

City of Waltham Massachusetts

Community Preservation Act

Community Housing

Funding Application WCPA-2



SECTION I APPLICANT/DEVELOPER INFORMATION

Contact Person/Primary Applicant ⁽¹⁾ David DiGregorio Sr
Organization, if applicable Home For Veterans Network Launch
Co-Applicant, if applicable ⁽¹⁾ _____
Owner of project (if not developer/sponsor) ⁽²⁾ _____
Mailing Address 738 Main St, #224 Waltham MA 02453

Daytime Phone (Contact Person/Primary Applicant) 617- 9757
Email address Dave@launchforvets.org
Fax number _____
Developer (if different than applicant) _____
Developer mailing address _____

Developer daytime phone _____
Developer email address _____
Developer fax number _____

SECTION II PROJECT INFORMATION

Project Name Home For Veterans Network Launch
Address of Project 49 Pleasant St, Waltham MA 02452

Assessor's Parcel ID R052 008 0001
(see <http://waltham.patriotproperties.com/default.asp> to look up parcel ID by address)

Brief project description To house low income Veterans.

To acquire a home in the city of Waltham for at risk Veterans. The Bedford, MA Veterans

Administration and New England home for Veterans (Boston) has an immediate need for 4 to 6
veterans. They currently reside in Waltham and need a place to call home.

PROJECT FUNDING

City Funding Sources	\$	Purpose
CDBG/Housing Development		
Community Preservation Fund	\$1,500,000	Acquire & Handicap modifications
Other Waltham City funds		
Total amount of City funding requested		
Estimated total Development Costs		

TYPE OF HOUSING (check all that apply and provide Number of units)

Housing Target Class	Housing Target	Number of Units
Homeownership	<input checked="" type="checkbox"/> Single Family	6 bedroom
	<input type="checkbox"/> Condominium	
	<input type="checkbox"/> Cooperative	
	<input type="checkbox"/> Other _____	
Rental	<input type="checkbox"/> Individual/Family	
	<input checked="" type="checkbox"/> Group home/congregate	
	<input type="checkbox"/> Other _____	
Targeted Population	<input type="checkbox"/> Individual/Family	
	<input type="checkbox"/> Special needs/Identify needs	
	<input type="checkbox"/> Elderly	
	<input type="checkbox"/> Homeless	
	<input checked="" type="checkbox"/> At risk of homelessness	
	<input checked="" type="checkbox"/> Other <u>U.S Veterans</u>	

UNITS OF HOUSING

Unit style	Total # units	# units <= 30% AMI	# units <= 50% AMI	# units <= 80% AMI	# units <= 80-100% AMI	Market Rent(s)	Market Sale Price(s)
SRO							
1 BR							
2 BR							
3 BR							
4 BR							
Other							

Key: <= is "less than or equal"

SECTION III SITE INFORMATIONLot size (ft2) 24,350 Sq FtZoning district(s) Resident A4Ward 6

Do you have site control (e.g. Purchase and Sales Agreement, option to purchase, deed? Note: Community Preservation Fund applicants are required to submit evidence of site control with the application.)

☐ Yes☐ No**ZONING:** If applicable, explain what zoning relief is required (e.g. a zoning variance, special permit) and why.

ENVIRONMENTAL: Please describe any anticipated environmental issues/concerns with the site. If the site contains known environmental hazards, provide a remediation plan.

None

How old is the existing building (or buildings), if applicable? 1818 year built

Are there (or will there be) children under the age of seven living on the premises?

☐ Yes☒ No**DISLOCATION:** Will the project temporarily or permanently displace or require relocation of existing tenants?

If yes, please describe any outreach efforts and/or notifications to residents to date.

HISTORIC: Is the property listed in the National Register of Historic Places, located in a local historic district, National Register Historic District or eligible for listing in the National Register?

- ☐ Yes; identify district(s): _____
- ☒ No

SECTION IV PROJECT SCHEDULE (AFTER APPROPRIATION OF CPA FUNDS)

Milestone	Date
Inform Ward Councillors and immediate abutters of proposed plans	
Pre-development (design, zoning, permitting)	
Acquisition	
Rehabilitation/construction	
Marketing/outreach	
Expected date of project completion	
Full Occupancy	
Other significant milestone to implementation_____	
Other significant milestone to implementation_____	
Other significant milestone to implementation_____	

SECTION V FINANCING AND OPERATING BUDGET

PROJECT BUDGET: Submit proforma development and operating budgets. Include all anticipated sources and uses of financing for the project. The operating budget must detail operating income and expenses. Detail the hard and soft costs. Identify contingencies. Applicants may use their own format or any of those used by Massachusetts affordable housing lenders and agencies. Refer to the attached Developer's Checklist which lists all the information required for submission.

CAPITAL NEEDS ASSESMENT: Community Preservation Funds may not be used for housing-related maintenance costs. All applicants seeking Community Preservation Funds for community housing must submit a capital needs assessment with their application, unless the project is new construction or substantial rehabilitation.

CITY OF WALTHAM ASSESSORS PROPERTY APPRAISAL AND DATA: Applicants must provide an "as is" appraisal of the project building(s) that provides satisfactory evidence that the purchase price of the project building(s) does not exceed fair market value. In addition, all applicants for housing funds must summarize data from the Waltham Assessors Department identifying the assessed value of the project building(s) and comparable properties in the neighborhood and/or City.

PROOF OF FINANCIAL COMMITMENT (INCLUDING COMMITMENTS FOR HOUSING

SUBSIDIES): If the Applicant does not have financing, describe what sources of financing are planned and the time frame that funds are expected to be available, with conditions, deadlines, limitations, and any and all restrictions related to the commitment of non-City sources of funding. If receiving housing subsidies, submit commitment letters or explain when the applicant will seek housing subsidies and from what source(s).

SECTION VI PROJECT DESCRIPTION

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

GOALS: What are the goals of the proposed project?

COMMUNITY NEED: Why is this project needed? Does it address needs in existing City plans?

COMMUNITY SUPPORT: What is the nature and level of support for this project? Include letters of support and any petitions. Is a neighborhood outreach program planned?

CREDENTIALS: In Section IV, some critical steps to completion and success of the project were estimated. How will the experiences of the Applicant(s) contribute to the success of this project?

SUCCESS FACTORS: How will the success of this project be measured? Be specific.

MAINTENANCE: If ongoing maintenance is required for your project, how will it be funded? (Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

OTHER CITY AGENCIES: If actions for acceptance or approval are required from other City Departments, Boards, Commissions, Committees or others, include the reference (s) or proof of the status of their actions. If plans or documents are available from those agencies, provide a reference copy or public location for CPA review.

COMBINATION COMMUNITY HOUSING/COMMUNITY PRESERVATION PROJECTS:

If seeking Community Preservation Funds for a project combining community housing with any other Community Preservation categories (historic, open space, recreation), also submit a complete **Historic, Open Space and Recreation Funding Application WCPA-1**. Items which are common to both Forms can be filled by reference to "WCPA-1".

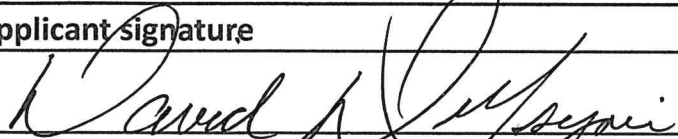
LEVERAGED ADDITIONAL BENEFITS: Provide information indicating how this project can be used to achieve additional community benefits.

Superscripted Notes:

(1) City Property: If the proposal is located on City-owned land, either the Primary Applicant or Co-Applicant must be the City Board, Commission or Department that has custody of the land.

(2) Appraisals: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the non-City Applicant, if applicable, will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

I verify that all information stated in this application is true and accurate.

Applicant signature	Date
	Sept 8, 2020

FOR COMMUNITY PRESERVATION COMMITTEE USE ONLYApplication received on 9-8-2020Application received by Julie TooleDate Project presented to CPC for Submission Acceptance Process 9-8-2020Was Project accepted for Consideration? YesIf accepted for Consideration, Project Public Hearing date 9-15-2020

Following meeting Date for decision to recommend for funding _____

Was project recommended for funding to the City Council? _____

Was project funded by the City Council? _____

If project funded by the City Council, for how much? _____

Date funding Contract signed with applicant _____

APPLICATION SUBMISSION REQUIREMENTS

Proposals for Community Preservation Act funding must be submitted using the City of Waltham's Application forms WCPA-1 and WCPA-2.

If the proposal is exclusively a community housing project, applicants must submit WCPA-2. If the proposal combines community housing with any other funding category, both WCPA-2 and the WCPA-1 must be submitted. Otherwise applicants can submit just WCPA-1.

All information requested on the application forms must be included with the proposal at the time of submission or it will not be accepted for consideration. Applications may not include any handwritten information.

Applications and all supporting documentation must be submitted as hardcopy with eleven (11) copies (including one unbound for reproduction) to the official mailing address as specified in Article VI. If an Application is recommended for funding by the CPC, then an additional 17 copies must be provided for use by the City Council.

Applicants are encouraged to include any maps, diagrams, and/or photographs pertaining to the project. Letters of support for the project from community organizations or other sources may also be submitted.

Applicants will also submit an electronic version of each and every document submitted in their application if available, either on CD or USB flash drive, preferably in Portable Document Format (PDF) or other commonly used file formats (eg. .doc, .docx, .xls, .xlsx, .jpeg).

Applicants should include actual quotes for project costs whenever possible. If not available, estimates may be used, provided the basis of the estimate is fully explained.

Applicants should pursue matching or supplemental funds from state, federal and/or private sources when available.

Applicants should detail who will be responsible for project implementation and management. Their relevant experience should be included in the narrative. Please be sure that project management costs have been included in the overall project budget.

DEVELOPER CHECKLIST

☐ Submit the information required for **Community Housing Application WCPA-2** and if necessary **Historic, Open Space and Recreation Funding Application WCPA-1**. Applications for CPA funding should be submitted to:

Community Preservation Committee (CPC)
C/O Community Preservation Act Program Manager
Waltham City Hall
610 Main St.
Waltham MA 02452

Or in person, with an appointment, to the Community Preservation Act Program Manager at 11 Carter St..
Telephone: 781-314-3117

REQUIRED FOR ALL HOUSING PROJECTS:

- ☐ Completed WCPA-2 funding requires: ten (10) bound copies, one (1) unbound copy for reproductions, and one electronic copy (CD or thumb drive not in Read-Only status).
- ☐ Development pro forma and operating budgets
- ☐ Preliminary site plan locating existing buildings and parking.
- ☐ Letters of community support, if available.
- ☐ Site approval (eligibility) letter if project requires City applicant or co-applicant.
- ☐ Remediation plan approved by the Conservation Commission if site contains known environmental hazards.
- ☐ Appraisal of the property (required for acquisition only).
- ☐ Commitment letter for housing subsidies or explanation when applicant will seek housing subsidies and from what source(s).
- ☐ Plan to cultivate community support.
- ☐ Proof of hazard insurance (required at closing).

REQUIRED FOR COMMUNITY HOUSING PROJECTS REQUESTING COMMUNITY PRESERVATION FUNDS:

- ☐ Evidence of site control.
- ☐ Capital needs assessment if applicant is applying for funds to create community housing, unless the project is new construction or substantial rehabilitation.
- ☐ Description of project involving other Community Preservation categories (historic preservation, open space, recreation).

FUNDING TERMS

Community Preservation Funds:

- Deferred loans
- Deed restrictions

Housing Development Funds:

- Deferred loans
- Deed restrictions

Housing Rehabilitation Funds:

- Direct loans limited to funding construction.
- Grants for lead paint, asbestos, and other hazard remediation; and removal of architectural barriers for the disabled.

NOTES:

For informational purposes only. Terms are subject to change without notice.

Terms acceptable to the CPC, City Mayor and City Council may vary widely and have not been determined for FY 2007-08 at this time.

Section V Financing and Operating Budget

Project Budget

See attached spreadsheet (Attachment 1)

Capital Budget & Projected Operating Budget (60 months, adjusted for inflation)

Capital Needs Assessment

See attached estimate for work required to make the property handicap accessible. (Attachment 2)

City of Waltham Assessor Property Appraisal and Data

Parcel ID: R052 008 0001

See attached (Attachment 3)

See also, Market Assessment, pending full Appraisal (Attachment 4)

Section VI: Project Description

Goals

The primary goal is to provide an home for US veterans to give them the opportunity to live as normal a life as possible, acquire new skills if necessary, find employment/ new career, and ultimately transition into the normal housing market.

The Launch Foundation's mission is simple: to assist low income and homeless veterans prepare for and secure affordable housing. Another part of the Foundation is to assist at-risk and homeless veterans with help, support and mentoring to address issues with food insecurity, housing insecurity, employment challenges, healthcare access, and substance abuse counseling. Launch Foundation is a 501(c)(3) organization with all efforts going towards ending and preventing homelessness for veterans. (see Attachment 8)

Community Need

According to the New England Home for Veterans in Boston, there are approximately 278 homeless veterans without suitable housing (as of 9/10/20). There are currently 4 identified homeless veterans in temporary housing in Waltham. Our objective is to provide a stable "home", not an "institution" to increase the potential for former service members to rebuild a "normal" life.

Community Support

There has been extensive informal support from many parts of the Waltham community. Attached please find Letters of support from the following organizations are enclosed: (collectively Attachment 5)

1. VFW Post No. 10334
2. Department of Veteran Services, City of Waltham
3. Rev. Angel D. Marrero-Ayala, Priest, Episcopal Diocese of Massachusetts, Waltham resident
4. The Brasco & Sons Memorial Chapels Inc.
5. Letter from ReMax, selling broker, explaining the suitability of the property
6. Donation of Brokers fee from David DiGregorio, Jr., Coldwell Banker, Realty, Waltham

Credentials

Applicant has collected, and continues a team to assure the success of the Launch Foundation, and this Waltham project in particular, these include the following:

Founders

- David DiGregorio, Sr.
- Raylene DiGregorio

List of Trustees (Board Members)

- David DiGregorio, Sr. – (USN) Founder/ Chairman, Waltham
- Roland Butler (USAF) – Veterans Advocate, IT Consultant, Waltham
- Philip McCourt, Esq. – Attorney, Waltham
- Rock Joyal – Real Estate Broker, Waltham

Advisory Board

- Patricia Deveau (CPA) - Treasurer
- Corain McGinn, Esq. – Legal Counsel
- Chaplin General Paul K. Hurley (US Army, Retired) – Spiritual
- Ciro Zottola – Builder/ Construction Advisor
- Mark Bergeron – MJB Construction/ Construction Supervisor Habitat for Humanity North Shore
- Danyelle Collette – Management Consultant
- Vinny Pizzi – Director of Marketing/ Social Media
- Wayne Henry – Vice-Commander, VFW Post 10334 (Waltham)
- Christopher DiGregorio (US Army, Retired) – Dependency Advocate
- David DiGregorio, Jr - Real estate advisor
- Gina Piemonte – Program Director

Additionally, Applicant has been working the New England Home for Veterans and the VA in Bedford Massachusetts to identify existing resources and programs which can be accessed to find resident candidates and assistance programs for those residents.

Project Success Factors

Success factors for this project include:

1. Ability to provide long-term (up to 1 year) stable housing at no or reduced cost;
2. Ability to provide veterans with direct access to a support community of people with similar life-experiences;
3. Ability to provide veterans with peer role models for re-entry into working society;
4. Ability to provide rapid and needs-based access to veterans services from government and NGO organizations.

Over the course of years, the success of this project will be measured in the number of veterans living with housing, health and income instability who are helped back into employment and the normal housing market.

Maintenance

The subject property has been extensively rehab-ed already, for example the roof is only six years old, and the electrical and plumbing are approximately 5 years old.

Residents, and by extension the Applicant, will have access to government housing allowances, both HUD and VASH. Government VA policy allows for market rent payments, and security deposits. Suggested market rents for Waltham are approximately \$1,700 per month, we have assumed a rent of \$1,200 in our projections.

On-going maintenance and operations will be funded from the operating surplus of the property (see attached projected budget). (see Attachment 1)

The Applicant has also obtained support from local service providers who have agreed to provide maintenance services at reduced or zero cost – for example,



local landscaper, Eaton Landscaping and Horticulture Services have agreed to provide reduced costs for landscaping and plowing.

Additional Information

Please see the attached information and brochure from the VA Boston explaining the eligibility for the HUD/VASH program. (see Attachments 6 & 7)

See also confirmation from the Internal Revenue Service of 501(c)(3) status of Home for Veterans Launch Network. (see Attachment 8)

Attachment 1

Homes for Veterans Network Launch

Projected Source and Use of Funds

Source of Capital Funds		
Capital Income		\$
Funds from Waltham CPC		1,497,000
		<u>1,497,000</u>
Capital Expenses		
Acquisition of Property 1		1,400,000
Construction to make Handicap Accessable	See attached	12,000
Adjustments to Kitchen for Handicap Access	See attached	44,000
Adjustments to bathroom for Handicap Access	See attached	17,000
Miscellaneous items needed	See attached	24,000
Total		<u>1,497,000</u>
Income		
Donation from David DiGregoria/ Coldwell Banker		28,000
Expenses		
Furniture and Applicances for House		28,000

Homes for Veterans Network Launch Projected Budget

Project Budget				
Adjusted for inflation in January of each year				
Inflation	3%			
		Per Year	Per Month	
Income				
Number of residents	6			
Reimbursement/ resident	1,200		7,200	
Inflation Adjustment				

Grey cells are direct input, all others calculated

Month 5 Apr-21	Month 6 May-21	Month 7 Jun-21	Month 8 Aug-21	Month 9 Sep-21	Month 10 Oct-21	Month 11 Nov-21	Month 12 Dec-21	Inflation Adjusted Month 13 Jan-22
7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,416 3%
7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,416
300	300	300	300	300	300	300	300	309
300	300	300	300	300	300	300	300	309
150	150	150	150	150	150	150	150	155
167	167	167	167	167	167	167	167	172
208	208	208	208	208	208	208	208	215
167	167	167	167	167	167	167	167	172
125	125	125	125	125	125	125	125	129
2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	3,004
417	417	417	417	417	417	417	417	429
4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,893
2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,524
12,250	14,700	17,150	19,600	22,050	24,500	26,950	29,400	31,924

