

Office of Community Development
Greyfield Revitalization Program (Planning and Assessment) - GPA1
Frequently Asked Questions

June 3, 2026

Please make note to check the FAQ Addendum that will be posted on July 8, 2026.

1. What is the maximum and minimum amount that an eligible entity can apply for this round of the Greyfield Revitalization Program?

- The maximum and minimum amount that any entity can apply for any project is \$250,000 and \$100,000, respectively.
- Please note that DECD may use its discretion to award certain larger projects located in larger municipalities up to \$500,000 based on need and justification.

2. Can an entity submit multiple applications?

- Yes, all applicants are welcome to submit multiple projects under separate applications. Municipalities can also submit for multiple unrelated sites under one application as long as the total request for the project is within the specified thresholds (minimum of \$100K and maximum of \$250K).
- Also, if appropriate, separate SharePoint folders for each distinct project application may be requested.

3. What does the Part A: Threshold Eligibility Section of the Application Form cover?

The following threshold items are covered under Part A of the Application Form. An Applicant or Application may be denied funding after review of Part A of the Application Form.-

- The site and project satisfy the definition of Greyfields;
- The current/former use of the site is commercial, retail, office, or knowledge-work space (such as workforce training hubs or educational institutions);
- Redevelopment should be possible without significant environmental soil and groundwater remediation (please note: Funding can be used to investigate hazardous building materials that were used in accordance with the State Building Code when the structure was constructed);
- The project site is NOT already receiving funds for environmental cleanup under a DECD Program;
- The Applicant has access or will have access to the property, site control or path to site control.
- Vacancy rate exceeds 25%.
- Square footage is greater than 7,500 square feet

4. Are there any restrictions for the type of land use so the project is eligible to be funded under the Greyfields Program?

- The project site must be a former or currently underutilized commercial, retail, office, or knowledge-work spaces (such as workforce training hubs or educational institutions) that pose significant challenges to economic development, land use, and community revitalization

5. How do I determine if the site is a Greyfield or a Brownfield? What are the distinctions and associated restrictions

- If preliminary environmental investigation identifies the need for soil or groundwater remediation, with the exception of limited cleanup of a single-occurrence leak or spill, such as an underground storage tank, car accident on a parking lot, or faulty transformer, then the property would likely qualify as a brownfield and should pursue brownfield funding.
- Sites enrolled in the Transfer Act, Superfund Program, or any voluntary cleanup programs at the state or federal level are not eligible for the Greyfields Program.
- Projects that have received funding through the Office of Brownfields Remediation and Development program are not eligible for Greyfields Funding, with the exception of Planning and Assessment-Only Grants.
- Projects that receive Greyfields Funding will not be eligible for Brownfields Funding.
- Greyfields Funding can be used to investigate hazardous building materials (such as asbestos containing material, PCB-containing caulk, lead paint/piping, etc.) that were used in accordance with the State Building Code when the structure was constructed. This is NOT considered significant environmental remediation. Additionally, the presence or prior presence of universal waste will not be labeled as significant environmental contamination.
- For additional clarity on eligibility and best-fit, please contact dec.d.greyfields@ct.gov, attend the office hour sessions or set up a meeting with DECD staff to discuss project-specific questions.

6. Is the investigation of hazardous building materials considered an eligible cost?

- Greyfields Funding can be used to investigate hazardous building materials that were used in accordance with the State Building Code when the structure was constructed such as asbestos containing material, PCB-containing caulk, lead paint/piping, etc. This is NOT considered significant environmental remediation and will be an eligible expense. Additionally, the presence or prior presence of universal waste will not be labeled as significant environmental contamination.

7. What constitutes proof of access to the site, site control, or path to site control?

- If awarded funding, the applicant must be able to complete/facilitate proposed planning and assessment activities if they are not the property owner. An Access Agreement, MOU, or other documentation must be provided prior to the grant contract closing to ensure that site access is guaranteed for the duration of the project.

8. Part B Section I of the application requests information relating to knowledge of site history, background, preliminary investigation activities, and other supplemental site information. What if this information is unknown at this time?

- Since this funding is for planning and assessment purposes extensive information is not expected. DECD is looking for the best available information for the project to understand project need. DECD understands that proposed projects will be at different stages of maturity. Projects may be conceptual or more fully developed; both are welcome. Applications with limited information at this time will not be penalized in the evaluation or consideration for funding. However, projects that are more shovel-ready or advanced may fare better in the competitive process.

9. What if my project does not meet any of the components of Part B Section II – Economic and Community Development Impact?

- These elements are not eligibility requirements but will be identified and scored as merits of the project. Please be advised to answer all questions to the best of your ability for higher scoring.

