

**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.or

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 667-8 101 Prospect Street

Address of Project Winchester Crane Apartments

101 Prospect Street Waltham, MA 02453

Assessor's Parcel ID R059 029 0001

(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 To replace windows at Winchester Crane Apts, 101 Prospect Street. In hopes to reduce energy costs and improve energy efficiency.

PROJECT FUNDING

City Funding Sources	\$	Purpose
CDBG/Housing Development		
Community Preservation Fund	\$1,600,000	
Other Waltham City funds		
Total amount of City funding requested	\$1,600,000	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	59	59					
2 BR							
3 BR							
4 BR							
Other							

Key: <= is "less than or equal"

SECTION III SITE INFORMATIONLot size (ft²) 64,413Zoning 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? 126 yrs ~ 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 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)	11/1/2022-12/19/2022
-Acquisition Bidding	2/17/2023
Rehabilitation/construction	120 Days ~ 6/16/2023
Marketing/outreach	9/8/2022
Expected date of project completion	09/29/2023
Full Occupancy	100 % - no
Other significant milestone to implementation_____	Pending approval of
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.

Energy efficient ~ more secure & aesthetically pleasing 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.

*Admin Costs	\$130,895.30
A & E	\$104,716.24
Contingency	\$130,895.00
Construction	\$1,308,953.00

Page 5

Total Cost	\$1,675,459.54
------------	----------------

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

Applicant signature	Date
	10/20/2027

FOR COMMUNITY PRESERVATION COMMITTEE USE ONLYApplication received on 10-24-2022Application received by Julie TooleDate Project presented to CPC for Submission Acceptance Process 11-15-2022

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.

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. N/A
- ☐ 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.

CONCEPTUAL COST ESTIMATE dated 8/31/22
Waltham Housing Authority
Window Replacement Winchester-Crane Apartments (667-8)
101 Prospect Street, Waltham, MA

1

ITEM	UNIT	QUAN.	MATE RIALS		LABOR				OTHER COST	LINE TOTAL
			UNIT COST	TOTAL COST	MAN/ HOUR/ UNIT	TOTAL MAN/ HOURS	WAGE RATE	TOTAL COST		
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					\$35,000	\$35,000
Mobilization	LS	1	\$0.00	\$0					\$25,000	\$25,000
Project Laborer	WK	24	\$0.00	\$0	40.00	960	\$81.32	\$78,067		\$78,067
Submittal Preparation	LS	1	\$0.00	\$0					\$5,000	\$5,000
Office Support and Fuel	WK	24	\$450.00	\$10,800						\$10,800
Temporary Protections	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	25	\$800.00	\$20,000						\$20,000
As-built Drawings	LS	1	\$0.00	\$0					\$6,000	\$6,000
Final Cleaning	LS	1	\$0.00	\$0					\$10,000	\$10,000
									Subtotal	\$361,267
DIVISION 8 - Doors/Windows										
Type W-1 Window (typ) 6'-0"x4'-7"	EA	40	\$2,800.00	\$112,000	12.00	480	\$98.21	\$47,141		\$159,141
Type W-2 Window (typ) 3'-0"x4'-7"	EA	40	\$1,400.00	\$56,000	12.00	480	\$98.21	\$47,141		\$103,141
Type W-5 Window (typ) 1'-4"x5'-0"	EA	5	\$750.00	\$3,750	12.00	60	\$98.21	\$5,893		\$9,643
Type W-7 Window (typ) 6'-0"x1'-4"	EA	4	\$950.00	\$3,800	12.00	48	\$98.21	\$4,714		\$8,514
Type W-8 Window (typ) 3'-0"x4'-7"	EA	3	\$1,400.00	\$4,200	12.00	36	\$98.21	\$3,536		\$7,736
Type E1&E2 Window (typ) 3'-6"x8'-4"	EA	28	\$2,500.00	\$70,000	12.00	336	\$98.21	\$32,999		\$102,999
Type E3&E4 Window (typ) 3'-0"x5'-4"	EA	12	\$1,500.00	\$18,000	12.00	144	\$98.21	\$14,142		\$32,142
Type E-5 Window (typ) 3'-0"x3'-0"	EA	3	\$800.00	\$2,400	8.00	24	\$98.21	\$2,357		\$4,757
Type E-6 Window (typ) 5'-4"x6'-0"	EA	2	\$3,000.00	\$6,000	12.00	24	\$98.21	\$2,357		\$8,357
Type E-7 Window (typ) 3'-0"x8'-0"	EA	66	\$2,700.00	\$178,200	12.00	792	\$98.21	\$77,782		\$255,982
Type E-8 Window (typ) 3'-0"x8'-0"	EA	4	\$2,500.00	\$10,000	12.00	48	\$98.21	\$4,714		\$14,714
Type E-9 Window (typ) 7'-9"x5'-8"	EA	4	\$2,500.00	\$10,000	16.00	64	\$98.21	\$6,285		\$16,285
Custom Window (typ) 3'-6"x8'-0"	EA	5	\$3,500.00	\$17,500	16.00	80	\$98.21	\$7,857		\$25,357
									Subtotal	\$748,767
GRAND SUBTOTAL										\$1,110,035
OVERHEAD (10%)										\$111,003
SUBTOTAL										\$1,221,038
PROFIT (5%)										\$61,052
Building Permit (\$10/1000)										\$12,210
Bond (1.2%)										\$14,652
CONSTRUCTION TOTAL										\$1,308,953
Exclusions:										
Assumes no haz mat at caulking per earlier project.										
Contingency 10%										\$130,895
CONSTRUCTION GRAND TOTAL										\$1,439,848