Month 14 Feb-22	Month 15 Mar-22	Month 16 Apr-22	Month 17 May-22	Month 18 Jun-22	Month 19 Jul-22	Month 20 Aug-22	Month 21 Sep-22	Month 22 Oct-22
7,416	7,416	7,416	7,416	7,416	7,416	7,416	7,416	7,416
7,416	7,416	7,416	7,416	7,416	7,416	7,416	7,416	7,416
309	309	309	309	309	309	309	309	309
309	309	309	309	309	309	309	309	309
155	155	155	155	155	155	155	155	155
172	172	172	172	172	172	172	172	172
215	215	215	215	215	215	215	215	215
172	172	172	172	172	172	172	172	172
129	129	129	129	129	129	129	129	129
3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004
429	429	429	429	429	429	429	429	429
4,893	4,893	4,893	4,893	4,893	4,893	4,893	4,893	4,893
2,524	2,524	2,524	2,524	2,524	2,524	2,524	2,524	2,524
34,447	36,971	39,494	42,018	44,541	47,065	49,588	52,112	54,635

Month 23 Nov-22	Month 24 Dec-22	Inflation Adjusted Month 25 Jan-23	Month 26 Feb-23	Month 27 Mar-23	Month 28 Apr-23	Month 29 May-23	Month 30 Jun-23	Month 31 Jul-23
7,416	7,416	7,638 3%	7,638	7,638	7,638	7,638	7,638	7,638
7,416	7,416	7,639	7,638	7,638	7,638	7,638	7,638	7,638
309	309	318	318	318	318	318	318	318
309	309	318	318	318	318	318	318	318
155	155	159	159	159	159	159	159	159
172	172	177	177	177	177	177	177	177
215	215	221	221	221	221	221	221	221
172	172	177	177	177	177	177	177	177
129	129	133	133	133	133	133	133	133
3,004	3,004	3,094	3,094	3,094	3,094	3,094	3,094	3,094
429	429	442	442	442	442	442	442	442
4,893	4,893	5,039	5,039	5,039	5,039	5,039	5,039	5,039
2,524	2,524	2,599	2,599	2,599	2,599	2,599	2,599	2,599
57,159	59,682	62,281	64,880	67,480	70,079	72,678	75,277	77,876

Month 32 Aug-23	Month 33 Sep-23	Month 34 Oct-23	Month 35 Nov-23	Month 36 Dec-23	Inflation Adjusted Month 37 Jan-24	Month 38 Feb-24	Month 39 Mar-24	Month 40 Apr-24
7,638	7,638	7,638	7,638	7,638	7,868 3%	7,868	7,868	7,868
7,638	7,638	7,638	7,638	7,638	7,868	7,868	7,868	7,868
318	318	318	318	318	328	328	328	328
318	318	318	318	318	328	328	328	328
159	159	159	159	159	164	164	164	164
177	177	177	177	177	182	182	182	182
221	221	221	221	221	228	228	228	228
177	177	177	177	177	182	182	182	182
133	133	133	133	133	137	137	137	137
3,094	3,094	3,094	3,094	3,094	3,187	3,187	3,187	3,187
442	442	442	442	442	455	455	455	455
5,039	5,039	5,039	5,039	5,039	5,190	5,190	5,190	5,190
2,599	2,599	2,599	2,599	2,599	2,677	2,677	2,677	2,677
80,476	83,075	85,674	88,273	90,873	93,550	96,227	98,904	101,581

Month 41 May-24	Month 42 Jun-24	Month 43 Jul-24	Month 44 Aug-24	Month 45 Sep-24	Month 46 Oct-24	Month 47 Nov-24	Month 48 Dec-24	Inflation Adjusted Month 49 Jan-25
7,868	7,868	7,868	7,868	7,868	7,868	7,868	7,868	8,104 3%
7,868	7,868	7,868	7,868	7,868	7,868	7,868	7,868	8,104
328	328	328	328	328	328	328	328	338
328	328	328	328	328	328	328	328	338
164	164	164	164	164	164	164	164	169
182	182	182	182	182	182	182	182	188
228	228	228	228	228	228	228	228	234
182	182	182	182	182	182	182	182	188
137	137	137	137	137	137	137	137	141
3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,187	3,283
455	455	455	455	455	455	455	455	469
5,190	5,190	5,190	5,190	5,190	5,190	5,190	5,190	5,346
2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,758
104,258	106,936	109,613	112,290	114,967	117,644	120,322	122,999	125,756

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Month 50 Feb-25	Month 51 Mar-25	Month 52 Apr-25	Month 53 May-25	Month 54 Jun-25	Month 55 Jul-25	Month 56 Aug-25	Month 57 Sep-25	Month 58 Oct-25
8,104	8,104	8,104	8,104	8,104	8,104	8,104	8,104	8,104
8,104	8,104	8,104	8,104	8,104	8,104	8,104	8,104	8,104
338	338	338	338	338	338	338	338	338
338	338	338	338	338	338	338	338	338
169	169	169	169	169	169	169	169	169
188	188	188	188	188	188	188	188	188
234	234	234	234	234	234	234	234	234
188	188	188	188	188	188	188	188	188
141	141	141	141	141	141	141	141	141
3,283	3,283	3,283	3,283	3,283	3,283	3,283	3,283	3,283
469	469	469	469	469	469	469	469	469
5,346	5,346	5,346	5,346	5,346	5,346	5,346	5,346	5,346
2,757	2,757	2,757	2,757	2,757	2,757	2,757	2,757	2,757
128,514	131,271	134,029	136,786	139,544	142,301	145,059	147,816	150,574

Month 59 Nov-25	Month 60 Dec-25
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8,104	8,104
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8,104	8,104
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338	338
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338	338
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169	169
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188	188
-----	-----

234	234
-----	-----

188	188
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141	141
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3,283	3,283
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469	469
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5,346	5,346
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2,757	2,757
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153,331	156,089
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Attachment 2

Vesuvius Realty Development, LLC

102 Clematis Ave Suites 3 & 4
Waltham, MA 02453

~PROPOSAL~

September 23, 2020

Via Email: David.Thomas@NEmoves.com

Homes for Veterans Network Launch
49 Pleasant Street
Waltham, MA 02453

Re: 49 Pleasant Street, Waltham, MA

Dear David,

Vesuvius Realty Development, LLC ("VRD") hereby submits a proposal for the following:

- Construction of handicap accessible ramp \$12,000.00
- Bath first floor resurface and repair kitchen cabinets, repair ceiling and walls, remove existing 5' plastic shower unit and replace with ADA approved 2" x 2" floor tile re-pitch tile floor to drain not to exceed 1/2", widen door entry to bath a minimum of 36" and remove and bath vanity to wheel chair accessibility. \$44,000.00
- Adjustment to 2nd bathroom for handicap access. \$17,000.00
- Miscellaneous items include remove walls, patch ceilings, add duct work for additional air conditioning and heating, plaster ceiling, repair flooring. \$24,000.00

Total Job Cost for work labor and materials \$97,000.00

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. Our workers are fully covered by Workman's Compensation Insurance. Note: This proposal may be withdrawn by us if not accepted within sixty (60) days. If you have any questions, please call me at 781-953-1057.



Ciro Zottola, Owner

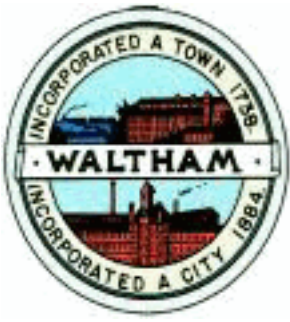
Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance: _____

Signature: _____

Attachment 3



City of Waltham

Online Tax Information

Page 1 of 2

[Back to Property Information](#)

Property Information

Property Location

49 PLEASANT ST

Parcel ID: **R052 008 0001**

Key Number: **00090163**

Class: **101 Single Family**

Owner

GUERTIN, RONALD E. & BETH

CEDERBERG-GUERTIN

49 PLEASANT ST

WALTHAM MA 02452-6132

Tax Information

CURRENT FISCAL YEAR 2020

Levy Description	Assessment	Exemption	Rate/\$1000	Annual Taxes
Real Estate - Residential	1,174,500	213,893	11.9500	\$11,479.25
CPA - Residential				\$205.69
Total Current Fiscal Year Taxes				\$11,684.94

PRIOR FISCAL YEAR 2019

Levy Description	Assessment	Exemption	Rate/\$1000	Annual Taxes
Real Estate - Residential	1,017,500	188,290	12.6600	\$10,497.80
CPA - Residential				\$184.64
Total Prior Fiscal Year Taxes				\$10,682.44

Billing History

Installment	Description	Due Date	Billed Amount	Taxes Due
August	Real Estate Tax	08/01/2019	\$2,624.45	\$0.00
	Community Preservation Act		\$46.16	\$0.00
November	Real Estate Tax	11/01/2019	\$2,624.45	\$0.00
	Community Preservation Act		\$46.16	\$0.00
February	Real Estate Tax	02/03/2020	\$3,115.18	\$0.00
	Community Preservation Act		\$56.69	\$0.00
May	Real Estate Tax	06/01/2020	\$3,115.17	\$0.00
	Community Preservation Act		\$56.68	\$0.00

Total Taxes Due: \$0.00

The balance shown represents current tax due. This amount does not include any fees, interest due, deferred taxes or tax title records. Please call the Treasurer's Office for complete balance details.

