

City of Waltham Community Preservation Committee
Waltham Community Housing Application Form CPA -2

Section I Applicant/Developer Information

Contact person and/or primary applicant ⁽¹⁾:

Walter E. McGuire Executive Director

Organization, if applicable:

Waltham Housing Authority

Co-applicant, if applicable:

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

Waltham Housing Authority

Mailing address:

110 Pond Street

Waltham, MA 02451

Daytime phone: (ie. of Contact/Primary Applicant)

781-894-3357

E-mail address:

Walhous@tiac.net

Fax :

781-894-7595

Developer (if different than applicant):

N/A

Mailing address:

N/A

Daytime phone : N/A

E-mail address:

N/A

Fax :

N/A

Section II Project Information

Address of Project: 82-86 Orange Street
Whalen Apartments

Assessor's Parcel ID number: (see www.City.Waltham.MA.US)
R077 010 0017

Project name: Whalen Apartments

Brief project description: Replace exterior apartment doors and windows in
a 32 unit Elderly Public Housing complex. Also replace common hallway
exterior doors in three buildings. The new installation will incorporate
new energy efficient replacements for the 42 year old original windows and doors

Estimated total Development Cost::
(\$)300,000

Total amount of City funding requested: (\$)
300,000

City funding source(s) (list the amount requested for all categories):

CDBG/Housing Development: (\$)
Purpose:

Community Preservation Fund: (\$)300,000
Purpose: Design and Construction

Other Waltham City funds:
Purpose:

Type of CPA-funded project (check ☒ all that apply): Creation ☐ Preservation ☒
Support ☐

Type of housing (check (☒)Number (#) all that apply):

Homeownership /#: Single family ☐ Condominium ☐ Cooperative ☒
Other ☒

Rental /#: Individual/family ___/___ Group home/congregate ___/___ Other
X / Elderly Public Housing

Targeted population # : Individual/family ___/___ Special needs/identify needs ___/___

Elderly X / ___ Homeless ___/___ At risk of Homelessness ___/___ Other (identify) ___/___

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		32		100% *			
2 BR							
3 BR							
4 BR							
Other							

*Note State Public Housing Regulation mandate that eligibilty for Public Housing Program
Key: <= is "less than or equal"
Participants is set at 80% of AMI or lower. More than 90% of our tenants have incomes
below 50% of AMI.

Section III Site Information

Lot size (ft²): 34,935 Zoning district(s): Ward: 8

Assessor's parcel ID number: R077 010 0017

Do you have site control (e.g. Purchase and Sales Agreement, option to purchase, deed?)

Yes (check (✓)) X No (check (✓))

Note: Community Preservation Fund applicants are required to submit evidence of site control with the application.

A copy of the deed to the Orange Street property is attached.

Zoning: If applicable, explain what zoning relief is required (e.g. a zoning variance, special permit) and why.

No zoning issues

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

No environmental hazards

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

42 years old

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

Yes__ No X

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.

No, all work will be accomplished with tenants

in residence.

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__ If yes, identify district(s):

X

No

Section IV Project Schedule (When? from Appropriation of CPA Funds)

Inform Ward Councillors and immediate abutters of proposed plans:
Immediately _____

Pre-development (design, zoning, permitting):

Design was completed as an alternate to an ongoing construction renovation
at two other developments _____

Acquisition: N/A _____

Rehabilitation/construction:

Constructin could start within 90 days of fund award _____

Marketing/outreach: N/A _____

Expected date of project completion: _____

Full Occupancy Already occupied _____

Other significant "milestones" 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.

Note: Community Preservation Funds may not be used for the direct acquisition of community housing, nor 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 timeframe 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 preservation, open space, recreation), also submit a complete Waltham **Application for Community Preservation Funding**

Form CPA-1 for each category. Items which are common to both Forms can be filled by reference to "CPA-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.

Applicant signature and date: _____

Walter McGuire 11/26/2007

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

WALTER MCGUIRE
Executive Director

CPA Application

Attachment Table of Contents

Section III Site Information Attachment 1

1a. Deed of 82-86 Orange Street

1b. Plan of the existing Orange Street Site

1c. Summary elevations and Plan Orange Street Building

Section V Financing and Operating Budget

Project Budget for Window and Door Replacement Attachment 2

Section VI

Goals

Community Need

Community Support

Credential

Success Factor

Maintenance

Attachment 3

Attachment 1a

CITY OF WALTHAM, a municipal corporation, duly established by law and having an usual place of business in Waltham, Middlesex County, Massachusetts, being unmarried, for consideration paid, granted to WALTHAM HOUSING AUTHORITY

of said Waltham

with quitclaim covenants

the land in Waltham, bounded and described as follows:

(Description and encumbrances, if any)

Beginning at the southwesterly corner of the granted premises on the northerly side of Orange Street at a point three hundred seventy-five (375) feet distant from the easterly line of Adams Street; thence running easterly on said Orange Street two hundred twenty-five (225) feet to land of Cataldo, Inc; thence northerly at a right angle with Orange Street one hundred fifty (150) feet to land of Renna; thence westerly two hundred sixteen (216) feet, more or less, by said Renna land, and by land of Harding, Gladman, and Calandrello to a division line fence; thence northerly one hundred fifty (150) feet to Robbins Street; then westerly eight (8) feet, more or less, to land of Caponi; thence southerly one hundred feet (150) feet to a point; thence thence, westerly, one (1) foot, more or less, to a point; thence southerly again, one hundred fifty (150) feet to the point of beginning.

Containing 34,960 square feet of land, more or less, and being the premises conveyed to the CITY OF WALTHAM, by deed of CHARLES HARRINGTON, dated May 16, 1884, and recorded with Middlesex South District Registry of Deeds, May 19, 1884, in Book 1665, Page 487.

The above premises are shown on a plan entitled, "PROPERTY LINE MAP, STATE AIDED HOUSING FOR THE ELDERLY, ORANGE STREET, WALTHAM HOUSING AUTHORITY", by Rowland H. Barnes & Co., Civil Engineers, 681 Main Street, Waltham, Scale: twenty feet to the inch, dated June, 1964, which plan is recorded herewith.

THE GRANTOR RESERVES the right to sufficient space within the area conveyed for use by the CITY OF WALTHAM as a voting booth.

The consideration for this deed is nominal.

xxxxxx
xxxxxx

xxxxxx
xxxxxx

the hand and seal of the said CITY OF WALTHAM, by AUSTIN D. RHODES, its Mayor, hereto duly authorized by CITY COUNCIL ORDER NO. 21207, recorded herewith.

October 19 1964
CITY OF WALTHAM
By: Austin D. Rhodes
MAYOR

The Commonwealth of Massachusetts

Middlesex

ss.

October 19 1964

Then personally appeared the above named

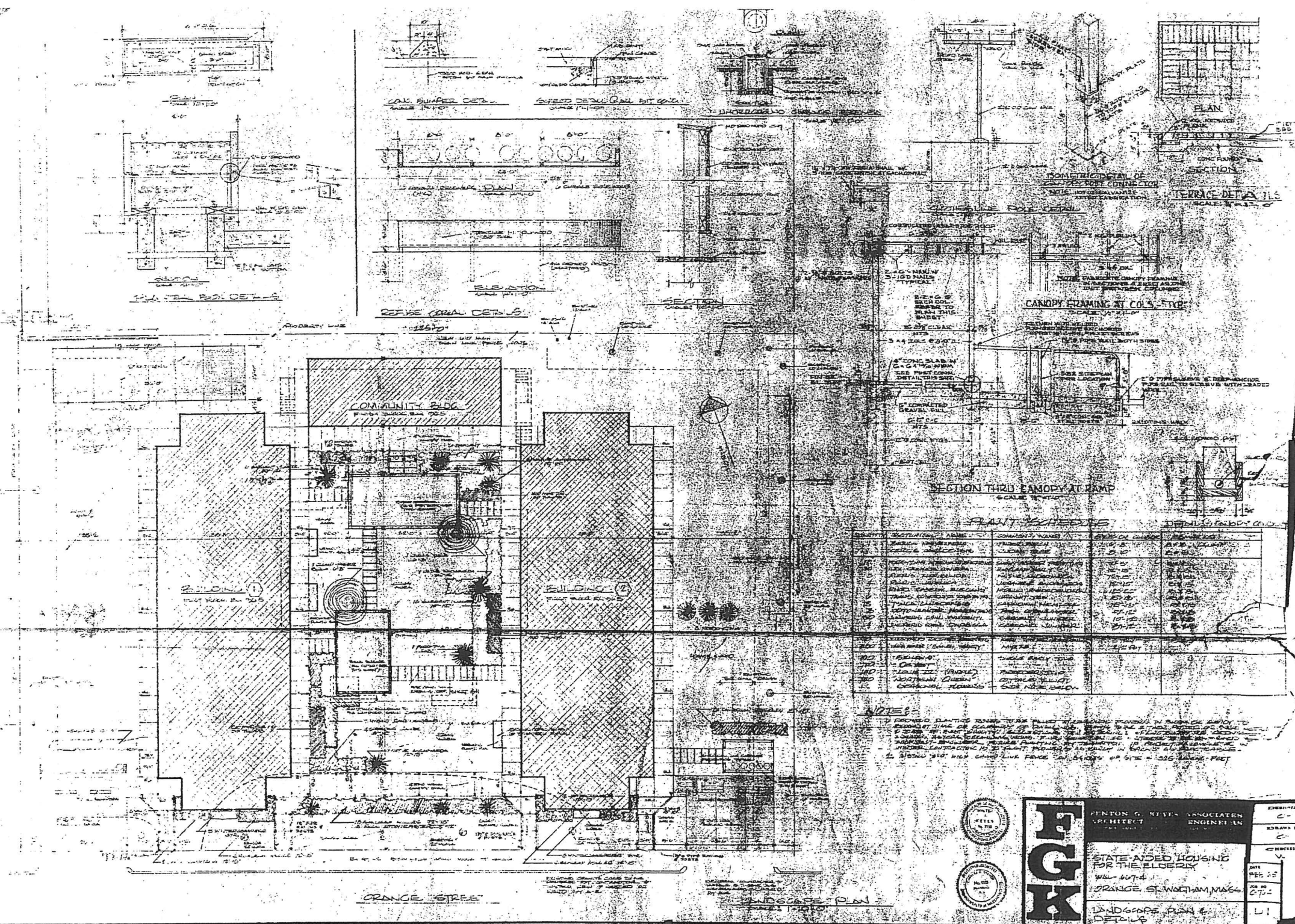
AUSTIN D. RHODES

and acknowledged the foregoing instrument to be the
CITY OF WALTHAM, before me

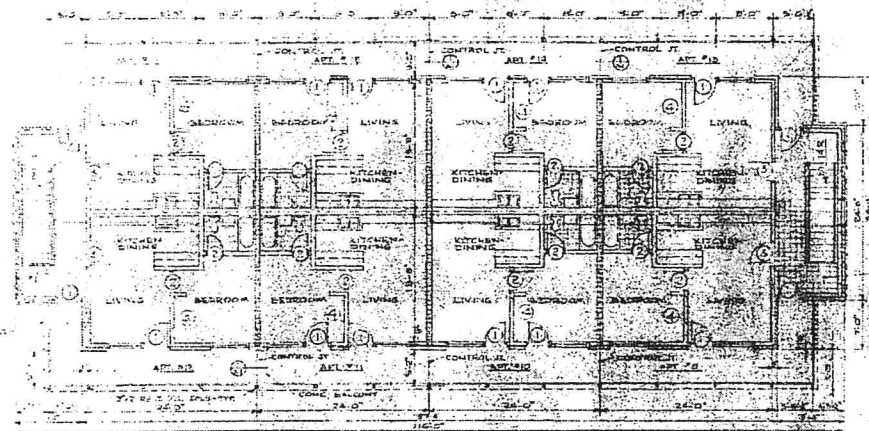
Josephine U. Sawyer
Notary Public - Middlesex

My commission expires Feb. 13, 1971.

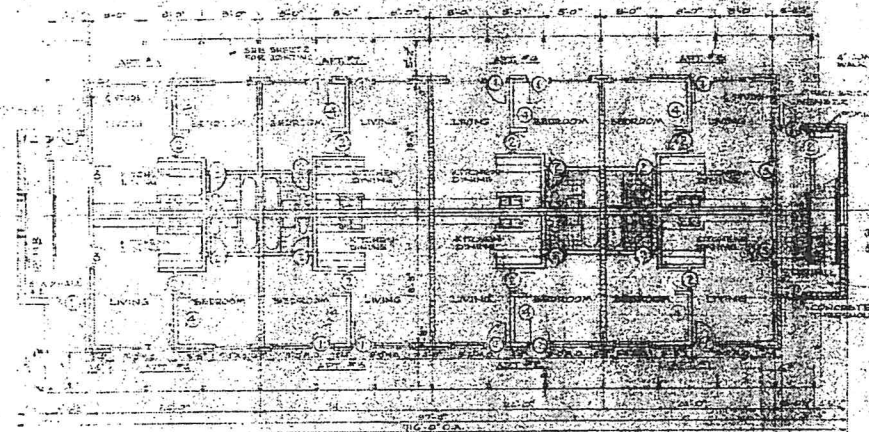
Attachment 1b



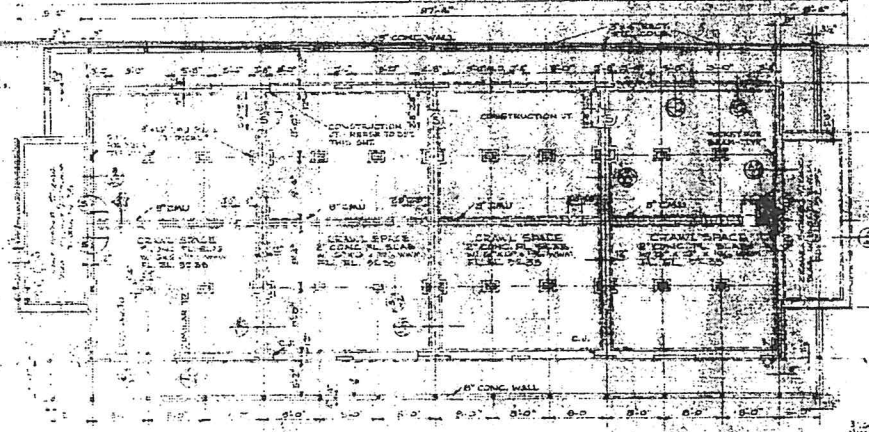
Attachment 1c



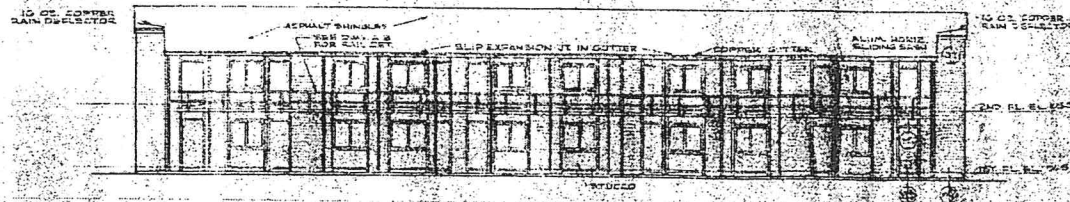
SECOND FLOOR PLAN



FIRST FLOOR PLAN



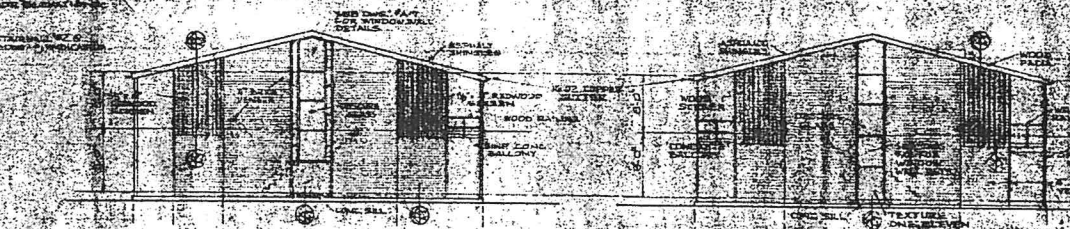
TYPICAL SECTION PLAN
TYPICAL FLOOR PLANS, BLDG. NO. 1, BLDG. NO. 2
BUILDING BUT STAIRS OPPOSITE HAND
SCALE: 1/8" = 1'-0"