Exclusions:
Assumes no haz mat at caulking per earlier project.

Unofficial Property Record Card - Waltham, MA

General Property Data

Parcel ID R059 029 0001	Account Number 93552
Prior Parcel ID --	Property Location 101 PROSPECT ST
Property Owner WALTHAM HOUSING AUTHORITY	Property Use HOUSING
Mailing Address 110 POND STREET	Most Recent Sale Date 9/4/1981
City WALTHAM	Legal Reference 14407-171-172
Mailing State MA	Grantor
Zip 02451-4506	Sale Price 2,800
ParcelZoning	Land Area 0.000 acres

Current Property Assessment

Card 1 Value	Building Value 5,206,500	Xtra Features Value 600	Land Value 5,900,000	Total Value 11,107,100
--------------	--------------------------	-------------------------	----------------------	------------------------

Building Description

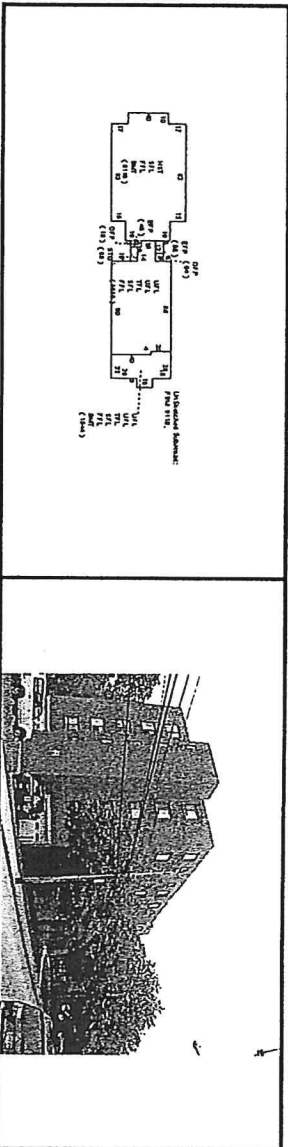
Building Style APARTMENTS # of Living Units 59 Year Built 1890 Building Grade GOOD- Building Condition Average Finished Area (SF) 64413 Number Rooms 0 # of 3/4 Baths 0	Foundation Type BRK/STN Frame Type CONCRETE Roof Structure HIP Roof Cover SLATE Siding BRICK Interior Walls PLASTER # of Bedrooms 0 # of 1/2 Baths 0	Flooring Type ASPHALT TILE Basement Floor CONCRETE Heating Type STEAM Heating Fuel GAS Air Conditioninging 0% # of Bsmt Garages 2 # of Full Baths 59 # of Other Fixtures 0
--	---	---

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as HOUSING with a(n) APARTMENTS style building, built about 1890 , having BRICK exterior and SLATE roof cover, with 59 unit(s), 0 room(s), 0 bedroom(s), 59 bath(s), 0 half bath(s).

