/components/housdev/want/dvlper_r/tax_cr.htm.

Section 202 Supportive Housing for the Elderly Program

This program is eligible to nonprofit developers seeking to acquire, rehabilitate or newly construct rental housing with supportive services for the elderly. Eligible applicants

apply directly to HUD through a SuperNOFA application process. For more information, visit the website at: www.hud.gov/offices/hsg/mfh/progdesc/eld202.cfm.

Section 811 Supportive Housing for Persons with Disabilities Program

Nonprofit developers engaging in the acquisition (with or without rehabilitation), rehabilitation and new construction of rental housing with supportive services for people with disabilities are eligible to participate. Applicants apply directly to HUD through a Super NOFA application process. The Section 811 program provides interest-free capital advances to develop rental housing with supportive services for very low-income persons with physical or developmental disabilities or chronic mental illness. For more information, visit the website at: www.hud.gov/offices/hsg/mfh/progdesc/disab811.cfm.

Continuum of Care

The Continuum of Care is a set of three competitive programs based on the law of the McKinney Vento Homeless Assistance Act to address the problems of homelessness in a comprehensive manner in concert with other federal agencies. SHP helps develop housing and related supportive services for people moving from homelessness to independent living. Shelter Plus Care (S+C) provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. The Single Room Occupancy (SRO) Program provides Section 8 rental assistance for moderate rehabilitation of buildings with SRO units—single-room dwellings, designed for the use of an individual, that often do not contain food preparation or sanitary facilities. For more information, visit the web-site at: <http://www.hud.gov/offices/cpd/homeless/programs/cont/>

HOME Program

HOME funds may be used for acquisition, new construction, rehabilitation, tenant-based rental assistance and first-time homebuyer assistance. Eligible recipients are nonprofit and for-profit developers, although 15% of HOME funds are reserved for nonprofit Community Housing Development Corporations (CHDOs). For more information, visit the web-site at: www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm.