

**City of Waltham Massachusetts  
Community Preservation Act  
Community Housing  
Funding Application WCPA-2**

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BY: WED @ MA Office

**SECTION I APPLICANT/DEVELOPER INFORMATION**

Contact Person/Primary Applicant Walter E. McGuire

Organization, if applicable Waltham Housing Authority

Co-Applicant, if applicable <sup>(1)</sup>

Owner of project (if not developer/sponsor) <sup>(2)</sup>

Mailing Address 110 Pond Street Waltham

MA

Daytime Phone (Contact Person/Primary

Applicant) 781-894-3357

Email address Walhous@tiac.net

Fax number 781-894-7595

Developer (if different than applicant) NA

Developer mailing address NA

Developer daytime phone NA

Developer email address NA

Developer fax number NA

**SECTION II PROJECT INFORMATION**

Project Name 101 Prospect Street Slate Roof replacement

Address of Project 101 Prospect Street Waltham MA

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Assessor's Parcel ID R059-029-0001

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(see <http://waltham.patriotproperties.com/default.asp> to look up parcel ID by address)

Type of CPA-funded project (check all that apply):

☐ Creation

☐ Preservation

☐ **Support**

☐ Acquisition

☐ **Rehabilitation and Restoration**

## Brief project description

Provide a new slate roof and structural repairs necessary to maintain the historical integrity of the building as well as installing a roof material that will last for the next hundred years.

## Project Funding

City Funding Sources		
CDBG/Housing Development		
Community Preservation Fund XXXX		
Other Waltham City funds		
	\$	Purpose
Total amount of City funding requested		
estimated total Development Costs \$		
848,891		

Type of Housing (check all that apply and provide Number of units)

Housing Target Class	Housing Target	number of units
Homeownership	<input type="checkbox"/> Single Family	
	<input type="checkbox"/> Condominium	
	<input type="checkbox"/> Cooperative	
	<input type="checkbox"/> Other	
Rental	<input type="checkbox"/> Individual/Family	
	<input 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 type="checkbox"/> At risk of homelessness	
	<input type="checkbox"/> Other _____	

**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	59	57	2	0	0		
2 BR	0	0	0	0	0	0	0
3 BR	0	0	0	0	0	0	0
4 BR	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0

Key: &lt;= is "less than or equal"

**SECTION III SITE INFORMATION**Lot size (ft2) 52,265 sq ftZoning district(s) Riverfront overlay districtWard 9-1

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.There is no zoning relief required.**ENVIRONMENTAL:** Please describe any anticipated environmental issues/concerns with the site. If the site contains known environmental hazards, provide a remediation plan. There are no environmental issues or concerns envisioned in the renovation work.How old is the existing building (or buildings), if applicable? (116 Years) 1896

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? All existing residents will stay in place.

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	December 1, 2012
Pre-development (design, zoning, permitting)	January 15, 2013
Begin Rehabilitation/construction	February 30, 2013
Marketing/outreach	March 1, 2013
Expected date of project completion 180 Days Full Occupancy	June 1, 2013
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. **Attached as required**

**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. **The Waltham Housing Authority will not use any of the CPF for maintenance purposes**

**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). **Fully funded through Community Preservation Funds.**

**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? Goals: What are the goals of the proposed project? **Provide a new slate roof and structural repairs necessary to maintain the historical integrity of the building as well as installing a roof material that will last for the next hundred years.**

**COMMUNITY NEED:** Why is this project needed? **The roof project is necessary because the existing slate roof has reached end of its expected service life.**

Does it address needs in existing City plans? No

**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? **The Capital Assets Department headed by Mark A Johnson has successfully completed projects between 2003- 2012 totaling 38,500,000 dollars. Mr. Johnson has a Massachusetts Construction Supervisors License , 28 years of construction experience and a Masters Degree in Business Management.**

**SUCCESS FACTORS:** How will the success of this project be measured? Be specific. . **The success of this project will be measured by the timely completion , the aesthetic quality of the finished product and the maintenance of the residents' health and safety.**

**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.) **The Waltham Housing Authority is prepared to maintain the structure without CPA funds.**

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

Administration Costs	30,000	
A & E Cost		<45,500> Previously authorized
Contingency	74,444	
Construction Costs	<u>\$744,447</u>	
<b>TOTAL COST</b>	<b>\$ 848,891</b>	

**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. Historically and aesthetically this project provides a much needed facelift to one of the City of Waltham's oldest buildings.

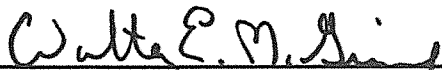
### Superscripted Notes:

(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
 WALTER McGUIRE Executive Director	10/4/2012