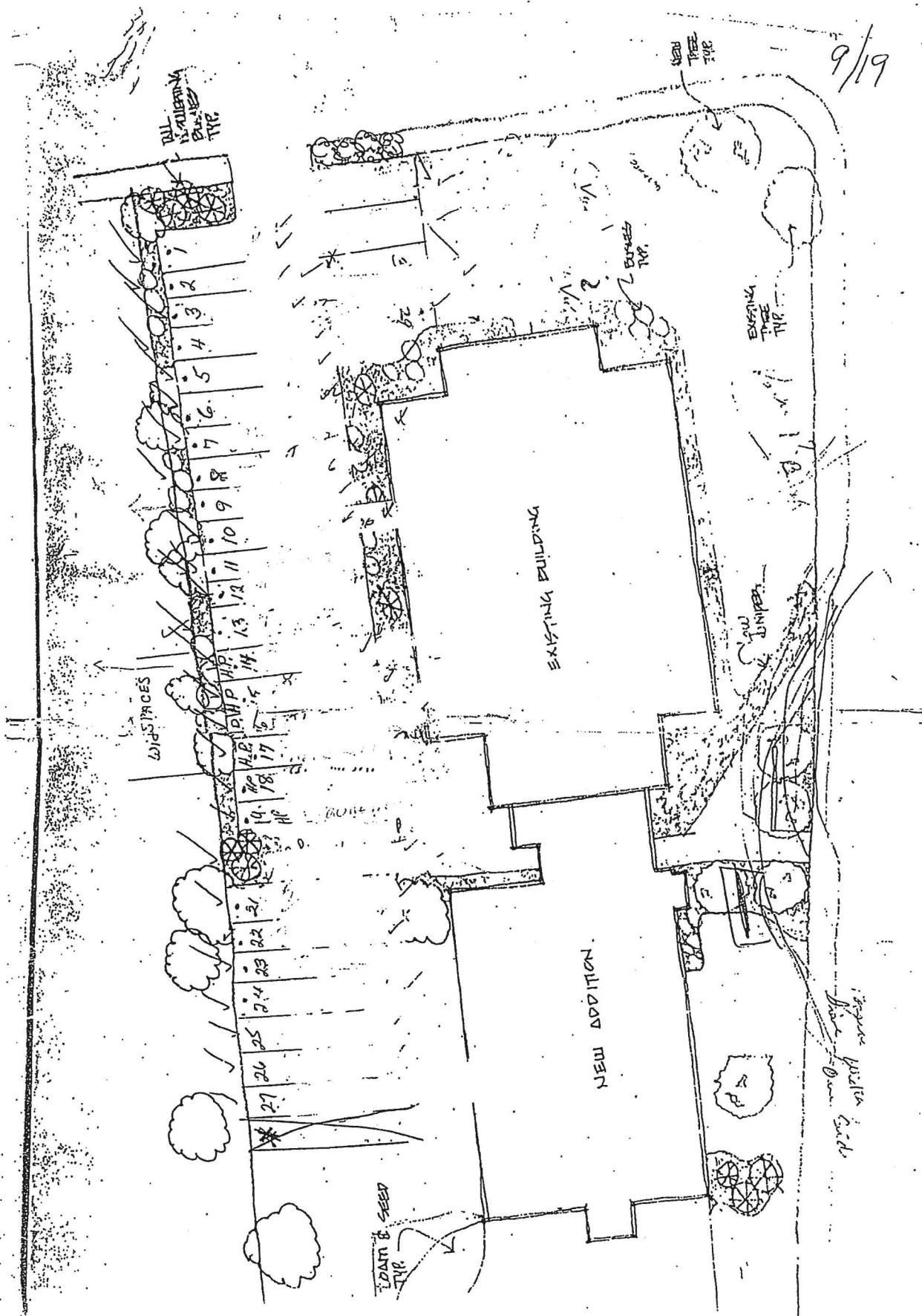
Property Images



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

21
5

9/19



Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2022	908 - HOUSING	5,206,500	600	5,900,000	0.00	0.00	11,107,100
2022	908 - HOUSING	5,206,500	600	5,900,000	0.00	0.00	11,107,100
2021	908 - HOUSING	5,206,500	600	5,900,000	0.00	0.00	11,107,100
2021	908 - HOUSING	4,835,000	500	5,310,000	0.00	0.00	10,145,500
2020	908 - HOUSING	4,835,000	500	5,310,000	0.00	0.00	10,145,500
2020	908 - HOUSING	4,835,000	500	5,310,000	0.00	0.00	10,145,500
2020	908 - HOUSING	4,835,000	500	5,310,000	0.00	0.00	10,145,500
2019	908 - HOUSING	4,463,600	500	3,935,300	0.00	0.00	8,399,400
2019	908 - HOUSING	4,463,600	500	3,935,300	0.00	0.00	8,399,400
2019	908 - HOUSING	3,423,400	500	3,422,000	0.00	0.00	6,845,900
2018	908 - HOUSING	3,423,400	500	3,422,000	0.00	0.00	6,845,900
2018	908 - HOUSING	3,423,400	500	3,422,000	0.00	0.00	6,845,900
2017	908 - HOUSING	3,423,400	500	3,422,000	0.00	0.00	6,845,900
2017	908 - HOUSING	3,423,400	500	3,422,000	0.00	0.00	6,845,900
2016	908 - HOUSING	3,423,400	500	3,422,000	0.00	0.00	6,845,900
2015	908 - HOUSING	3,349,200	500	2,242,000	0.00	0.00	5,591,700
2015	908 - HOUSING	3,349,200	500	2,242,000	0.00	0.00	5,591,700
2014	908 - HOUSING	3,349,200	500	2,242,000	0.00	0.00	5,591,700
2013	908 - HOUSING	3,349,200	500	2,242,000	0.00	0.00	5,591,700
2012	908 - HOUSING	3,163,400	600	2,242,000	0.00	0.00	5,406,000
2011	908 - HOUSING	3,163,400	600	2,242,000	0.00	0.00	5,406,000
2010	908 - HOUSING	3,163,400	600	2,242,000	0.00	0.00	5,406,000
2009	908 - HOUSING	4,340,700	600	1,617,400	52,175.00	0.00	5,958,700
2008	908 - HOUSING	4,340,700	600	1,617,400	52,175.00	0.00	5,958,700
2007	908 - HOUSING	4,340,700	600	1,617,400	52,175.00	0.00	5,958,700
2006	908 - HOUSING	4,002,200	0	1,617,400	52,175.00	0.00	5,619,600
2005	908 - HOUSING	4,002,200	0	1,617,400	52,175.00	0.00	5,619,600
2004	908 - HOUSING	4,002,200	0	1,617,400	52,175.00	0.00	5,619,600
2003	908 - HOUSING	4,853,900	0	1,293,900	52,175.00	0.00	6,147,800
2002	908 - HOUSING	4,853,900	0	834,800	52,175.00	0.00	5,688,700

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2001	908 - HOUSING	4,373,000	0	834,800	52,175.00	0.00	5,207,800
2001	908 - HOUSING	4,373,000	0	667,800	52,175.00	0.00	5,040,800
2000	908 - HOUSING	2,987,600	0	256,400	52,175.00	0.00	3,244,000
1999	908 - HOUSING	2,987,600	0	256,400	52,175.00	0.00	3,244,000
1998	908 - HOUSING	2,987,600	0	256,400	0.00	0.00	3,244,000
1996	908 - HOUSING	2,845,300	0	244,200	1.20		3,089,500
1995	908 - HOUSING	2,845,300	0	244,200		0.00	3,089,500
1994	908 - HOUSING	2,845,300	0	244,200		0.00	3,089,500
1993	908 - HOUSING	2,845,300	0	244,200		0.00	3,089,500
1992	908 - HOUSING	2,845,300	0	244,200		0.00	3,089,500
1991	908 - HOUSING	2,646,800	0	300,500		0.00	2,947,300
1990	908 - HOUSING	2,646,800	0	300,500		0.00	2,947,300
1989	908 - HOUSING	2,646,800	0	300,500		0.00	2,947,300
1988	908 - HOUSING	2,175,200	0	122,100		0.00	2,297,300
1010	908 - HOUSING	3,163,400	600	2,242,000	0.00	0.00	5,406,000

