

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



SECTION I APPLICANT/DEVELOPER INFORMATION

Contact Person/Primary Applicant ⁽¹⁾ Waltham Housing Authority

Organization, if applicable Same as above

Co-Applicant, if applicable ⁽¹⁾ None

Owner of project (if not developer/sponsor) ⁽²⁾ _____

Mailing Address 110 Pond Street Waltham, MA 02451

Daytime Phone (Contact Person/Primary Applicant) Mark Johnson 781-894-3357 x267

Email address Markj@walhouse.org

Fax number 781-894-7595

Developer (if different than applicant) _____

Developer mailing address _____

Developer daytime phone _____

Developer email address _____

Developer fax number _____

SECTION II PROJECT INFORMATION

Project Name 13-7 ~ 48 Pine Street

Address of Project Arthur Clark Apartments
48 Pine Street Waltham, MA 02453

Assessor's Parcel ID R069 002 0005

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

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

- | | | |
|--------------------------------------|---|----------------------------------|
| <input type="checkbox"/> Creation | <input checked="" type="checkbox"/> Preservation | <input type="checkbox"/> Support |
| <input type="checkbox"/> Acquisition | <input type="checkbox"/> Rehabilitation and Restoration | |

Brief project description To replace windows at the Arthur Clark Apartments, 48 Pine Street. In hopes to reduce energy costs and improve energy efficiency. Waltham Housing Authority is seeking funding for design services to replace the windows.

PROJECT FUNDING

| City Funding Sources | \$ | Purpose |
|---|--------------|------------------|
| CDBG/Housing Development | | |
| Community Preservation Fund | \$100,000.00 | |
| Other Waltham City funds | | |
| Total amount of City funding requested | \$100,000.00 | See Attached ... |
| 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 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 checked="" type="checkbox"/> Other <u>Disabled</u> | |
| Targeted Population | <input type="checkbox"/> Individual/Family | |
| | <input type="checkbox"/> Special needs/Identify needs | |
| | <input checked="" 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 | 120 | 120 | | | | | |
| 2 BR | | | | | | | |
| 3 BR | | | | | | | |
| 4 BR | | | | | | | |
| Other | | | | | | | |

Key: <= is "less than or equal"

SECTION III SITE INFORMATIONLot size (ft²) 102,316Zoning 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 is potential for lead paint or asbestos abatement in the caulking, drywall or paint surrounding the windows.This will be determined once the testing has been completed.How old is the existing building (or buildings), if applicable? 46 years ~ 1976

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 tenants will remain 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 | 9/8/2022 |
| Pre-development (design, zoning, permitting) | 2/15/2023-3/31/2023 |
| Acquisition Bidding | 5/31/2023 |
| Rehabilitation/construction | 120 Days ~ 9/29/2023 |
| Marketing/outreach | 09/08/2022 |
| Expected date of project completion | 11/30/2022 |
| Full Occupancy | 100% ~ no displacement |
| Other significant milestone to implementation_____ | Pending approval of the |
| Other significant milestone to implementation_____ | contract and the funding for |
| Other significant milestone to implementation_____ | the project to begin. |

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.

| | |
|---------------|-----------------|
| * Admin Costs | \$118,384.60 |
| A & E | \$ 94,707.68 |
| Contingency | \$ 118,385.00 |
| Construction | \$ 1,183,846.00 |

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| | |
|------------|-----------------|
| Total Cost | \$ 1,515,323.28 |
|------------|-----------------|

FOR COMMUNITY PRESERVATION COMMITTEE USE ONLY

Application received on 3-7-2023

Application received by Julie Toole

Date Project presented to CPC for Submission Acceptance Process 3-7-2023

Was Project accepted for Consideration? _____

If accepted for Consideration, Project Public Hearing date _____

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.

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

| Applicant signature | Date |
|---|------------|
|  | 10/20/2022 |

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 #1 Attached
- ☒ Preliminary site plan locating existing buildings and parking. #2 Attached
- ☒ Letters of community support, if available. #3 Attached
- ☐ Site approval (eligibility) letter if project requires City applicant or co-applicant. N/A
- ☒ Remediation plan approved by the Conservation Commission if site contains known environmental hazards. #6 Attached
- ☐ Appraisal of the property (required for acquisition only). N/A
- ☐ Commitment letter for housing subsidies or explanation when applicant will seek housing subsidies and from what source(s). N/A
- ☒ Plan to cultivate community support. #4 Attached
- ☐ Proof of hazard insurance (required at closing). N/A

REQUIRED FOR COMMUNITY HOUSING PROJECTS REQUESTING COMMUNITY PRESERVATION FUNDS:

- ☒ Evidence of site control. #5 Attached
- ☐ Capital needs assessment if applicant is applying for funds to create community housing, unless the project is new construction or substantial rehabilitation. N/A
- ☐ Description of project involving other Community Preservation categories (historic preservation, open space, recreation). N/A

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.

H.K.A. Architects

#1

CONCEPTUAL COST ESTIMATE dated 8/5/22
Waltham Housing Authority
Window Replacement Arthur Clark Apartments
48 Pine Street, Waltham, MA

| | | | MATE RIALS | | LABOR | | | | | |
|---------------------------------------|------|-------|------------|------------|---------------|----------------|-----------|------------|------------|------------|
| ITEM | UNIT | QUAN. | UNIT COST | TOTAL COST | MANHOUR/ UNIT | TOTAL MANHOURS | WAGE RATE | TOTAL COST | OTHER COST | LINE TOTAL |
| DIVISION 1 - General | | | | | | | | | | |
| Supervision/General Conditions | WK | 24 | | \$0 | 40.00 | 960 | \$90.00 | \$86,400 | | \$86,400 |
| Project Management | WK | 24 | \$75.00 | \$1,800 | 24.00 | 576 | \$100.00 | \$57,600 | | \$59,400 |
| Insurance | LS | 1 | \$0.00 | \$0 | | | | | \$30,000 | \$30,000 |
| Mobilization | LS | 1 | \$0.00 | \$0 | | | | | \$20,000 | \$20,000 |
| Project Laborer | WK | 24 | \$0.00 | \$0 | 60.00 | 1440 | \$81.32 | \$117,101 | | \$117,101 |
| Submittal Preparation | LS | 1 | \$0.00 | \$0 | | | | | \$5,000 | \$5,000 |
| Office Support and Fuel | WK | 24 | \$350.00 | \$8,400 | | | | | | \$8,400 |
| Temporary Projections | LS | 1 | \$0.00 | \$0 | | | | | \$10,000 | \$10,000 |
| Field Office | WK | 24 | \$500.00 | \$12,000 | | | | | | \$12,000 |
| Sanitary Facilities - Chemical Toilet | WK | 24 | \$150.00 | \$3,600 | | | | | | \$3,600 |
| Dumpsters | EA | 15 | \$750.00 | \$11,250 | | | | | | \$11,250 |
| As-built Drawings | LS | 1 | \$0.00 | \$0 | | | | | \$6,000 | \$6,000 |
| Final Cleaning | LS | 1 | \$0.00 | \$0 | | | | | \$10,000 | \$10,000 |
| | | | | | | | | | Subtotal | \$379,151 |

| | | | | | | | | | | |
|------------------------------------|----|-----|------------|-----------|-------|------|---------|-----------|--|-----------|
| DIVISION 8 - Doors/Windows | | | | | | | | | | |
| Apartment Window (typ) 4'-4"x6'-0" | EA | 153 | \$1,500.00 | \$229,500 | 8.00 | 1224 | \$98.21 | \$120,209 | | \$349,709 |
| Common Window (typ) 4'-8"x9'-0" | EA | 12 | \$2,800.00 | \$33,600 | 12.00 | 144 | \$98.21 | \$14,142 | | \$47,742 |
| Demo Apartment Window (typ) | EA | 153 | \$25.00 | \$3,825 | 4.00 | 612 | \$98.21 | \$60,105 | | \$63,930 |
| Demo Common Window (typ) | EA | 12 | \$25.00 | \$300 | 6.00 | 72 | \$98.21 | \$7,071 | | \$7,371 |
| Patch and Paint Window (typ) | EA | 165 | \$10.00 | \$1,650 | 4.00 | 660 | \$98.21 | \$64,819 | | \$66,469 |
| Repair Window Sills | EA | 165 | \$150.00 | \$24,750 | 4.00 | 660 | \$98.21 | \$64,819 | | \$89,569 |
| Subtotal | | | | | | | | | | \$624,789 |

GRAND SUBTOTAL \$1,003,940

OVERHEAD (10%) \$100,394

SUBTOTAL \$1,104,334

PROFIT (5%) \$55,217

Building Permit (\$10/1000) \$11,043

Bond (1.2%) \$13,252

CONSTRUCTION TOTAL \$1,183,846

Contingency 10% \$118,385

CONSTRUCTION GRAND TOTAL \$1,302,231

Exclusions:

No balcony doors are replaced, only apartment windows.
Assumes no haz mat at caulking per earlier project.

| Parcel ID | Location | Owner | Build Type | Total Value | Beds | Lot size | LUC | NHood | Sale date | Book Page |
|---------------|-------------------|--|-------------------|--------------|------|-----------|---------|-------|------------|---------------|
| R058 015 0058 | 48 PHILLIPS TERR | DEFAZIO, SARAH ALE; ALBA DEFAZIO-BINNEY & TINA & FRANK & LISA & PETER DEFAZIO | 1994 COLONIAL | \$690,800 | 3 | 11,975 | 101 | N12 | 3/12/2015 | 65040-89/ |
| R023 013 0023 | 48 PIEDMONT AVE | HILLS, PATRICIA | 1999 COLONIAL | \$548,600 | 3 | 2,801 | 101 | N3 | 10/1/2004 | 43819-215-216 |
| R060 028 0020 | 48-AFT PINE ST | CITY OF WALTHAM | | \$717,900 | 1 | 42,332 | 903 | CF | \$399,900 | |
| R069 002 0005 | 48 PINE ST | WALTHAM HOUSING AUTHORITY | 1976 APARTMENTS | \$9,317,700 | 120 | 57,277 | 908 | CA | 7/24/1975 | 12832-127 |
| R069 002 0006 | 48-R PINE ST | CITY OF WALTHAM | | \$437,600 | 120 | 102,316 | HOUSING | N13 | \$114,556 | |
| R013 011 0006 | 48 PINE VALE RD | MIGDAL, SARA | 1962 RANCH | \$554,200 | 3 | 16,444 | 101 | N3 | 4/30/2021 | 1572-31 |
| R013 009 0001 | 48-AFT PLANT RD | CITY OF WALTHAM PARKS & RECREATION DEPT. CITY OF WALTHAM | | \$133,700 | 1 | 1,769 | ONE FAM | N3 | \$660,000 | |
| R013 009 0002 | 48-AFT PLANT RD | | | \$127,500 | 3 | 5,192 | 903 | N3 | | |
| R013 009 0003 | 48 PLANT RD | MAHEU FAMILY TRUST; GLENN R & LILY A MAHEU TR. BAEHY, ERICA & PATRICK MCENEANEY | 1977 COLONIAL | \$501,400 | 3 | 2,200 | 101 | N3 | 12/27/2018 | 72064-127 |
| R036 001 0023 | 48 PORTER RD | CARUSO, RICCARDO A & KATHLEEN | 1920 CAPE | \$607,600 | 3 | 7,462 | 101 | N7 | 12/21/2010 | 1394-54 |
| R062 014 0009 | 48 POTTER RD | STAUB, MATTHEW & NATALIE | 1950 CAPE | \$598,700 | 3 | 10,267 | 101 | N14 | 4/21/2021 | 1571-142 |
| R024 004 0052 | 48 RAFFAELE DR | MCCOOL, MICHAEL & CATHERINE A | 1992 COLONIAL | \$1,039,600 | 4 | 11,530 | 101 | N5 | 10/25/2012 | 60328-308 |
| R079 002 0007 | 48 RESERVOIR RD | ZHOU, PINGLEI & ZHE MENG | 1950 COLONIAL | \$667,600 | 2 | 2,791 | ONE FAM | N12 | \$720,000 | 1412-109 |
| R059 014 0005 | 48-50 RICH ST | CONNORS, DANIEL E. & DANIELLE M. | 1920 TWO FAMILY | \$702,600 | 4 | 3,864 | 104 | N9 | 9/15/2017 | 69937-378 |
| R062 023 0005 | 48 RICHGRAIN AVE | SCANLON, JAMES W. & KAREN M. SCANLON R/S | 1942 CAPE | \$703,400 | 3 | 7,296 | 101 | N11 | \$675,000 | 1521-115 |
| R053 008 0004 | 48 ROSE HILL WAY | AUCOIN, DONALD J. & MAIA M. | 1940 CAPE | \$920,400 | 3 | 14,889 | 101 | N11 | 10/13/2020 | 75860-549 |
| R035 008 0023 | 48 ROSEWOOD DR | TORCASIO, ANTONIO & LYDIA | 1969 COLONIAL | \$874,100 | 4 | 15,965 | 101 | N6 | 11/16/2000 | 32036-72 |
| R076 009 0010 | 48 RUMFORD AVE | DAVIDSON, JEFFREY & ANJA SHAFFER | 1900 TWO FAMILY | \$732,800 | 2 | 2,688 | ONE FAM | N13 | \$1 | 69556-518 |
| R033 002 0002 | 48 SACHEM ST | NIKULA, WILLIAM & JENNIFER | 2002 COLONIAL | \$680,200 | 5 | 4,848 | 104 | N3 | 7/5/2017 | 42041-548 |
| R022 021 0010 | 48 SEMINOLE AVE | ABKARIAN, ALBERT & LINDA | 1950 COLONIAL | \$786,700 | 3 | 6,460 | 101 | N3 | 2/13/2004 | \$492,500 |
| R046 002 0042 | 48 SHAWMUT RD | | 1968 RAISED RANCH | \$768,200 | 2 | 1,824 | ONE FAM | N3 | 6/27/2016 | 67503-291 |
| R002 001 0029 | 48 SHERBOURNE PL | MARCOU, RICHARD W. & CHERYL D. | 1980 RAISED RANCH | \$858,000 | 4 | 19,114 | 101 | N7 | \$630,000 | 1/4/2001 |
| R012 003 0009 | 48 SILVER HILL LN | FRANK S. BETTINELLI 2001 REV T | 1968 COLONIAL | \$770,200 | 1 | 1,688 | ONE FAM | N1 | 1/4/2001 | 32210-391 |
| R012 001 0013 | 48 SMITH ST | FRANK S. BETTINELLI TR. FONTES, ARTHUR & PATRICIA, H&UX, T.E. | 1963 CAPE | \$627,600 | 3 | 15,455 | 101 | N1 | 2/12/1997 | 27060-433 |
| R075 003 0001 | 480 SOUTH ST | BRANDEIS UNIVERSITY | 1960 GYMNASIUM | \$22,003,400 | 0 | 3,151 | ONE FAM | N3 | \$1 | |
| R050 039 0017 | 48 STERLING RD | KRAL, THEODORE & YEMIN DENG | 1902 BUNGALOW | \$563,700 | 3 | 19,702 | 101 | N3 | 7/16/2021 | 76260-20 |
| | | | | | 1 | 3,112 | ONE FAM | N3 | \$100 | |
| | | | | | 3 | 44,431 | 101 | N3 | 9/12/1983 | 15230-197 |
| | | | | | 2 | 1,644 | ONE FAM | CA | \$115,640 | |
| | | | | | 0 | 1,086,195 | 904 | | 12/27/1950 | 7667-571 |
| | | | | | 0 | 176,008 | PSCHOOL | | | |
| | | | | | 3 | 5,001 | 101 | N8 | 6/29/2018 | 71250-383 |
| | | | | | 1 | 1,249 | ONE FAM | | \$611,000 | |

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Unofficial Property Record Card - Waltham, MA

General Property Data

Parcel ID R069 002 0005

Prior Parcel ID -

Property Owner WALTHAM HOUSING AUTHORITY

Mailing Address 110 POND STREET

City WALTHAM

Mailing State MA

Parcel/Zoning

Zip 02451-4506

Account Number 89157

Property Location 48 PINE ST

Property Use HOUSING

Most Recent Sale Date 7/24/1975

Legal Reference 12832-127

Grantor WALTHAM HOUSING AUTHORITY,

Sale Price 114,556

Land Area 1.315 acres

Current Property Assessment

Card 1 Value

Building Value 8,240,300

Xtra Features Value 0

Land Value 1,077,400

Total Value 9,317,700

Building Description

Building Style APARTMENTS

of Living Units 120

Year Built 1976

Building Grade AVERAGE+

Building Condition Average

Finished Area (SF) 102316

Number Rooms 360

of 3/4 Baths 0

Foundation Type CONCRETE

Frame Type CONCRETE

Roof Structure FLAT

Roof Cover TAR + GRAVEL

Siding BRICK

Interior Walls DRYWALL

of Bedrooms 120

of 1/2 Baths 6

Flooring Type ASPHALT TILE

Basement Floor CONCRETE

Heating Type FORCED HW

Heating Fuel OIL

Air Conditioning 100%

of Bsmt Garages 0

of Full Baths 120

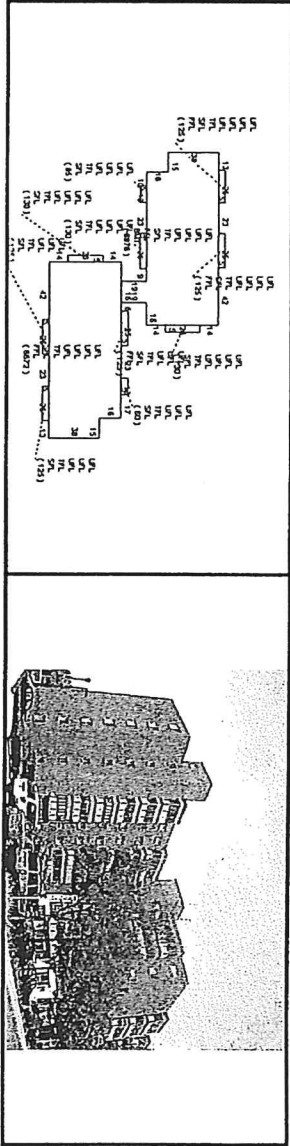
of Other Fixtures 6

Legal Description

Narrative Description of Property

This property contains 1.315 acres of land mainly classified as HOUSING with a(n) APARTMENTS style building, built about 1976 , having BRICK exterior and TAR + GRAVEL roof cover, with 120 unit(s), 360 room(s), 120 bedroom(s), 120 bath(s), 6 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

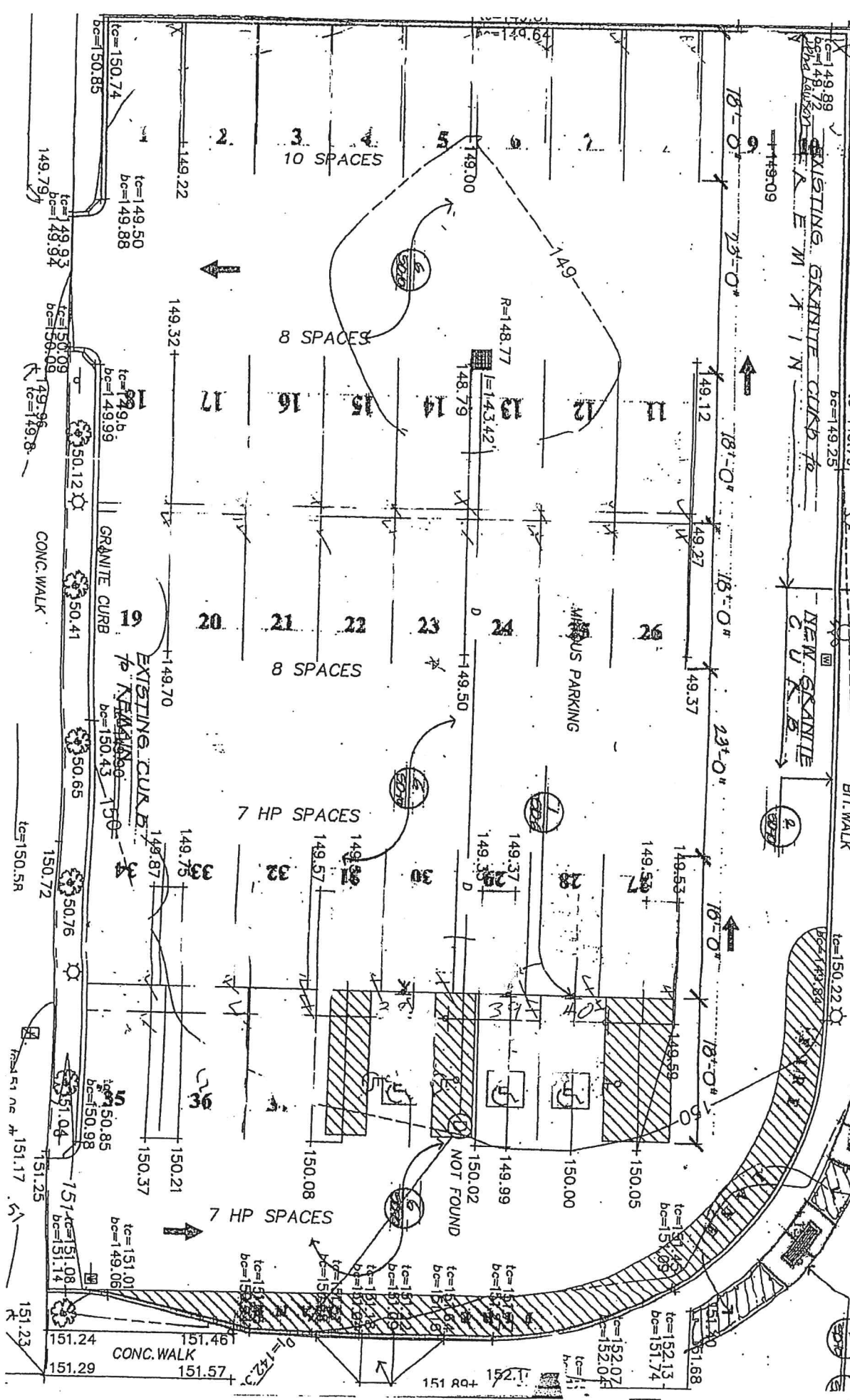
S 12.58 40° E DW=149.31 76.39'

N E W PLANT BED
GRANITE CURB

NEW GRANITE CURB
CONC. RET. WALL

BIT. WALK

LAWN/PLANTER
SEE NOT



Previous Assessments

| Year | Code | Building | Yard Items | Land Value | Acres | Special Land | Total |
|-------------|---------------|-----------------|-------------------|-------------------|--------------|---------------------|--------------|
| 2022 | 908 - HOUSING | 8,240,300 | 0 | 1,077,400 | 57,278.00 | 0.00 | 9,317,700 |
| 2022 | 908 - HOUSING | 8,240,300 | 0 | 1,077,400 | 57,278.00 | 0.00 | 9,317,700 |
| 2021 | 908 - HOUSING | 8,240,300 | 0 | 1,034,300 | 57,278.00 | 0.00 | 9,274,600 |
| 2021 | 908 - HOUSING | 7,779,300 | 0 | 991,200 | 57,278.00 | 0.00 | 8,770,500 |
| 2020 | 908 - HOUSING | 7,779,300 | 0 | 991,200 | 57,278.00 | 0.00 | 8,770,500 |
| 2020 | 908 - HOUSING | 7,779,300 | 0 | 991,200 | 57,278.00 | 0.00 | 8,770,500 |
| 2020 | 908 - HOUSING | 7,779,300 | 0 | 991,200 | 57,278.00 | 0.00 | 8,770,500 |
| 2019 | 908 - HOUSING | 7,180,800 | 0 | 905,000 | 57,278.00 | 0.00 | 8,085,800 |
| 2019 | 908 - HOUSING | 7,180,800 | 0 | 905,000 | 57,278.00 | 0.00 | 8,085,800 |
| 2019 | 908 - HOUSING | 5,505,300 | 0 | 818,800 | 57,278.00 | 0.00 | 6,324,100 |
| 2018 | 908 - HOUSING | 5,505,300 | 0 | 818,800 | 57,278.00 | 0.00 | 6,324,100 |
| 2018 | 908 - HOUSING | 5,505,300 | 0 | 818,800 | 57,278.00 | 0.00 | 6,324,100 |
| 2018 | 908 - HOUSING | 5,505,300 | 0 | 818,800 | 57,278.00 | 0.00 | 6,324,100 |
| 2017 | 908 - HOUSING | 5,505,300 | 0 | 818,800 | 57,278.00 | 0.00 | 6,324,100 |
| 2017 | 908 - HOUSING | 5,505,300 | 0 | 818,800 | 57,278.00 | 0.00 | 6,324,100 |
| 2016 | 908 - HOUSING | 5,505,300 | 0 | 818,800 | 57,278.00 | 0.00 | 6,324,100 |
| 2015 | 908 - HOUSING | 5,681,200 | 0 | 732,600 | 57,278.00 | 0.00 | 6,413,800 |
| 2015 | 908 - HOUSING | 5,681,200 | 0 | 732,600 | 57,278.00 | 0.00 | 6,413,800 |
| 2014 | 908 - HOUSING | 5,681,200 | 0 | 732,600 | 57,278.00 | 0.00 | 6,413,800 |
| 2013 | 908 - HOUSING | 5,681,200 | 0 | 732,600 | 57,278.00 | 0.00 | 6,413,800 |
| 2012 | 908 - HOUSING | 5,617,000 | 0 | 732,600 | 57,278.00 | 0.00 | 6,349,600 |
| 2011 | 908 - HOUSING | 5,617,000 | 0 | 732,600 | 57,278.00 | 0.00 | 6,349,600 |
| 2010 | 908 - HOUSING | 5,617,000 | 0 | 732,600 | 57,278.00 | 0.00 | 6,349,600 |
| 2009 | 908 - HOUSING | 7,496,000 | 0 | 1,546,500 | 57,278.00 | 0.00 | 9,042,500 |
| 2008 | 908 - HOUSING | 7,496,000 | 0 | 1,546,500 | 57,278.00 | 0.00 | 9,042,500 |
| 2007 | 908 - HOUSING | 7,496,000 | 0 | 1,546,500 | 57,278.00 | 0.00 | 9,042,500 |
| 2006 | 908 - HOUSING | 7,240,700 | 0 | 1,546,500 | 57,278.00 | 0.00 | 8,787,200 |
| 2005 | 908 - HOUSING | 7,240,700 | 0 | 1,546,500 | 57,278.00 | 0.00 | 8,787,200 |
| 2004 | 908 - HOUSING | 7,240,700 | 0 | 1,546,500 | 57,278.00 | 0.00 | 8,787,200 |
| 2003 | 908 - HOUSING | 8,412,400 | 0 | 1,360,900 | 57,278.00 | 0.00 | 9,773,300 |
| 2002 | 908 - HOUSING | 8,412,400 | 0 | 856,900 | 57,278.00 | 0.00 | 9,269,300 |

| Year | Code | Building | Yard Items | Land Value | Acres | Special Land | Total |
|------|---------------|-----------|------------|------------|-----------|--------------|-----------|
| 2001 | 908 - HOUSING | 8,412,400 | 0 | 856,900 | 57,278.00 | 0.00 | 9,269,300 |
| 2001 | 908 - HOUSING | 8,412,400 | 0 | 806,500 | 57,278.00 | 0.00 | 9,218,900 |
| 2000 | 908 - HOUSING | 5,749,300 | 0 | 238,100 | 57,278.00 | 0.00 | 5,987,400 |
| 1999 | 908 - HOUSING | 5,749,300 | 0 | 238,100 | 57,278.00 | 0.00 | 5,987,400 |
| 1998 | 908 - HOUSING | 5,749,300 | 0 | 238,100 | 0.00 | 0.00 | 5,987,400 |
| 1996 | 908 - HOUSING | 5,475,500 | 0 | 226,800 | 1.31 | | 5,702,300 |
| 1995 | 908 - HOUSING | 5,475,500 | 0 | 226,800 | | 0.00 | 5,702,300 |
| 1994 | 908 - HOUSING | 5,475,500 | 0 | 226,800 | | 0.00 | 5,702,300 |
| 1993 | 908 - HOUSING | 5,475,500 | 0 | 226,800 | | 0.00 | 5,702,300 |
| 1992 | 908 - HOUSING | 5,475,500 | 0 | 226,800 | | 0.00 | 5,702,300 |
| 1991 | 908 - HOUSING | 4,946,300 | 0 | 293,800 | | 0.00 | 5,240,100 |
| 1990 | 908 - HOUSING | 4,946,300 | 0 | 293,800 | | 0.00 | 5,240,100 |
| 1989 | 908 - HOUSING | 4,946,300 | 0 | 293,800 | | 0.00 | 5,240,100 |
| 1988 | 908 - HOUSING | 4,436,100 | 0 | 149,500 | | 0.00 | 4,585,600 |
| 1010 | 908 - HOUSING | 5,617,000 | 0 | 732,600 | 57,278.00 | 0.00 | 6,349,600 |