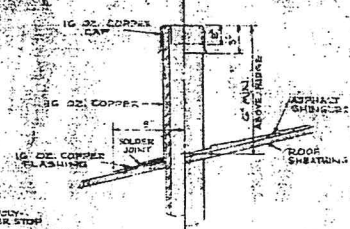
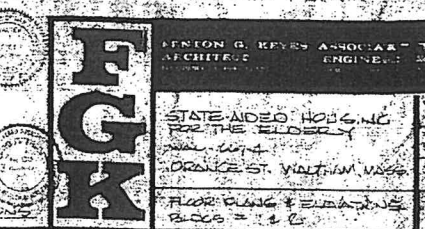
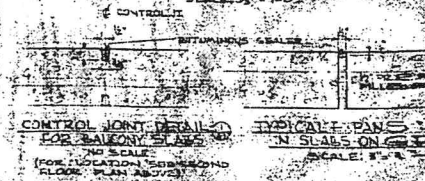
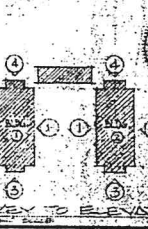
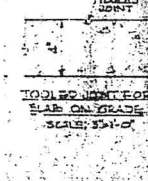
ELEVATION 1
SCALE: 1/8" = 1'-0"



ELEVATION 2
SCALE: 1/8" = 1'-0"



ELEVATION 3
SCALE: 1/8" = 1'-0"



SECTION 6 TYPICAL
ROOF VENT
SCALE: 1/8" = 1'-0"

TYPICAL CONSTRUCTION
JOINT WATER STOP
SCALE: 1/8" = 1'-0"

FGK

FRANK G. KEYS ASSOCIATES
ARCHITECTS ENGINEERS
STATE-AIDED HOUSING
FOR THE ELDERLY
1000 W. 4TH
DRAKE ST. WALTHAM, MASS.
FLOOR PLANS & ELEVATIONS
BLOCK # 1 & 2

Project budget 82-86 Orange St. Whalen Apartments

Accounts		
1410.01	Administration	2500.00
1410.16	other Admin costs	2500.00
1420.00	offsetting income	
1430.00	Architectural & Engineering	12500.00
1430.01	A/E services	10000.00
1430.02	A/E extra services	
1430.07	Project Rep	
1430.16	A/E Reimbursables	2500.00
1440.00	Site Acquisition	0.00
1445.00	Site Development	0.00
1445.02	testpits	0.00
1445.04	Remediation	0.00
1450.00	Construction Costs	285000.00
1450.01	Original Const contract	270000.00
1450.02	Change order contingency	15000.00
1450.09	contract by others	0.00
1475.00	Equipment	0.00
1490.00	other	
1500.00	Budget total	300000.00

Project Description

Goals

The goal of this project is to assist in preserving the viability of 32 one bedroom units of elderly housing located at 82-86 Orange Street, Waltham MA. The Whalen apartments were constructed forty two years ago under the State Aided Mass General Law Chapter 667 as Elderly/Disabled Housing. The Commonwealth of Massachusetts which subsidizes the operation of the units by the Waltham Housing Authority (applicant) has been financially unable to adequately fund capital improvements for this and many other valuable housing resources. The applicant plans to replace the original doors and windows in all 32 apartments and common areas. The replacement units will greatly enhance energy efficiency, security, serviceability and the appearance of the building. Also, the new units will improve the livability of the apartments and the quality of life for the elderly residents.

Community Need

There is an ongoing need to preserve the aging state aided public housing stock in Waltham. As mentioned above the State has not been able to provide sufficient funds to make necessary capital improvement projects in housing that is between 40 and to years old. Loss of viability of the housing stock would further reduce the limited resource of affordable housing within the community.

Credentials

The Authority has extensive experience in managing construction projects and working with design professionals. In fact, the Authority is completing \$570,000 of the exact same work proposed for Whalen apartments at two other Elderly Developments- Beaverbrook Apartments(60 units) and Myrtle Street (24 units). The City of Waltham was able to fund this work with Urban Development Action Grants monies. The funds available only allowed these two developments to be completed although the Orange Street work was already designed as an alternate.

Community Support

The Authority has received support from the Mayor, the Planning Department and the Ward Councilor as well as the tenants of the development for this proposal.

Success Factors

The project will be a success after final completion of the new window and door units. A specific quantifiable measure of success will be the energy saving realized from the installation of these units. The Whalen Apartments are all electric utilities metered on one master meter with one bill. We expect to be able to easily be able to assess the energy savings.

Maintenance

The Waltham Housing authority currently maintains these units with its annual operating funds. The authority will naturally continue to do so, however, the new units will actually help reduce maintenance by replacing obsolete units with more serviceable ones.