

Office of Community Development
Greyfield Revitalization Program (Planning and Assessment)
Notice of Funding Availability (NOFA)

June 3, 2026

Round 1 GPA (Planning and Assessment Grant)

Announcement: The Office of Community Development (OCD) of the Dept. of Economic and Community Development (DECD) announces the availability of funding under the Greyfield Revitalization Program - Planning and Assessment Grant and invites applications for the same.

The purpose of the Greyfield Revitalization Program, as per [C.G.S Secs. 32-9y and 9z](#) is to facilitate the repurposing of greyfields, generally defined as underutilized or obsolete 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. Additional program goals include encouraging public-private partnerships, leveraging and encouraging private interest and investments, reactivating potential to generate taxes, and maintaining existing tax bases for communities.

This funding opportunity is for Planning and Assessment activities only. This opportunity is a precursor to a future Implementation Funding Program to facilitate the reuse of identified sites. Implementation Funding (to be announced in a future, separate NOFA) will be prioritized based on feasibility and long-term sustainability of the proposed redevelopment project, leveraged funding, and alignment with State and local priorities, including affordable housing, mixed-use developments, and other projects that generate community benefits and economic value. The purpose of this Planning and Assessment grant is to assess the feasibility and viability of target sites for redevelopment. A planning and assessment grant under the Greyfield program is not a precondition to future Implementation funding.

The total funding pool available for this Notice of Funding Availability (NOFA) is up to \$4 (four) million.

Funding Limits Per Application or Project:

Maximum request: \$250,000; Minimum Request: \$100,000

All applicants are welcome to submit multiple projects under separate applications. 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.

Application Process: Applicants are required to submit the Greyfield Revitalization Program Application through the application portal link 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.

Required attachments must 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. **Recommended** to make folder request by **noon** on **Monday, August 3, 2026**;

Application Due Date: The Application Form will be accepted until **noon** on Wednesday, August 5, 2026. An email will be sent to applicants to confirm receipt of the form and application package.

Questions related to the NOFA that are not included in the FAQ document should be emailed to decd.greyfields@ct.gov by Wednesday, July 8, 2026. Any FAQ addendum that includes responses to additional questions not covered in the current FAQ document will be posted on the Grant Program webpage by Friday, July 10, 2026.

All Applicants for funding under this NOFA should tentatively expect to receive clarification questions via email between August and September 2026. Awards are tentatively scheduled to be announced in September 2026.

Eligible Applicants: 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 property owner who would like to access the program funds must partner with an eligible applicant.

Ownership of the site by the applicant is not required. However, all applicants must provide proof of access to the site, site control or path to site control to demonstrate that the applicant will be able to implement the planning and assessment project scope.

Source of Funding: [C.G.S Secs. 32-9y and 9z](#) approved \$20 million and \$30 million in bond funds for the Greyfield Revitalization Program for fiscal years 2026 and 2027, respectively. The State Bond Commission (SBC) approved \$5 million of the authorized funds at its August 1, 2025, meeting (Item #11).

Enabling Statutes: [C.G.S Secs. 32-9y and 9z](#)

Eligible Uses of Funds: 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.

Remediation of soil and groundwater are ineligible expenses under this program. Alternate sources of funding will need to be explored.

Threshold Requirements: Applicants will need to demonstrate the following to be eligible to apply for the program:

- The site and project satisfy the definition of Greyfields
- The current/former use of the site is commercial, retail, office, or knowledge-work space
- Redevelopment should be possible without significant 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 to conduct the project work
- Vacancy rate exceeds 25%
- Square footage is greater than 7,500 square feet

Application Review and Award Criteria: The following criteria will be used to score the applications. Alignments with the items below are considered merits to the project but are not threshold requirements.

Clarity on Planning and Assessment Needs	Knowledge of site history
	Preliminary investigations
	Project need and description
	Budget feasibility/Cost-efficiency
Economic and Community Development Impact	Project is located in a distressed municipality (see C.G.S. Sec. 32-9p)
	Project in Opportunity Zone
	Property location benefits/merits
	Presence of regional assets/hubs (e.g., educational institutions, hospitals, etc.)
	Proximity to downtown/urban and rural centers
	Proximity to strategic industry clusters
Non-DECD Support	Proximity to transit (Transit-Oriented Development)
	Developer interest and non-DECD support
Alignment With Plans and Zoning Approvals	Non-DECD funds committed
	Municipal zoning and land use compatibility
	Alignment with local and state Plans of Conservation and Development (POCD)
Applicant Experience	Connecticut Municipal Development Authority (CMDA) or Capital Region Development Authority (CRDA) membership and location within development district.
	Applicant experience with completing similar projects on-time and within budget

Application Page limit (excluding attachments): DECD encourages all applicants to be succinct with their responses to the questions. DECD will only accept responses to the questions included in the space provided. Material presented outside of the forms may not be reviewed. Incomplete applications will be rejected. Please make sure to label attachments as per instructions.

Schedule Summary:

DECD will be conducting an online webinar. See the schedule below:

Webinar and Office Hours	
Webinar: Monday, June 15, (1 PM – 2 PM)	Click HERE to join Teams on your computer or mobile app. Or call in (audio only) +1 860-840-2075 Phone Conference ID: 194 952 63#
Office Hours: Thursdays 10 AM – 11 AM June 25, July 9, July 16	
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)

For questions: Please send an email to decd.greyfields@ct.gov (preferred) or contact the dedicated hotline number at 1.860.500.2395.

Greyfields Website: For info on all opportunities and programs, visit the [GRANT PROGRAM WEBPAGE](#)

Campaign Contribution Restriction Notice: This is a notice in case you are successful in receiving a grant award. For all State contracts, defined in section 9-612 of the Connecticut General Statutes as having a value in a calendar year of \$50,000 or more, or a combination or series of such agreements or contracts having a value of \$100,000 or more, the authorized signatory to any Agreement with DECD represents that they have received the State Elections Enforcement Commission’s notice advising state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice.

***Disclaimer:** DECD reserves the right to amend or cancel this NOFA, to modify or waive any requirement, condition or other term set forth in this NOFA or the program application, to request additional information at any time from one or more applicants, to select any number of applications submitted in response to this NOFA, or to reject any or all such applications, in each case at DECD’s sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this NOFA shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.*