Payment History

[Back to Property Information](#)

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Attachment 4



COLDWELL BANKER
REALTY

49 Pleasant St, Waltham, MA 02452



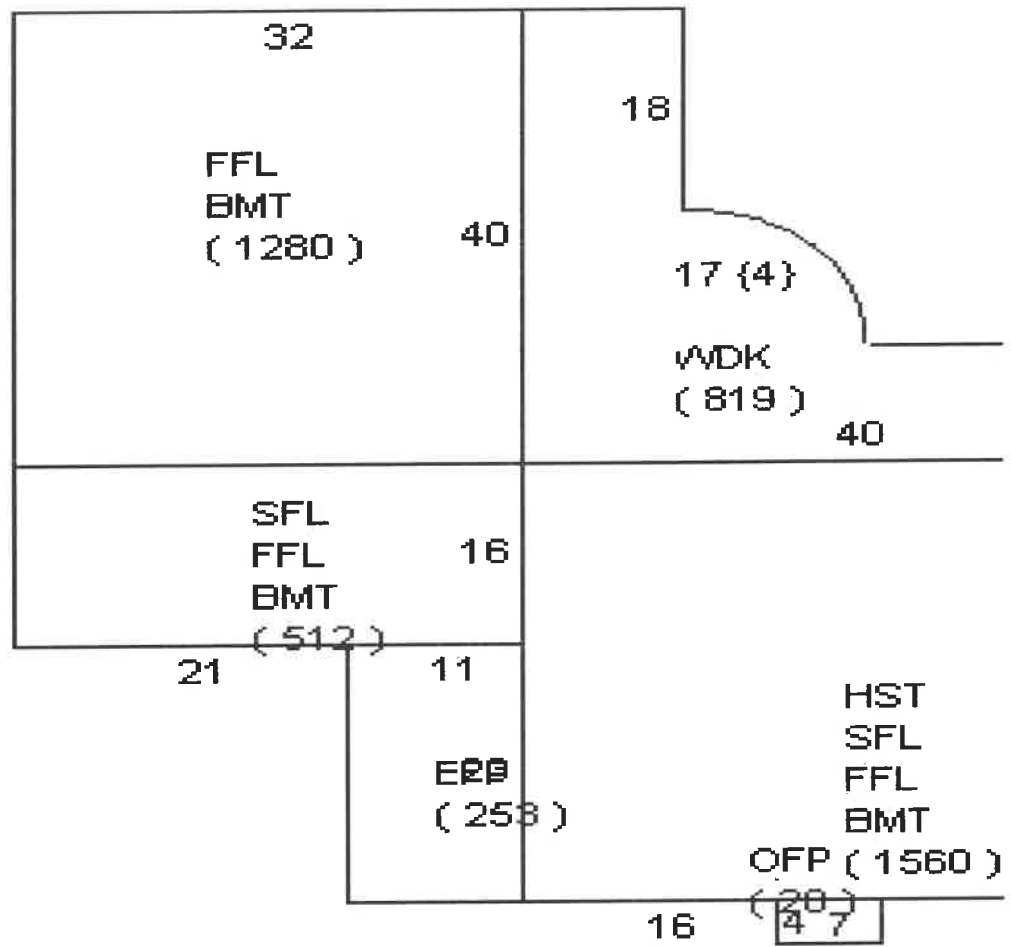
Maryellen DiSchino

(781) 760-4275

maryellen.dischino@nemoves.com

CPC Board
September 14, 2020

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates, not employees. ©2019 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.





★ 49 Pleasant St, Waltham, MA 02452

Beds	Bath	SQFT	Living Area	Lot Size
7	4	7,880	7,880 SqFt	0.56 Acres

Listing Detail

Living Area 7,880 SqFt

County Middlesex County

Community Ellison Park

Lot Dimensions 24350.00

Tax Amount \$14,035

Senior Community No

Property Type Single-Family

Tax Year 2020

Building Style Antique, Federal

Year Built 1818

Parcel # 834297

Features

Floors Wood, Hardwood, Laminate

Kitchen Kitchen Island, Stainless Steel Appliances, Gas Stove

Heat/AC Gas, Hot Water Baseboard, Radiant, Central Air

Garage 2, Detached, Garage Door Opener, Storage

Basement Full, Partially Finished, Interior Access, Concrete Floor, Radon Remediation System

Fuel Insulated Windows

Parking Off-Street

Fireplace 7

Master Closet - Walk-In, Fireplace, Flooring - Wood, Dressing Room, Crown Molding

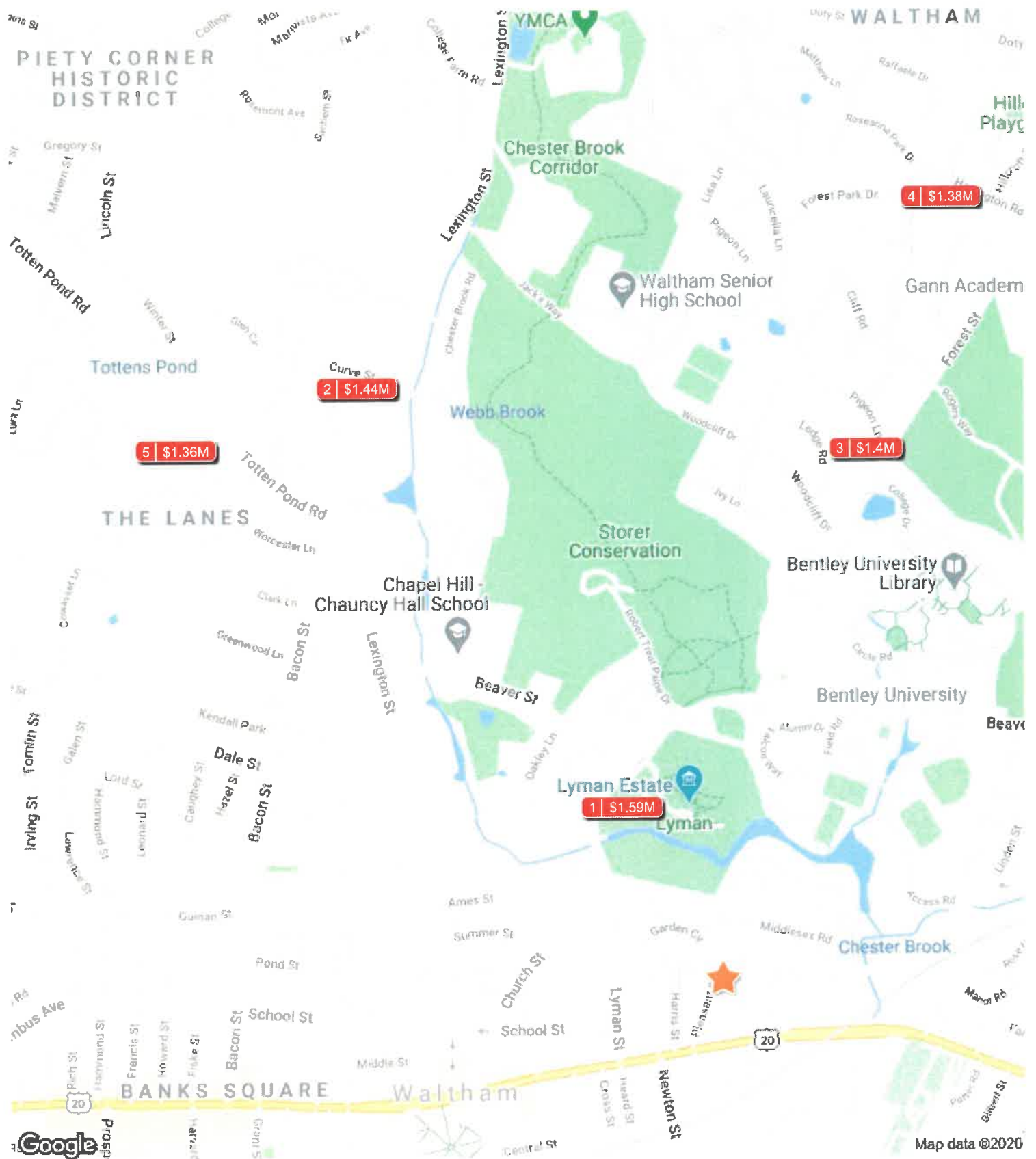
Roof Asphalt/Fiberglass Shingles, Rubber

Exterior Fiber Cement Siding, Composite

Remarks

This spectacular home, has the perfect layout for inlaw or au pair! Potential 1-2 bedrooms, large open plan, full bathroom, separate entrances! Main residence features entertainment sized living and dining rooms. Large sunroom, first floor den/office. Gas heat, central a/c in most of home. Gorgeous woodwork, crown molding and trim throughout. Master bedroom with huge custom walk in closet. Walk up third floor features original fireplace, walk in cedar closet, and extra large bedroom, . Finished basement workshop and plenty of parking. Great potential for at home business. See attached for a full history as well as the numerous improvements

All information provided is deemed reliable but is not guaranteed and should be independently verified.