10. Does the project have to be located within a distressed municipality, opportunity zone, transit-oriented development area, downtown, or regional/state district or hub?

- Location within a designated area is not a requirement for funding, but locational benefits will be considered and scored as merits of the project.

11. What constitutes a Transit-Oriented Development (TOD)?

- A TOD is defined as being located within a half-mile radius of a mass transit area such as AMTRAK, MetroNorth, Shore Line East, Hartford Line, CTFastrak transit lines, or other bus stations with frequent daily service.
- Even if a site does not meet the definition of a TOD, it could still be considered a benefit to the project application if proximity (please specify the actual distance) to transit is demonstrated.

12. What defines a downtown, urban/rural center, regional hub or a strategic industry cluster?

- Downtown/Urban Center: The surrounding area consists of a high concentration of offices, shops, government buildings, entertainment venues, and public transportation and can be considered an active part of a city.
- Downtown/Rural Center: If the project is in a sparsely populated area, it may be in a location that provides essential services (stores, clinics, schools) for surrounding rural communities
- Regional Hub: A regional hub serves as the main economic, cultural, or transportation focal point for a larger geographic region. It attracts people from multiple surrounding towns for major services like hospitals, universities, shopping centers, transit connections, and employment.
- Strategic Industry Clusters: The nine strategic industrial clusters are Advanced Manufacturing; Aerospace & Defense; BioScience & Healthcare; Film, TV, Digital Media; Financial Services; Green Energy; Insurance; Technology & Innovation; Tourism, have been identified as State priority projects, supported by a highly skilled workforce, targeted tax incentives, and dedicated state programs.

13. What are examples of eligible uses for a planning and assessment-only project?

- Architectural and engineering assessment of buildings and site readiness to determine suitability for conversion to multi-family housing or other commercial or community-focused uses; investigation of hazardous building materials that were used in accordance with the State Building Code when the structure was constructed, sustainability and resilience strategy, conceptual site plan alternatives, structural and building condition assessments, geotechnical investigation; renovation or conversion construction estimation; planning or feasibility studies to assess the viability of one or more potential future project sites under the program; financial feasibility modeling, economic resilience analysis, infrastructure or utility assessments, stormwater analysis, traffic or multimodal assessments, legal and title due diligence, phasing plan feasibility, and reasonable administrative expenses not to exceed five per cent of any grant awarded.

14. Is a successful application dependent on the proposed end use? Does the end use have to be finalized?

- A successful application is not dependent on having a finalized end use. Because this is a planning and assessment-only program, applicants are not required to have a confirmed redevelopment outcome. However, if an end use has been considered and early planning work has begun, demonstrating a credible path toward redevelopment can help strengthen the overall competitiveness of the

application. In addition, DECD is encouraging all efforts to support the highest and best end use that maximizes economic and community benefit and state policies to foster housing growth.

15. Where do I access the forms and how can I submit my application?

- Applicants are required complete the Greyfields Planning and Assessment Application Form.
- Application is available on the [GRANT PROGRAM WEBPAGE](#). The Application has two separate sections – Part A: Threshold Eligibility Section and Part B: Project Details.
- Applications may be denied funding after review of Part A of the Application Form.

To submit: All application submittals must be made through the portal link provided on the website. Attachments and supporting documentation should be:

- Uploaded to a DECD SharePoint folder
 - a. Applicants must request a SharePoint link by emailing decd.greyfields@ct.gov
 - b. Include Applicant & Project Name and Program Code (GPA1) in subject line.
 - c. Please make folder request by **August 3, 2026**
 - d. The deadline to submit the application package is Wed, August 5, 2026 (by noon)

16. Who are the eligible entities who can apply for the program?

- Municipalities; a municipal economic development agency or entity created or operating under C.G.S. Chapter 130 or 132; a nonprofit economic development corporation formed to promote the common good, general welfare and economic development of a municipality or a region that is funded, either directly or through in-kind services, in part by one or more municipalities; a nonstock corporation or limited liability company established or controlled by a municipality, municipal economic development agency or an entity created or operating under chapter 130 or 132; or any regional council of governments organized under sections 4-124i to 4-124p; Connecticut Municipal Redevelopment Authority (CMRA); and the Capital Region Development Authority (CRDA).
- A developer or private property owner who would like to access the program funds must partner with an eligible applicant.

17. Are councils of government eligible entities to apply?

- Yes, regional councils of government are eligible entities that can apply.

18. Can a municipality (or other eligible entity) apply for a planning and assessment grant under the program for a privately-owned property?

- A municipality can apply for an assessment grant for a privately-owned property as long as the owner enters into an access agreement with the municipality to perform the planning and assessment. At a minimum, a letter of intent from the private property owner that an access agreement will be entered into with the applicant once the grant award is made should be included as part of the application. All reports and data produced with the grant funds would be state and municipal property.

19. Are Town-owned properties eligible for the program or is it only limited to privately-owned properties?

- Town-owned properties as well as privately-owned properties are eligible for the Greyfields Grant Program. See above Question/Response with regards to privately-owned properties.

20. What criteria will DECD be using to score and award funds?

- Please see the NOFA for details on the criteria that DECD will be using to score and award the funds. But more generally, some of the criteria that will be considered are: clarity on planning and assessment needs, economic and community development impact, locational benefits and merits, level of non-DECD support, alignment with plans and zoning approvals, and applicant experience. The Application Form, we believe, is mostly straightforward and self-explanatory. The key to a good application is providing clear responses to the questions asked or providing the information/documents that have been requested.

21. If I am successful in receiving the grant, when is the project start date? When can I start the work and will I be reimbursed for work immediately?

- The project start date will be the date of the award letter from DECD. All eligible expenses from that day are reimbursable as long as consultancy services are contracted for in accordance with DECD and state guidelines and approved by the assigned DECD Project Manager. No expenses can be reimbursed until a DECD Assistance Agreement (Contract) is put in place.

22. A consultant is helping me with the application for this grant. Can the consultant get reimbursed from this grant?

- No, consultant services hired by an Applicant prior to the grant award are not eligible for reimbursement from the grant. Also, preparation of an application to DECD is not an eligible expense.

23. Do you anticipate that there will be another round in the near future?

OFFICE OF COMMUNITY DEVELOPMENT
GREYFIELD REVITALIZATION PROGRAM (PLANNING AND ASSESSMENT)
FREQUENTLY ASKED QUESTIONS

- The Greyfields Planning and Assessment funding opportunity is a pilot round. A future round has not been finalized but will be decided based on the demand and success of the pilot round, and funding availability.

24. Is a Phase I mandatory for the submission?

- No, a Phase I is not mandatory but will be helpful for applications that want to justify that the project does not have soil or groundwater contamination issues and thus, is not characterized as a typical “brownfield.”.

25. The space provided in the application forms is limited. Please can I provide an attachment with additional information to respond to the questions?

- DECD encourages all applicants to be as succinct as possible with their responses to the questions in the application forms. DECD will only accept responses to the questions included in the space provided within the forms. Material presented outside of the forms may not be reviewed. Incomplete applications will be rejected. The response fields have been restricted to include a limited number of characters. Please adjust your answers to the word count provided.

26. I have a question that is not covered above. How can I get a response?

- Please feel free to send any questions you may have to decd.greyfields@ct.gov (preferred) or contact the hotline number at 860.500.2395 by Wednesday, July 8, 2026. All responses to questions not included in this document will also be posted on the Greyfields website (as an addendum) by July 10, 2026.
- DECD will be conducting an online webinar. See the schedule below:

Webinar and Office Hours	
Webinar: Monday, June 15, (1 PM – 2 PM)	Click <u>HERE</u> to join Teams on your computer or mobile app.
Office Hours: Thursdays 10 AM – 11 AM June 25, July 9, July 16	Or call in (audio only) +1 860-840-2075, 19495263# ; Phone Conference ID: 194 952 63#
Questions on the NOFA	
Wed, July 8, 2026	Deadline for questions to DECD on this NOFA
Fri, July 10, 2026	Posting of FAQ Addendum (if any) on Greyfields Website
Application Deadline	
Mon, August 3, 2026	Request for SharePoint folder (see <i>Application Process</i>)
Wed, August 5, 2026 (noon)	Deadline to submit or upload Application Package
Award Announcement	
September 2026	Award Announcements (tentative)

27. What is the due date of the full application form and when can I hear back about award decisions?

- Please see the NOFA for the detailed schedule. All applications should be submitted by **noon** on Wednesday, August 5, 2026. Please note that DECD **will** accept submissions prior to this deadline. Please make sure you receive a receipt of application notice from DECD staff.
- DECD hopes to make the grant award announcements in September 2026.

28. Is a Private Developer or Company eligible to apply?

- Private Developers or Companies can partner with an eligible applicant (e.g., municipality, economic development agencies, redevelopment authority, or Councils of Government). Please see full list of eligible applicants, above.

29. How do I know if the project site is located in an Opportunity Zone?

- See as link to the map for [Opportunity Zones](#)

30. Are matching funds required?

- No, matching funds are not required/mandatory for this opportunity. However, any additional participation or leverage will make the application more competitive.