HOME

SEARCH

SUMMARY

INTERIOR

EXTERIOR

SALES

ABOUT



Printable Report Card | Rooms and Bedrooms | Building Sq. Footage |

W466P000

Card 1 of 1

Primary Interior Walls DRYWALL

Second Interior Walls

Primary Floor Cover ASPHALT TILE

Second Floor Cover CARPET

Basement Floor CONCRETE

Basement Garages

Wood Stove Flues

Solar Hot Water No

Central Vacuum No

Common Wall

Percent Sprinkled %

Heating Systems 1

Percent Heated 100%

Electric TYPICAL

Insulation TYPICAL

Heat Fuel OIL

Heat Type FORCED H/W

Fireplaces

Full Baths 120

Additional Full Bath

3/4 Bath

Additional 3/4 Bath

1/2 Bath 6

Additional 1/2 Bath

Kitchens 120

Additional Kitchens

HOME

SEARCH

SUMMARY

INTERIOR

EXTERIOR

SALES

ABOUT



Printable Record Card | Yard Items | Permits |

Card 1 of 1

Building Information

Building Type APARTMENTS

Living Units 120

Primary Exterior Siding BRICK

Second Exterior Siding

Roof Structure FLAT

Roof Cover TAR + GRAVEL

Frame CONCRETE

House Color BRICK

Grade AVERAGE+

Story Height 7

Year Built 1976

Foundation CONCRETE

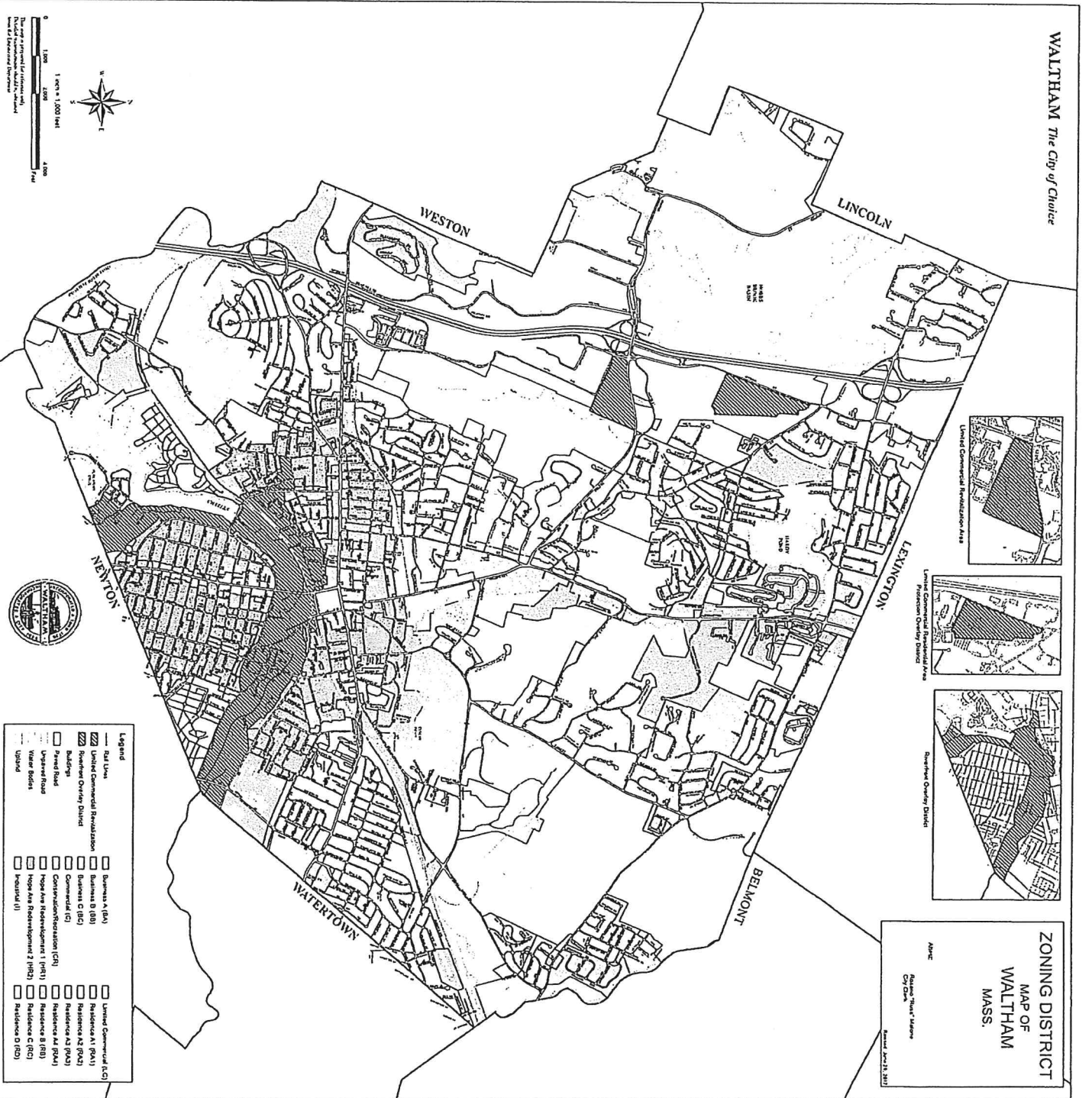
Condominium Information

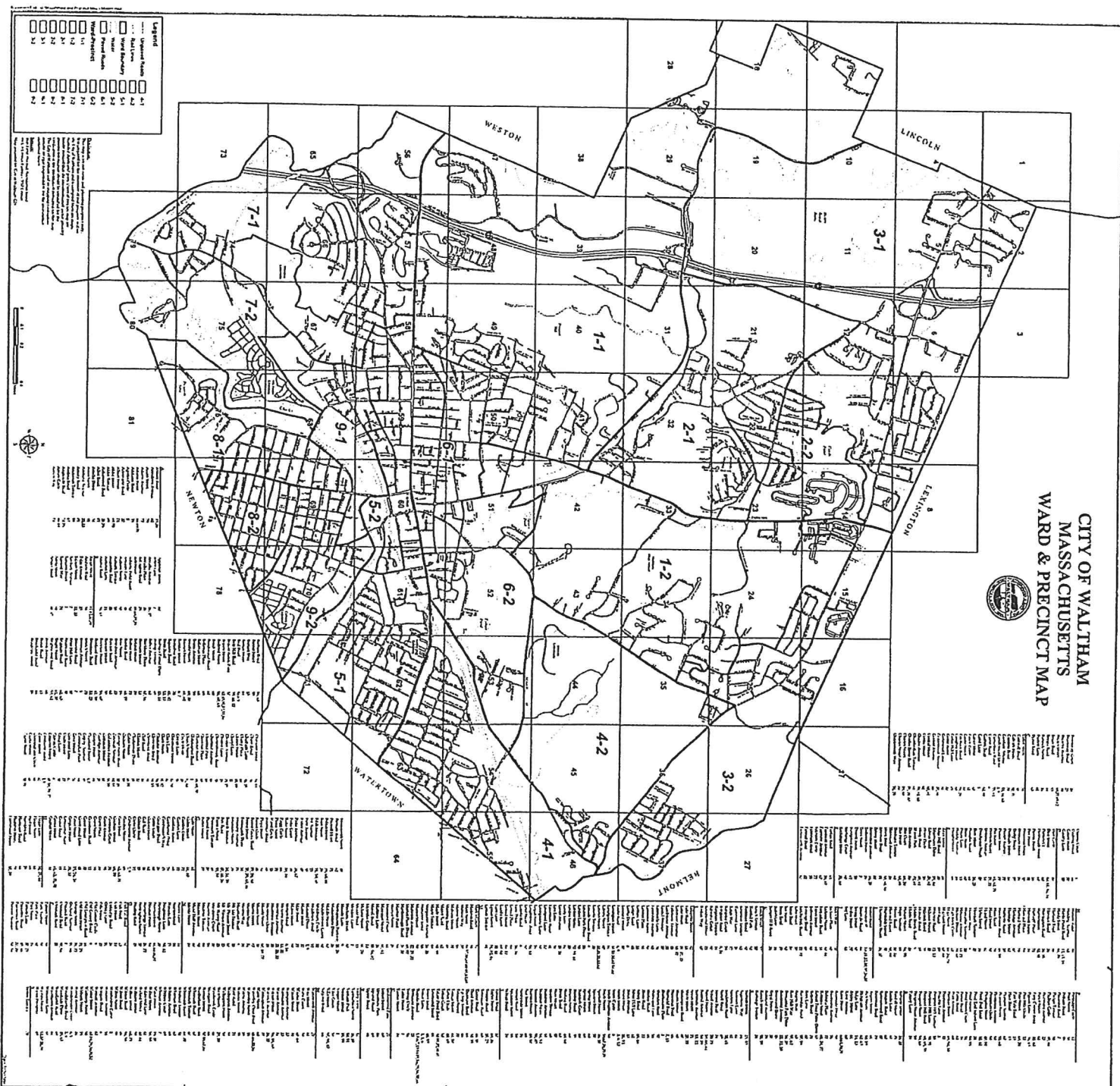
Condo Complex Name

Unit Location

Unit Number

Unit Ownership %





Massachusetts City

Section 2

Build a Spatial Query

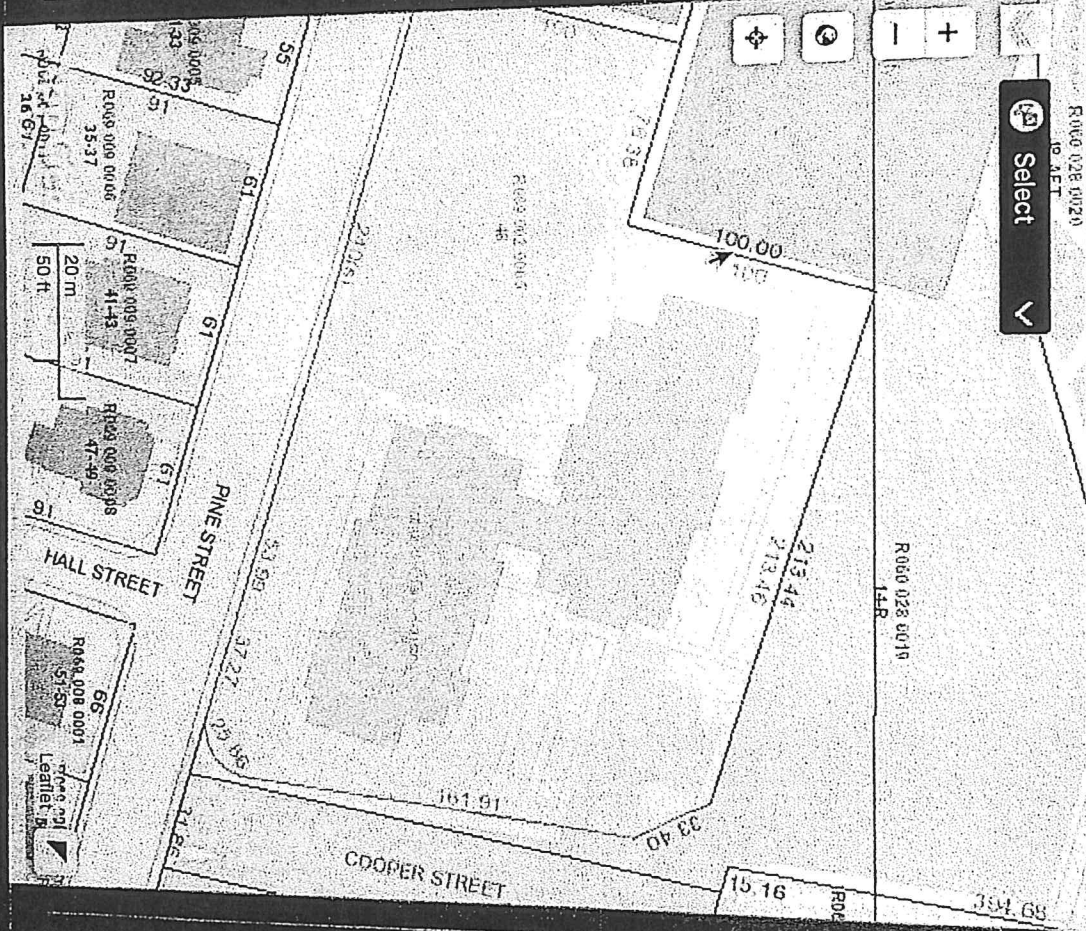
Select > Parcels

Abutter Information

Select All Zoom To Clear

| Parcel ID | Number | Unit/Alt | Street | Owner | Code |
|-----------|--------|----------|---------|---------------------------|------|
| R069 | 002 | 48 | PINE ST | WALTHAM HOUSING AUTHORITY | |
| 0005 | | | | | |

1 selected Spreadsheet Mailing Labels



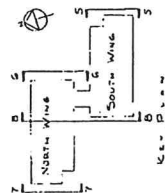
Details

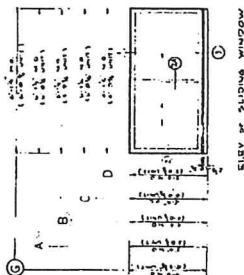
Parcel Information

Parcel Information

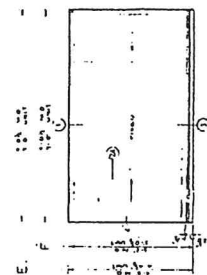
MapID F_727841_296054
DataID F_727841_296054
Parcel ID R069 002 0005
Owner WALTHAM HOUSING AUTHORITY
Co-Owner
Number 48
Unit/Alt
Street PINE ST