Map data ©2020

Sold Properties

All information provided is deemed reliable but is not guaranteed and should be independently verified.



	Address	Price	Beds	Baths	Days	SQFT	\$/SQFT
★	 49 Pleasant St Waltham, MA 02452	\$1,475,000	7	4	75	7,880	\$187
1.	 64 Valley View Road Waltham, MA 02452	\$1,589,900	4	3.2	42	5,000	\$318
2.	 59 Lincoln Street Waltham, MA 02451	\$1,435,000	5	6	23	7,252	\$198
3.	 45 Ledge Road Waltham, MA 02452	\$1,400,000	4	3.3	34	7,246	\$193
4.	 8 Forest Park Dr Pigeon Hill, MA 02452	\$1,380,000	4	3.2	125	5,788	\$238
5.	 255 Worcester Lane Piety Corner, MA 02451	\$1,363,000	4	3.1	83	5,300	\$257

All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Lot Size
4	3.2	5,000	0.28 Acres

SOLD

\$1,589,900

List Price: \$1,589,900

Days: 42

Sold Date: 01/07/2020

Original List Price: \$1,589,900

Original Sold Price: \$1,589,900

% of List Price: 100%

\$/SQFT: \$318

Listing Courtesy of: MLS PIN

Comparable #1

64 Valley View Road, Waltham, MA 02452

Listing Detail

Property Type: Residential

Building Style: Colonial

Lot Dimensions: 12000.00

Year Built: 2019

County: Middlesex County

Tax Amount: \$0

Tax Year: 0

MLS #: 72584688

Elementary School: Thomas Plympton

Middle School: John F. Kennedy

High School: Waltham Senior

Features

Kitchen: Flooring - Hardwood, Main Level, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Crown Molding

Master: Bathroom - Full, Ceiling - Cathedral, Closet - Walk-In, Closet/ Cabinets - Custom Built, Flooring - Hardwood, Double Vanity

Basement: Partial, Walk Out

Garage: 2, Attached

Parking: Off-Street, Deeded

Fireplace: 1

Heat: Central Heat, Forced Air, Central Air

Fuel: Insulated Windows, Insulated Doors, Storm Doors

Floors: Wood

Roof: Asphalt/Fiberglass Shingles

Exterior: Wood

Senior Community: No



Beds	Bath	SQFT	Lot Size
4	3.2	5,000	0.28 Acres

SOLD

\$1,589,900

List Price: \$1,589,900

Days: 42

Sold Date: 01/07/2020

Original List Price: \$1,589,900

Original Sold Price: \$1,589,900

% of List Price: 100%

\$/SQFT: \$318

Listing Courtesy of: MLS PIN

Comparable #1

64 Valley View Road, Waltham, MA 02452

Remarks

BRAND NEW CONSTRUCTION - Single family home in the heart of the City. Luxury meets location....13 room colonial with a grand staircase entrance, cathedral ceilings, all the bells and whistles, on a rarely seen oversize lot in Waltham. Gourmet chefs apprentice kitchen, quartz counter tops, tall soft closing cabinets, custom woodwork, high ceilings and double crown molding. Jenn air appliances, wine fridge, glassless fire place, butlers pantry with sink, second dishwasher, private office space with built-in shelving, separate dining room and dining areas, eat in kitchen, coffered ceilings, shiplap walls, walk out patio. Master bathroom with cathedral ceilings, walk in closet, double vanity, tiled shower, soaking tub, water closet. Jr. master has its own tile, stand up shower. Cedar siding, upgraded windows, professional landscaping, multi zoned sprinkler, security system ready, basement is plumbed and prepped for an additional 2,000+ sq/ft!



Comparable #1

64 Valley View Road, Waltham, MA 02452

Photos 1 - 9



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Living Area	Lot Size
5	6	7,252	7,252 SqFt	0.82 Acres

SOLD

\$1,435,000

List Price: –

Days: 23

Sold Date: 07/10/2020

Original List Price: \$1,590,000

Original Sold Price: \$1,435,000

% of List Price: –

\$/SQFT: \$198

Comparable #2

59 Lincoln Street, Waltham, MA 02451

Listing Detail

Property Type: Single-Family

Tax Year: 2019

Building Style: Colonial

Community: Piety Corner

Lot Dimensions: 35676.00

Elementary School: Plympton

Year Built: 1925

Middle School: Kennedy

County: Middlesex County

High School: Waltham

Tax Amount: \$14,757

Features

Basement: Full, Finished

Fuel: Insulated Windows

Garage: 3, Attached

Floors: Tile, Laminate, Marble, Hardwood, Stone / Slate

Parking: Off-Street, Paved Driveway

Roof: Slate

Fireplace: 2

Exterior: Brick

Heat: Hot Water Baseboard, Steam, Gas, Central Air

Senior Community: No

Remarks

Class Colonial home with upmost charm in Piety Corner Locale. The home has had tasteful renovations creating perfect mix yesterday and today. Walking into grand foyer and seeing all traditional finish work of the wood moldings and French doors, to updated kitchen and beautiful private in-law apartment with an elevator, Central AC, home has 3 heated garage, inground pool & slate patio, European inspired master bath, and large sun room. Floor plan with many options.



Comparable #2

59 Lincoln Street, Waltham, MA 02451

Photos 1 - 9



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds 4	Bath 3.3	SQFT 7,246	Lot Size 0.75 Acres
-----------	-------------	---------------	------------------------

SOLD

\$1,400,000

List Price: \$1,445,000

Days: 34

Sold Date: 12/19/2019

Original List Price: \$1,445,000

Original Sold Price: \$1,400,000

% of List Price: 97%

\$/SQFT: \$193

Listing Courtesy of: MLS PIN

Comparable #3

45 Ledge Road, Waltham, MA 02452

Listing Detail

Property Type: Residential

Tax Year: 2019

Building Style: Colonial,
Contemporary, Multi Level, Other
(See Remarks)

MLS #: 72578054

Community: Pigeon Hill/Gann
Academy

Lot Dimensions: 32884.00

Elementary School: Northeast

Year Built: 2001

Middle School: Kennedy

County: Middlesex County

High School: Waltham

Tax Amount: \$11,148

Features

Kitchen: Stainless Steel Appliances

Heat: Hot Water Baseboard, Oil,
Central Air

Master: Ceiling - Cathedral, Flooring
- Hardwood

Fuel: Insulated Windows

Basement: Full, Finished, Walk Out,
Interior Access, Garage Access, Slab

Floors: Tile, Wall to Wall Carpet,
Laminate, Hardwood

Garage: 2, Under, Garage Door
Opener

Roof: Asphalt/Fiberglass Shingles

Parking: Off-Street

Exterior: Vinyl, Brick, Stone

Fireplace: 3

Senior Community: No



Beds 4	Bath 3.3	SQFT 7,246	Lot Size 0.75 Acres
-----------	-------------	---------------	------------------------

SOLD

\$1,400,000

List Price: \$1,445,000

Days: 34

Sold Date: 12/19/2019

Original List Price: \$1,445,000

Original Sold Price: \$1,400,000

% of List Price: 97%

\$/SQFT: \$193

Listing Courtesy of: MLS PIN

Comparable #3

45 Ledge Road, Waltham, MA 02452

Remarks

PRESTIGIOUS PIGEON HILL / GANN ACADEMY LOCALE! Breathtaking Luxurious 100% Custom Rebuilt Contemporary in 2001 featuring an Impressive Colossal Open Living Space, Skylit Cathedral Beamed Ceilings throughout, Multiple Fireplaced Familyrooms, Clear View Staircases, Tall Bright Windows, Labtop Stone Island Kitchen with Stainless Steel Appliances & Island Bar, Lavish Cathedral Ceiling Master Bedroom Suite with Walk In closet & Private Marble Jacuzzi Bath, 2 Guest Suites with Private Tile Baths & an adjoining Familyroom & Wetbar Kitchenette for Extended Family or Weekend Guests, Media rooms, Office/Den spaces, Central AC, Whole House Sound System, Oversized 2 Car Garage, Double Width Driveway, HUGE Meticulously Landscaped 3/4 acre Fenced Yard with In-Ground Pool, and more! Easily the Most Entertaining Home in Waltham! A Must See to Believe!!