Year Built 1976
Legal Ref. 12832-127
Sale Date 1975-07-24
Landuse 908
Total Acres 1.31490000
Sq. Feet 57277.000000
Building Type APARTMENTS
Total Land Value \$1,077,400
Total Bldg Value \$8,240,300
Total Value \$9,317,700



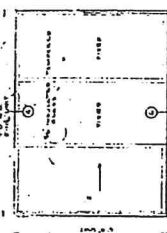
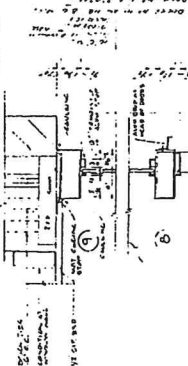
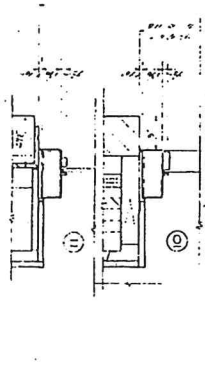
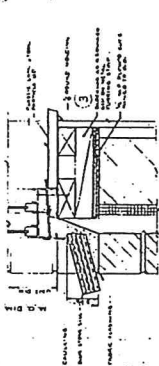
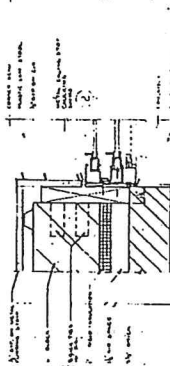
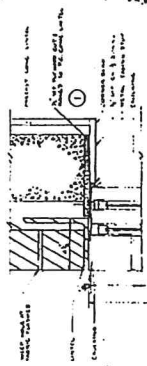
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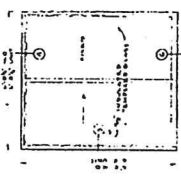
MOONIA ENIGMA 46 AB13



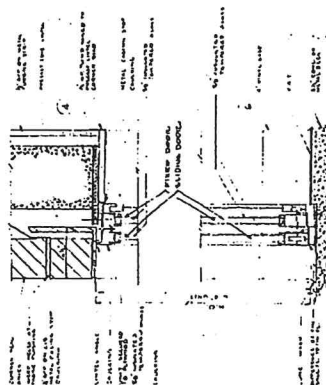
LEVEL OF SLIDING WINDOW



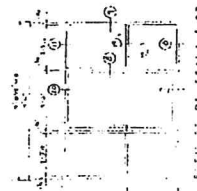
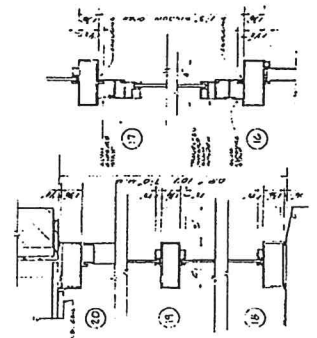
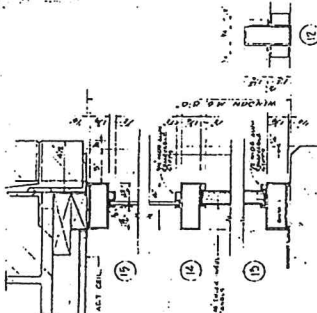
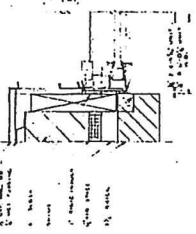
Topic: Arguments Surrounding



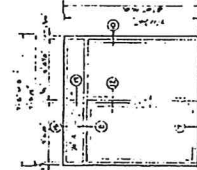
—C.F.K.K.L. Apparatus Suona De



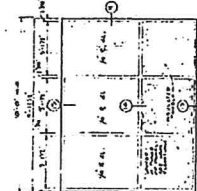
Showing Other Details



100



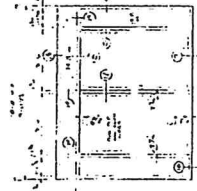
RECEIVED



FILED OF MINOR WALT.



LEVEL OF WINCOW WLL:



11-11-11

3

Re: Letter of support - Waltham Housing Authority

Phillips, Mark (HOU) <Mark.Phillips@mahouse.gov>

on behalf of

Stanley, Thomas - Rep. (HOU) <Thomas.Stanley@mahouse.gov>

Tue 9/20/2022 3:30 PM

To: Christine Power <cpower@walhouse.org>

Good afternoon Christine,

Hope all is well. Thanks for sharing this letter. Happy to support these projects!

All the best,

Rep. Stanley

Thomas M. Stanley

State Representative - 9th Middlesex

Waltham-Lincoln

Chair, Joint Committee on Elder Affairs

Thomas.Stanley@mahouse.gov

From: Christine Power <cpower@walhouse.org>

Sent: Monday, September 12, 2022 12:26 PM

To: Stanley, Thomas - Rep. (HOU) <Thomas.Stanley@mahouse.gov>

Subject: Letter of support - Waltham Housing Authority

You don't often get email from cpower@walhouse.org. [Learn why this is important](#)

Please see attached ~ thank you.

Christine Power

Waltham Housing Authority

Accounts

110 Pond Street

Waltham, MA 02451

(781) 894-3357 x 269

cpower@walhouse.org

Waltham Housing Authority
110 POND STREET
WALTHAM, MASSACHUSETTS 02451-4505

KELLY DURKEE-ERWIN
SCOTT HOVSEPIAN
PATRICIA MCGRATH
ROBERT LEBLANC

TEL: (781) 894-3357
FAX: (781) 894-7595
TDD: (781) 894-3357

John F. Gollinger
Executive Director

September 8, 2022

Dear Councilor Stanley,

I hope this letter finds you well and in good health. I am writing on behalf of The Waltham Housing Authority, hoping for your support for two upcoming projects, one at 101 Prospect Street and another at 48 Pine Street. These two properties are in the Riverfront Overlay District of Ward 9.

We are anticipating a substantial rehabilitation project to replace all the windows in both buildings. Our goal is to give the residents an energy-efficient, safer, more secure place to live. As well as a way to help and reduce rising energy costs. Many of these windows have reached or exceeded their life expectancy and are beyond repair. These residents are older and in most cases, many of our disadvantaged tenants. With these two projects, we would be increasing the heat and air conditioning efficiency in each building. These new insulated windows will provide residents with uniform temperature consistency in their entire apartment. This will give them peace of mind, and a safe, secure, and comfortable home.

Over the years, The City of Waltham has shown its support to help us renovate and rehabilitate various other projects throughout the city. We appreciate this partnership and the willingness to work together. These improvements will continue to benefit some of the most vulnerable residents.

In closing, we are hopeful that we can count on your support because without it, we will not be able to proceed with these proposed projects. As mentioned above, we feel that these projects will help ensure the safety and well-being of our residents. Of course, keeping tenants safe is of utmost importance and certainly a top priority.

Thank you in advance for your time and consideration. We look forward to hearing from you soon.

Regards,



Mark Johnson
Assistant Executive Director

Letter of support

Mark Johnson <markj@walhouse.org>

Wed 10/12/2022 3:13 PM

To: Christine Power <cpower@walhouse.org>

Mark A. Johnson MMS,MPHA,CSL

Assistant Executive Director
Waltham Housing Authority

From: Mark Johnson <markj@walhouse.org>

Sent: Wednesday, October 12, 2022 3:13:23 PM

To: LeBlanc, Randy <rleblanc@city.waltham.ma.us>

Subject: Re: Letter of support

Thank you Randy!

Mark A. Johnson MMS,MPHA,CSL

Assistant Executive Director
Waltham Housing Authority

From: LeBlanc, Randy <rleblanc@city.waltham.ma.us>

Sent: Wednesday, October 12, 2022 3:11:22 PM

To: Mark Johnson <markj@walhouse.org>

Subject: Letter of support

October 11/2022

Dear Mark ,

after attending multiple meetings with residents of Waltham Housing Authority at both 48 Pine and 101 Prospect St. the most common complaint that I heard was the windows and how drafty they were.

The residents also complain that they were. in-operable and they could not get fresh air. They are creating issues for stable temperatures in the buildings,

As a licensed general contractor and heating and air-conditioning professional, the windows are the biggest heat loss in the building. with extremely heating high fuel cost now ,I would support replacing the windows

Councilor at large

Randy LeBlanc

Waltham Housing Authority
110 POND STREET
WALTHAM, MASSACHUSETTS 02451-4505

KELLY DURKEE-ERWIN
SCOTT HOVSEPIAN
PATRICIA MCGRATH
ROBERT LEBLANC

TEL: (781) 894-3357
FAX: (781) 894-7595
TDD: (781) 894-3357

John F. Gollinger
Executive Director

September 8, 2022

Dear Councilor LeBlanc,

I hope this letter finds you well and in good health. I am writing on behalf of The Waltham Housing Authority, hoping for your support for two upcoming projects, one at 101 Prospect Street and another at 48 Pine Street. These two properties are in the Riverfront Overlay District of Ward 9.

We are anticipating a substantial rehabilitation project to replace all the windows in both buildings. Our goal is to give the residents an energy-efficient, safer, more secure place to live. As well as a way to help and reduce rising energy costs. Many of these windows have reached or exceeded their life expectancy and are beyond repair. These residents are older and in most cases, many of our disadvantaged tenants. With these two projects, we would be increasing the heat and air conditioning efficiency in each building. These new insulated windows will provide residents with uniform temperature consistency in their entire apartment. This will give them peace of mind, and a safe, secure, and comfortable home.

Over the years, The City of Waltham has shown its support to help us renovate and rehabilitate various other projects throughout the city. We appreciate this partnership and the willingness to work together. These improvements will continue to benefit some of the most vulnerable residents.

In closing, we are hopeful that we can count on your support because without it, we will not be able to proceed with these proposed projects. As mentioned above, we feel that these projects will help ensure the safety and well-being of our residents. Of course, keeping tenants safe is of utmost importance and certainly a top priority.

Thank you in advance for your time and consideration. We look forward to hearing from you soon.

Regards,



Mark Johnson
Assistant Executive Director

Support for Upgrading Windows Project

Mark Johnson <markj@walhouse.org>

Fri 9/30/2022 4:22 PM

To: Christine Power <cpower@walhouse.org>

Mark A. Johnson MMS,MPHA,CSL

Assistant Executive Director
Waltham Housing Authority

From: Mark Johnson <markj@walhouse.org>

Sent: Friday, September 30, 2022 3:34:03 PM

To: Councilor Jonathan Paz <waltham9paz@gmail.com>; John Gollinger <jgoll@walhouse.org>

Cc: Paz, Jonathan <jpaz@city.waltham.ma.us>

Subject: Re: Support for Upgrading Windows Project

Received, thank you.

Mark A. Johnson MMS,MPHA,CSL

Assistant Executive Director
Waltham Housing Authority

From: Councilor Jonathan Paz <waltham9paz@gmail.com>

Sent: Friday, September 30, 2022 3:05:37 PM

To: John Gollinger <jgoll@walhouse.org>; Mark Johnson <markj@walhouse.org>

Cc: Paz, Jonathan <jpaz@city.waltham.ma.us>

Subject: Support for Upgrading Windows Project

Hi John and Mark

I hope you are both well. Please find attached my letter of support for a proposed project to upgrade the windows at Winchester Crane and Arthur Clark Apartments in Waltham.

Please let me know if you need anything else on my end.

Kind regards,

Jonathan Paz

Waltham City Councilor Ward 9

(617) 410 – 6218

Waltham Housing Authority
110 POND STREET
WALTHAM, MASSACHUSETTS 02451-4505

KELLY DURKEE-ERWIN
SCOTT HOVSEPIAN
PATRICIA MCGRATH
ROBERT LEBLANC

TEL: (781) 894-3357
FAX: (781) 894-7595
TDD: (781) 894-3357

John F. Gollinger
Executive Director

September 8, 2022

Dear Councilor Paz,

I hope this letter finds you well and in good health. I am writing on behalf of The Waltham Housing Authority, hoping for your support for two upcoming projects, one at 101 Prospect Street and another at 48 Pine Street. These two properties are in the Riverfront Overlay District of Ward 9.

We are anticipating a substantial rehabilitation project to replace all the windows in both buildings. Our goal is to give the residents an energy-efficient, safer, more secure place to live. As well as a way to help and reduce rising energy costs. Many of these windows have reached or exceeded their life expectancy and are beyond repair. These residents are older and in most cases, many of our disadvantaged tenants. With these two projects, we would be increasing the heat and air conditioning efficiency in each building. These new insulated windows will provide residents with uniform temperature consistency in their entire apartment. This will give them peace of mind, and a safe, secure, and comfortable home.