Comparable #3

45 Ledge Road, Waltham, MA 02452

Photos 1 - 9



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Lot Size
4	3.2	5,788	0.5 Acres

SOLD

\$1,380,000

List Price: \$1,450,000

Days: 125

Sold Date: 07/15/2020

Original List Price: \$1,498,000

Original Sold Price: \$1,380,000

% of List Price: 95%

\$/SQFT: \$238

Listing Courtesy of: MLS PIN

Comparable #4

8 Forest Park Dr, Pigeon Hill, MA 02452

Listing Detail

Property Type: Residential

Building Style: Colonial

Lot Dimensions: 21824.00

Year Built: 1987

County: Middlesex County

Tax Amount: \$15,540

Tax Year: 2020

Features

Kitchen: Flooring - Hardwood, Countertops - Upgraded, Kitchen Island, Wet Bar, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances, Wine Chiller

Master: Bathroom - Full, Fireplace, Closet - Walk-In, Flooring - Hardwood, Flooring - Stone/Ceramic Tile

Basement: Full, Finished, Walk Out, Interior Access

Garage: 2, Attached, Garage Door Opener, Storage, Work Area

MLS #: 72615798

MLS Area: PIGEON HILL

Community: Pigeon Hill Estates

Elementary School: Northeast

Middle School: Kennedy

High School: Waltham

Parking: Off-Street, Improved Driveway

Fireplace: 3

Heat: Hot Water Baseboard, Oil, Central Air, Wall Ac, Ductless Mini-Split System

Floors: Wood, Tile, Hardwood, Stone / Slate

Roof: Asphalt/Fiberglass Shingles

Exterior: Brick

Senior Community: No



Beds	Bath	SQFT	Lot Size
4	3.2	5,788	0.5 Acres

SOLD

\$1,380,000

List Price: \$1,450,000

Days: 125

Sold Date: 07/15/2020

Original List Price: \$1,498,000

Original Sold Price: \$1,380,000

% of List Price: 95%

\$/SQFT: \$238

Listing Courtesy of: MLS PIN

Comparable #4

8 Forest Park Dr, Pigeon Hill, MA 02452

Remarks

Majestic center entrance brick colonial in Pigeon Hill Estates. This home features an amazing architecturally designed kitchen renovation that includes custom soft close Omega cabinets, Miele appliances, and Silestone counter tops. Some of the features include built in Miele coffee, cappuccino and frothy drink system, steam oven, warming drawer, induction cook top, ventilation hood, and wet bar with beverage water & filtration system. This home has a wonderful flow for entertaining with a first floor formal living room, dining room, library, family room and gym or home office with separate entry, two half baths, and 3 fireplaces. The second level features 4 bedrooms and 2 baths including a spa like master bedroom/bath with fireplace. The lower level is ideal as a guest suite with kitchenette, full bath and exterior access. The home sits on over a half acre of land with a professionally designed English garden, a circular driveway, 2 car garage and wonderful plantings and fruit trees.

Comparable #4

8 Forest Park Dr, Pigeon Hill, MA 02452

Photos 1 - 9



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT	Lot Size
4	3.1	5,300	0.69 Acres

SOLD

\$1,363,000

List Price: \$1,399,000

Days: 83

Sold Date: 07/31/2020

Original List Price: \$1,479,900

Original Sold Price: \$1,363,000

% of List Price: 97%

\$/SQFT: \$257

Listing Courtesy of: MLS PIN

Comparable #5

255 Worcester Lane, Piety Corner, MA 02451

Listing Detail

Property Type: Residential

Building Style: Colonial

Lot Dimensions: 30231.00

Year Built: 2011

County: Middlesex County

Tax Amount: \$12,592

Tax Year: 2019

Features

Kitchen: Lighting - Pendant, Gas Stove, Stainless Steel Appliances, Recessed Lighting, Breakfast Bar / Nook, Countertops - Stone/Granite/Solid, Dining Area, Flooring - Hardwood

Master: Recessed Lighting, Exterior Access, Closet/Cabinets - Custom Built, Closet - Walk-In, Ceiling Fan(s), Ceiling - Cathedral, Bathroom - Double Vanity/Sink, Bathroom - Full

Basement: Bulkhead, Finished, Full

Garage: 2, Oversized Parking, Insulated, Side Entry, Garage Door Opener, Attached

MLS #: 72622408

MLS Area: PIETY CORNER

Community: Piety Corner, the Lanes

Elementary School: Plympton

Middle School: Kennedy

High School: W.h.s./Gann

Parking: Paved Driveway, Off-Street

Fireplace: 1

Heat: Propane, Gas, Forced Air, 2 Units, Central Air

Fuel: Prog. Thermostat, Insulated Doors, Insulated Windows

Floors: Wall to Wall Carpet, Tile, Wood

Roof: Asphalt/Fiberglass Shingles

Exterior: Vinyl

Senior Community: No



Beds	Bath	SQFT	Lot Size
4	3.1	5,300	0.69 Acres

SOLD

\$1,363,000

List Price: \$1,399,000

Days: 83

Sold Date: 07/31/2020

Original List Price: \$1,479,900

Original Sold Price: \$1,363,000

% of List Price: 97%

\$/SQFT: \$257

Listing Courtesy of: MLS PIN

Comparable #5

255 Worcester Lane, Piety Corner, MA 02451

Remarks

Prestigious, Private, and Oasis describe this Custom built Colonial home tucked away in the heart of the Lanes of Waltham. This home boasts an amazing floor plan with plenty of room to entertain the largest of families. No stairs needed to walk into your oversized first floor master bedroom with walk in closet and master bath with access to your deck. The second floor offers three spacious bedrooms and a full bathroom. The kitchen offers a Viking stove and plenty of counter space with peninsula, with views of the dining room with vaulted ceilings and separate sitting and wet bar area for drinks prior to dinner. As dinner winds down feel free to enjoy the fireplaced family room with lots of windows to view your magnificent property with beautiful walls and plantings with accent lighting, walkways, patio and deck! The lower level is fully equipped with conditioned wine cellar, a full bathroom, a bar and pool table area, a media lounge area and a workout area!



Comparable #5







255 Worcester Lane, Piety Corner, MA 02451

Photos 1 - 9



All information provided is deemed reliable but is not guaranteed and should be independently verified.



						
	49 Pleasant St Waltham, MA 02452	64 Valley View Road Waltham, MA 02452	59 Lincoln Street Waltham, MA 02451	45 Ledge Road Waltham, MA 02452	8 Forest Park Dr Pigeon Hill, MA 02452	255 Worcester Lane Pietty Corner, MA 02451
Status	Active	Sold	Sold	Sold	Sold	Sold
MLS #	72683620	72584688	-	72578054	72615798	72622408
Property Type	Single-Family	Residential	Single-Family	Residential	Residential	Residential
Bedrooms	7	4	5	4	4	4
Bathrooms	4.00	3.20	6.00	3.30	3.20	3.10
Bathroom Details	-	-	-	-	-	-
Sqft	7,880.0	5,000	7,252.0	7,246	5,788	5,300
Lot Acres	0.56 Acres	0.28 Acres	0.82 Acres	0.75 Acres	0.5 Acres	0.69 Acres
Year Built	1818	2019	1925	2001	1987	2011
Days on Market	75	42	23	34	125	83
List Price	\$1,475,000	\$1,589,900	\$0	\$1,445,000	\$1,450,000	\$1,399,000
Sold Date	-	01/07/2020	07/10/2020	12/19/2019	07/15/2020	07/31/2020
Original List Price	\$1,475,000	\$1,589,900	\$1,590,000	\$1,445,000	\$1,498,000	\$1,479,900
Pre-Adjusted Price	-	\$1,589,900	\$1,435,000	\$1,400,000	\$1,380,000	\$1,363,000
Sold Price	-	\$1,589,900	\$1,435,000	\$1,400,000	\$1,380,000	\$1,363,000
% Of List Price	-	100%	-	97%	95%	97%
\$/SqFt	\$187	\$318	\$198	\$193	\$238	\$257
\$/Lot Acre	\$2,633,929	\$5,678,214	\$1,750,000	\$1,866,667	\$2,760,000	\$1,975,362
Tax Amount	\$14,035	\$0	\$14,757	\$11,148	\$15,540	\$12,592
Tax Year	2020	0	2019	2019	2020	2019
Building Style	Antique, Federal	Colonial	Colonial	Colonial, Contemporary, Multi-Level, Other (See Remarks)	Colonial	Colonial
Fireplace	7	1	2	3	3	1
Master	Closet - Walk-In, Fireplace, Flooring - Wood, Dressing Room, Crown Molding	Bathroom - Full, Ceiling - Cathedral, Closet - Walk-In, Closet/ Cabinets - Custom Built, Flooring - Hardwood, Double Vanity	-	Ceiling - Cathedral, Flooring - Hardwood	Bathroom - Full, Fireplace, Closet - Walk-In, Flooring - Hardwood, Flooring - Stone/ Ceramic Tile	Recessed Lighting, Exterior Access, Closet/ Cabinets - Custom Built, Closet - Walk-In, Ceiling Fan(s), Ceiling - Cathedral, Bathroom - Double Vanity/ Sink, Bathroom - Full

All information provided is deemed reliable but is not guaranteed and should be independently verified.



						
	49 Pleasant St Waltham, MA 02452	64 Valley View Road Waltham, MA 02452	59 Lincoln Street Waltham, MA 02451	45 Ledge Road Waltham, MA 02452	8 Forest Park Dr Pigeon Hill, MA 02452	255 Worcester Lane Piety Corner, MA 02451
Kitchen	Kitchen Island, Stainless Steel Appliances, Gas Stove	Flooring - Hardwood, Main Level, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Crown Molding	-	Stainless Steel Appliances	Flooring - Hardwood, Countertops - Upgraded, Kitchen Island, Wet Bar, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances, Wine Chiller	Lighting - Pendant, Gas Stove, Stainless Steel Appliances, Recessed Lighting, Breakfast Bar / Nook, Countertops - Stone/Granite/ Solid, Dining Area, Flooring - Hardwood
Basement	Full, Partially Finished, Interior Access, Concrete Floor, Radon Remediation System	Partial, Walk Out	Full, Finished	Full, Finished, Walk Out, Interior Access, Garage Access, Slab	Full, Finished, Walk Out, Interior Access	Bulkhead, Finished, Full
Garage	2, Detached, Garage Door Opener, Storage	2, Attached	3, Attached	2, Under, Garage Door Opener	2, Attached, Garage Door Opener, Storage, Work Area	2, Oversized Parking, Insulated, Side Entry, Garage Door Opener, Attached
Floors	Wood, Hardwood, Laminate	Wood	Tile, Laminate, Marble, Hardwood, Stone / Slate	Tile, Wall to Wall Carpet, Laminate, Hardwood	Wood, Tile, Hardwood, Stone / Slate	Wall to Wall Carpet, Tile, Wood
Heat/AC	Gas, Hot Water Baseboard, Radiant, Central Air	Central Heat, Forced Air, Central Air	Hot Water Baseboard, Steam, Gas, Central Air	Hot Water Baseboard, Oil, Central Air	Hot Water Baseboard, Oil, Central Air, Wall Ac, Ductless Mini-Split System	Propane, Gas, Forced Air, 2 Units, Central Air
Fuel	Insulated Windows	Insulated Windows, Insulated Doors, Storm Doors	Insulated Windows	Insulated Windows	-	Prog. Thermostat, Insulated Doors, Insulated Windows
Exterior	Fiber Cement Siding, Composite	Wood	Brick	Vinyl, Brick, Stone	Brick	Vinyl
Roof	Asphalt/ Fiberglass Shingles, Rubber	Asphalt/ Fiberglass Shingles	Slate	Asphalt/ Fiberglass Shingles	Asphalt/ Fiberglass Shingles	Asphalt/ Fiberglass Shingles
County	Middlesex County	Middlesex County	Middlesex County	Middlesex County	Middlesex County	Middlesex County
Community	Ellison Park	-	Piety Corner	Pigeon Hill/Gann Academy	Pigeon Hill Estates	Piety Corner, the Lanes
Elementary School	-	Thomas Plympton	Plympton	Northeast	Northeast	Plympton

All information provided is deemed reliable but is not guaranteed and should be independently verified.



						
	49 Pleasant St Waltham, MA 02452	64 Valley View Road Waltham, MA 02452	59 Lincoln Street Waltham, MA 02451	45 Ledge Road Waltham, MA 02452	8 Forest Park Dr Pigeon Hill, MA 02452	255 Worcester Lane Pleety Corner, MA 02451
Middle School	-	John F. Kennedy	Kennedy	Kennedy	Kennedy	Kennedy
High School	-	Waltham Senior	Waltham	Waltham	Waltham	W.h.s./Gann

All information provided is deemed reliable but is not guaranteed and should be independently verified.

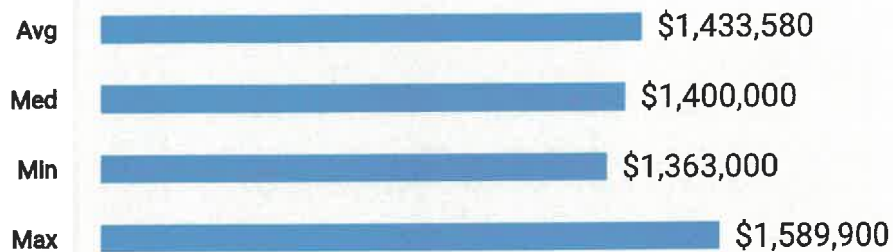


Sold Properties

Home Averages (5 properties)

Beds	Baths	SqFt
4.2	3.75	6,117
\$/SqFt	Lot Acres	\$/Lot Acre
\$241	0.61 Acres	\$2,806,049
Days		
61		

Property Pricing



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Maryellen DiSchino

Sales Associate

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☎ (781) 893-0808
OFFICE PHONE

✉ maryellen.dischino@nemoves.com
EMAIL

🌐 <http://bluevanilla.house>
WEBSITE

📍 560 Moody St Ste 1
Waltham, MA 02453-0519
ADDRESS

All information provided is deemed reliable but is not guaranteed and should be independently verified.

Attachment 5



P.F.C. JOHN M. SULLIVAN POST NO. 10334
623 Trapelo Road
Waltham, Massachusetts 02452
781-893-0317

As a member of several veteran's organizations I see and hear about the need for veterans housing for those in and around Waltham. As a Vietnam combat wounded veteran, I understand the pitfalls a veteran can encounter on their return back to the states. A home environment is extremely important to the mental health of our veterans that have sacrificed so much.

I fully support the Launch for Veterans organization to give veterans a healthy environment upon their return to a healthy productive life.

Sincerely,

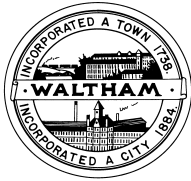
A handwritten signature in black ink that reads "Wayne Henry". The signature is written in a cursive style.

Wayne Henry

Quartermaster VFW Post 10334 Waltham
and

Jr. Vice Commander Dept. of Massachusetts
Military Order of the Purple Heart

NO ONE DOES MORE FOR VETERANS.



CITY OF WALTHAM
MASSACHUSETTS

DEPARTMENT OF VETERANS SERVICES
MICHAEL S. RUSSO, DIRECTOR

September 14, 2020

Dear Launch Foundation Team:

Thank you for sending the correspondence of the mission for the City of Waltham Veterans housing and assistance.

At this time as Director of Veteran Services for the City of Waltham I would be honored to support this non profit organization to change homelessness for our Veterans. Our office has been providing support to better their quality of life to move forward in safe and positive directions.

Looking forward to work with you.

Sincerely,

Michael S. Russo

Director of Veterans' Services

MSR/dw



**The Rev. Ángel David Marrero Ayala
Pastoral Office**

Friday, September 11th , 2020

To Whom It May Concern:

I am writing in support of The Launch Foundation mission to assist low income and homeless veterans prepare for and secure affordable housing. Another part of the Foundation is to assist at-risk and homeless veterans with help, support and mentoring to address issues with food insecurity, housing insecurity, employment challenges, healthcare access, and substance abuse counseling.

Through my work as a priest in the Waltham Community I have been able to witness first-hand the needs of our forgotten heroes. Those who once defended our country with their lives are now victims of homelessness, economic disparity and a variety of health conditions. From my perspective as a religious leader, I believe this to be a sin. We must do better. The Launch Foundation proposal would bring forth a way to make justice to our homeless veteran population while providing a tool for their empowerment and re-immersion in society.

I encourage the CPC Board to invest in this opportunity of service and in so doing help Waltham and the community all around us become more fair, equitable and just.

Soli Deo Gloria,

The Rev. Ángel D. Marrero-Ayala
Priest
Episcopal Diocese of Massachusetts
Waltham Resident

The Brasco & Sons Memorial Chapels Inc.

773 Moody Street, Waltham, Massachusetts 02453

325 Trapelo Road, Belmont, Massachusetts 02478

Telephones 781.893.6260

617.484.2088

Facsimile 781.893.5965

wbrasco@aol.com

Community Preservation Commission

City of Waltham

610 Main Street

Waltham, Massachusetts 02453

Re: The Launch Foundation

The Launch Foundation is a locally founded non-profit corporation to procure housing, support and encouragement to serve the immediate needs of our most worthy returning veterans, after serving their country in the most honorable way.

Many of these returning young men and women return after service to find themselves unable to obtain housing, some remaining homeless or unable to find gainful employment, and are in need of other services.

As a taxpayer I would encourage your committee to recognize this most worthy effort and financially support the Luanch Foundation in whatever capacity you are allowed.

On behalf of those who have served our country, I thank you for your consideration and your efforts in this matter.

Respectfully,

Wayne F.V. Brasco Sr.



Dear David,

I am excited at the prospect of the Rev Ripley House being utilized to work with our veterans!

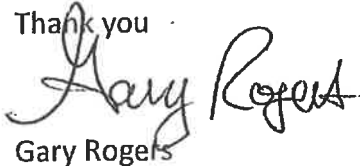
I cannot picture any other property being as well suited. It has wide doorways, large first floor rooms, and great access. The floorplan has great flexibility and the addition previously used as a Dentist's office has great space. The restoration and upgrades the owners have put into this property amounts to almost \$800,000 alone, so it will need very little.