Over the years, The City of Waltham has shown its support to help us renovate and rehabilitate various other projects throughout the city. We appreciate this partnership and the willingness to work together. These improvements will continue to benefit some of the most vulnerable residents.

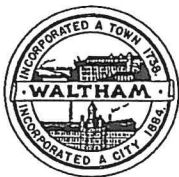
In closing, we are hopeful that we can count on your support because without it, we will not be able to proceed with these proposed projects. As mentioned above, we feel that these projects will help ensure the safety and well-being of our residents. Of course, keeping tenants safe is of utmost importance and certainly a top priority.

Thank you in advance for your time and consideration. We look forward to hearing from you soon.

Regards,



Mark Johnson
Assistant Executive Director



Kathleen B. McMenimen, Councillor-at-large
President
Waltham City Council
147 Trapelo Road, Waltham, Mass. 02452
Tel. 781-894-1247 E-Mail: kbm147@aol.com

Mark Johnson,
Assistant Executive Director
Waltham Housing Authority
110 Pond Street
Waltham, MA 02451

October 6, 2022

Dear Mark:

I received your communication asking for my support for two upcoming projects at 101 Prospect St. and 48 Pine St. The project will entail substantial rehabilitation and a beneficial outcome for the residents who live at those two facilities.

The goal of replacing all windows in each facility will result in both a cost-benefit to each through substantial energy savings, as well as a more comfortable environment for the residents. These new insulated windows will provide residents with uniform temperature consistency in their entire apartment. This will give them peace of mind, and a safe, secure, and comfortable home.

Over the years, the City of Waltham has shown its support to help WHA renovate and rehabilitate various other projects throughout the city. Waltham Housing Authority will be requesting CPC funding upwards of \$2,000,000 for both of these projects. I know your Board, staff and residents appreciate this partnership and the willingness to work together. These improvements will continue to benefit some of the most vulnerable residents.

As a former Commissioner on the WHA Board, and as a current member of the Waltham City Council, I greatly appreciate the pro-active nature of this project which will result in a beneficial comfort to the wonderful residents at those two large housing buildings. I would ask that you include my letter of support in the package you will be filing before the Community Preservation Committee.

Both of those buildings are reaching into 40+ years of wear and tear. The integrity of each is solid, but the infrastructure, as with all buildings in New England, is in constant need of maintenance and upkeep. I'm sure the project falls within 2 of the 3 categories (Housing-Historic) in the mission statement of the CPC.

Best wishes to the WHA as the application is submitted. The regulatory review process will result in a better quality of life for our Waltham residents in those two houses.

Sincerely,

Kathleen B. McMenimen, President

Waltham City Council

Waltham Housing Authority
110 POND STREET
WALTHAM, MASSACHUSETTS 02451-4505

KELLY DURKEE-ERWIN
SCOTT HOVSEPIAN
PATRICIA MCGRATH
ROBERT LEBLANC

TEL: (781) 894-3357
FAX: (781) 894-7595
TDD: (781) 894-3357

John F. Gollinger
Executive Director

September 26, 2022

Dear Councilor McMenimen,

I hope this letter finds you well and in good health. I am writing on behalf of The Waltham Housing Authority, hoping for your support for two upcoming projects, one at 101 Prospect Street and another at 48 Pine Street. These two properties are in the Riverfront Overlay District of Ward 9.

We are anticipating a substantial rehabilitation project to replace all the windows in both buildings. Our goal is to give the residents an energy-efficient, safer, more secure place to live. As well as a way to help and reduce rising energy costs. Many of these windows have reached or exceeded their life expectancy and are beyond repair. These residents are older and in most cases, many of our disadvantaged tenants. With these two projects, we would be increasing the heat and air conditioning efficiency in each building. These new insulated windows will provide residents with uniform temperature consistency in their entire apartment. This will give them peace of mind, and a safe, secure, and comfortable home.

Over the years, The City of Waltham has shown its support to help us renovate and rehabilitate various other projects throughout the city. Waltham Housing Authority will be requesting CPC funding upwards of \$2,000,000 for both of these projects. We appreciate this partnership and the willingness to work together. These improvements will continue to benefit some of the most vulnerable residents.

In closing, we are hopeful that we can count on your support because without it, we will not be able to proceed with these proposed projects. Our application for this CPC funding is being finalized, and will be submitted shortly. As mentioned above, we feel that these projects will help ensure the safety and well-being of our residents. Of course, keeping tenants safe is of utmost importance and certainly a top priority.

Thank you in advance for your time and consideration. We look forward to hearing from you soon.

Regards,



Mark Johnson

Assistant Executive Director
Waltham Housing Authority

4

Waltham Housing Authority
110 POND STREET
WALTHAM, MASSACHUSETTS 02451-4505

KELLY DURKEE-ERWIN
SCOTT HOVSEPIAN
PATRICIA MCGRATH
ROBERT LEBLANC
John F. Gollinger
Executive Director

TEL: (781) 894-3357
FAX: (781) 894-7595
TDD: (781) 894-3357

September 8, 2022

Please reference below, for Attachment #4 on the checklist of the application packet

Plan to cultivate community support ~

On September 8th, we sent a letter to the 6 City Councilors At Large, as well as the ward councilor for these projects ... The letter is below for your review. We have received 4 responses back and all have voiced their full support of these two projects. You will find those letters in Attachment #3 in this packet.

I hope this letter finds you well and in good health. I am writing on behalf of The Waltham Housing Authority, hoping for your support for two upcoming projects, one at 101 Prospect Street and another at 48 Pine Street. These two properties are in the Riverfront Overlay District of Ward 9.

We are anticipating a substantial rehabilitation project to replace all the windows in both buildings. Our goal is to give the residents an energy efficient, safer, more secure place to live. As well as a way to help and reduce rising energy costs. Many of these windows have reached or exceeded their life expectancy and are beyond repair. These residents are older and in most cases, many of our disadvantaged tenants. With these two projects, we would be increasing the heat and air conditioning efficiency in each building. These new insulated windows will provide residents uniformed temperature consistency in their entire apartment. This will give them peace of mind, a safe, secure and comfortable home.

Over the years, The City of Waltham has shown their support to help us renovate and rehabilitate various other projects throughout the city. We appreciate this partnership and the willingness to work together. These improvements will continue to benefit some of the most vulnerable residents.

In closing, we are hopeful that we can count on your support, because without it, we will not be able to proceed with these proposed projects. As mentioned above, we feel that these projects will help ensure the safety and well-being of our residents. Which of course, keeping tenants safe is of utmost importance and certainly a top priority.

Thank you in advance for your time and consideration. We look forward to hearing from you soon.

Regards,

Mark Johnson
Assistant Executive Director

#4 Continued ...

In addition, several meetings have been held at these two properties with Waltham Housing Authority, our tenants and some city officials, including the Mayor. At these meetings the big takeaway we've received, are the tenants are very concerned about security, window safety, drafts, heat conservation and with the overall temperature consistency in their homes. WHA realizing that these windows have reached or exceeded their expected service life and are beyond repair, that it's time to address these pressing issues. That being said, we need your help with these substantial rehabilitation projects for the benefit of our vulnerable residents and their well-being, which is our top priority.



New England

#6
U.S. Department of Housing and Urban Development
Office of Public Housing
Boston Hub
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, Massachusetts 02222-1092

Mr. John Gollinger
Executive Director
Waltham Housing Authority
Via Electronic Mail Only

October 17, 2022

Dear Mr. Gollinger:

Subject: Notice of Removal of Environmental – 2022 Capital Fund Grant

Your Request for Release of Funds and Certification for activities to be funded was received on 9/30/2022, which was submitted pursuant to the statutory authority for the assumption of environmental review responsibilities by units of general local government and states.

The statutory fifteen (15) day objection period expired at the close of 10/14/2022. We have received no objections to the release of funds.

On the basis of the foregoing, the environmental condition is removed for the following project that is referenced in form HUD-7015.15, effective 10/15/2022.

If you have any questions, or if this office may be of further assistance, please contact Ryan Cusick, at (617) 994-8421.

Very sincerely yours,

Kara Norman
Division Director