When the sellers came to the conclusion that they must sell, their biggest fear, as well as those familiar with the house, was that it would be sold to a developer and torn down. This would allow the property be maintained and preserved, while providing essential services to our veterans in the Waltham community.

We would greatly encourage you to invite any decision makers/ key stakeholders to tour the property. It is impressive as you know, but would really help in envisioning in how it would be used.

Please let me know if any of the board or committee members, city councilors or any other decision makers would like to see it.

Thank you



Gary Rogers

RE/MAX On The Charles
131 Lexington Street, Waltham, MA 02452
Office (781) 894-1882
RealEstateWaltham.com



560 Moody Street
Waltham, MA 02453
Office: (781) 893-0808
Fax: (781) 893-8229
www.ColdwellBankerHomes.com

Dear Board Members,

I am the buyer's broker for the property at 49 Pleasant Street, Waltham MA. The proceeds from the 2% commission of \$28,000 will be donated upon the closing of the property to Home for Veterans Network | LAUNCH. A cause that I profoundly believe in.

Thank you,

David DiGregorio Jr.

Attachment 6

FAQs

How does a VASH voucher work ?

When a landlord agrees to rent to a veteran, a Request for Tenancy Approval (RFTA) is submitted to the Public Housing Authority (PHA).

How long does the process take?

Once the RFTA has been submitted an inspection can be scheduled within a couple of days and a HAP contract can be signed within 2 weeks. Some PHAs have a pre-inspection program that will inspect units before a veteran has been identified.

What is the rent for the unit and how do I get paid?

Rent and utilities for the unit cannot exceed the HUD Fair Market Rent (FMR). Payment standards for your city or town are available through local housing authorities. The tenant pays 30% of their income towards rent directly to the landlord and the PHA pays the rest.

Contact Us

If you would like to rent to a HUD-VASH Veteran in your area, or if you would like additional information on the program and rental process, please contact:

**HUD/VASH
Landlord Hotline
857-364-4444**

VA Boston Healthcare System
HUD/VASH Program

150 South Huntington Ave
Boston, MA 02130



**U.S. Department
of Veterans Affairs**



HUD/VASH Program:

Landlord Guide



**Rent to a
Massachusetts
Veteran Today!**

[http://www.boston.va.gov/services/
social_work/HUD_VASH.asp](http://www.boston.va.gov/services/social_work/HUD_VASH.asp)



HUD/VASH
Housing and Urban Development/Veterans Affairs Supportive Housing



Benefits

What are the Benefits of Renting to a HUD-VASH Veteran?

- Receipt of fair market rent on your rental unit(s).
- Reliable monthly rental payments through the local Housing Authority.
- Annual inspections and recertifications of HUD-VASH tenants.
- HUD-VASH tenant and landlord access to Department of Veterans Affairs supportive services.
- Opportunity to help honor Veterans who have served our Nation and help end Veteran homelessness.

About

What is the HUD-VASH Program?

The HUD-VASH Program is a partnership between the Department of Housing and Urban Development (HUD), the Department of Veterans Affairs (VA), and many local Public Housing Authorities (PHA's). Low-income veterans who are eligible for HUD-VASH receive a specialized Housing Choice Voucher to be used at the rental of their choosing. In addition to the rental subsidy, the VA provides ongoing support to the veteran and family and acts as a liaison with you, the landlord.

Our local HUD-VASH Program currently serves Veterans in the Greater Boston Area.



Get Involved

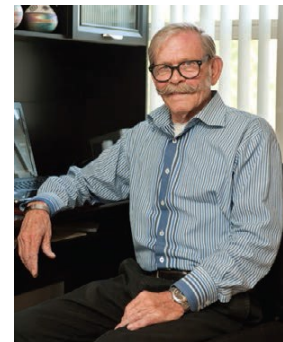
How can I get Involved with the HUD-VASH Program?

If you are a property owner or manager with available rental units and you'd like to help honor our nation's veterans by renting to a HUD-VASH participant in your area, please call our landlord hotline at:

857-364-4444

We also keep an internal listing of landlords who are interested in renting to our veterans with real time availability. If you have an apartment you want to list with us just send us an email at:

VHABHSHUD-VASHListings@va.gov



Attachment 7

LOCATOR

CONTACT

SEARCH



U.S. Department
of Veterans Affairs

(<https://www.va.gov>)

MENU

VA (<http://www.va.gov/>) » Health Care (<http://www.va.gov/health>) » VA Boston Healthcare System (</index.asp>) » Health Care Services (</BOSTON/services/index.asp>) » HUD/VASH Program

VA Boston Healthcare System

HUD/VASH Program

What is HUD/VASH?

A joint program of HUD Section 8 “Housing Choice” rental assistance vouchers and the VA Boston Healthcare System. This program is administered through Boston Housing Authority and VA BHS’s Healthcare for Homeless Veteran Program.

Who May Be Eligible?

Veterans who are homeless, as defined by the **McKinney Act**:

An individual (or family group) who lacks a fixed regular and adequate night time residence and who has a primary night time residence that is -

- a supervised publicly or privately operated shelter designed to provide temporary living accommodations including welfare hotels, congregate shelters, and transitional housing for mentally ill;
- an institution that provides a temporary residence for individuals intended to be institutionalized; or
- a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Homeless veterans who are eligible for a full range of VA services.
Homeless veterans who are in need of intensive case management and are willing to accept this as a part of their rehabilitation process.
Homeless veterans or family members who are NOT subject to a lifetime registration under a state sex offender registration program.

Highest priority for this program is for chronically homeless disabled veterans and families (defined as consistently homeless for one year or 4 episodes of homelessness in past 3 years).

Note: The term “homeless” or “homeless individual” does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a state law.

For more information call the HUD/VASH Program Hotline at 857-364-4444 or 857-364-4947 or attend a Healthcare for Homeless Veterans Information Session at any of the following locations:

Jamaica Plain

1st and 3rd Wednesday of the month
9:00-10:00 am
Room 4D-140

Causeway Street clinic

2nd and 4th Monday of the month
8:45-10:00 am
Room 318

Brockton campus

1st and 3rd Thursday of the month
1:30-2:30 pm
Building 7, Room A-113

[return to top ▲](#)

CONNECT

Veterans Crisis Line: (<https://www.veteranscrisisline.net/>)
1-800-273-8255 (tel:+18002738255) (Press 1)

Social Media



VA HOME

QUICK LIST

RESOURCES

ADMINISTRATION

Attachment 8

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JAN 28 2020

HOME FOR VETERANS NETWORK LAUNCH
738 MAIN ST # 224
WALTHAM, MA 02451-0000

Employer Identification Number:
84-3472159
DLN:
26053409002070
Contact Person: ID# 31954
CUSTOMER SERVICE
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Form 990-PF Required:
Yes
Effective Date of Exemption:
November 21, 2019
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a private foundation within the meaning of Section 509(a).

You're required to file Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation, annually, whether or not you have income or activity during the year. If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PF" in the search bar to view Publication 4221-PF, Compliance Guide for 501(c)(3) Private Foundations, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 1076



THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

MAURA HEALEY
ATTORNEY GENERAL

(617) 727-2200
(617) 727-4765 TTY
www.mass.gov/ago

July 28, 2020

AG #: 065835

HOME FOR VETERANS NETWORK LAUNCH
738 Main Street, #224
Waltham, MA 02451

07/28/2020

Dear Sir or Madam:

Thank you for registering with the Non-Profit Organizations/Public Charities Division of the Office of the Attorney General. The above-named organization's registration as a public charity in Massachusetts pursuant to Mass. G.L. c.12, § 8E is confirmed and the organization has been assigned the Attorney General number referenced above. Kindly use your Attorney General's number on all correspondence with our office.

Charitable non-profit organizations doing business in Massachusetts are required to register and file annual financial reports (Form PC) with this Division pursuant to Mass. G.L. c.12, § 8E-8F. Your organization's annual financial report (Form PC) will be due four and one half (4 ½) months after each fiscal year end. In addition, an annual filing fee -dependent on the organization's total gross support and revenue- is required with each financial report.

Special information if your organization plans to solicit charitable donations: Pursuant to Mass. G.L. c.68, § 19, organizations must apply for and be issued a Certificate for Solicitation each year prior to charitable solicitation from the public. If when your organization registered, you did not contemplate solicitation or if, at that time you did not complete the Schedule A2 - you must do so and submit it with the additional fee of \$50 in order to receive a Certificate for Solicitation. If your organization has been in operation for longer than a year, you must submit up to four years of financial filings, after which your organization will be granted a Certificate for Solicitation.

Please visit our website: www.mass.gov/ago/charities, and review the sections under "Information for Existing Charities" for important information on annual filings and the AG's enforcement role. Form PC, Short Form PC, Instructions and other forms and publications are also available on the website mentioned above.

Sincerely,

Non-Profits/Public Charities Division
617-727-2200 ext 2101

Attachment 9