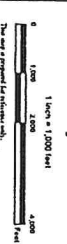
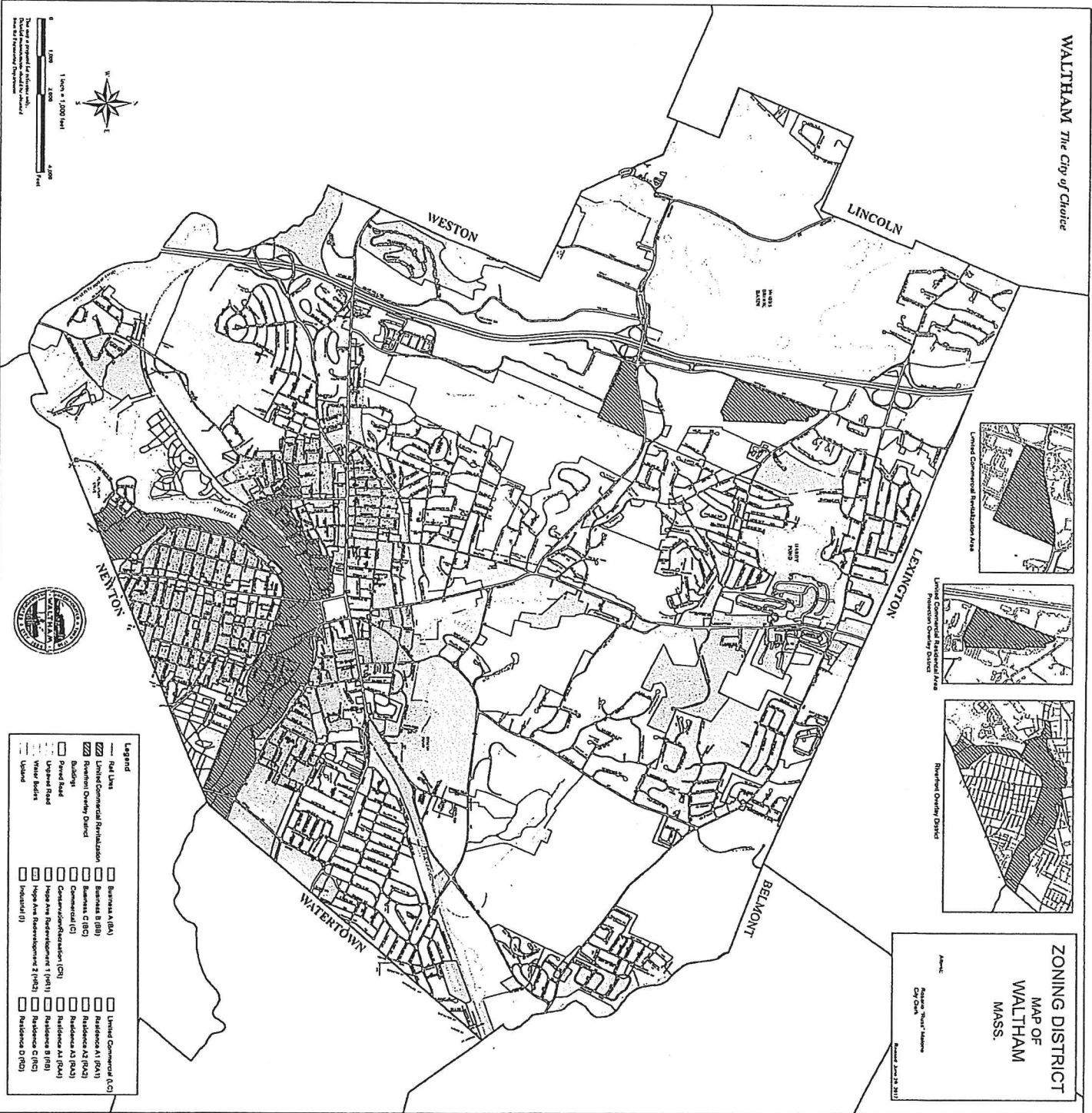
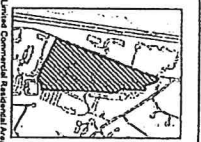
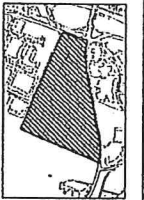
Sales

Sale Date	Sale Price	Legal Reference	Grantor Last Name	Land Use Code at Sale
9/4/1981	2800	14407-171-172		

ZONING DISTRICT
MAP OF
WALTHAM
MASS.

Author:
Robert "Bud" Warner
City Clerk

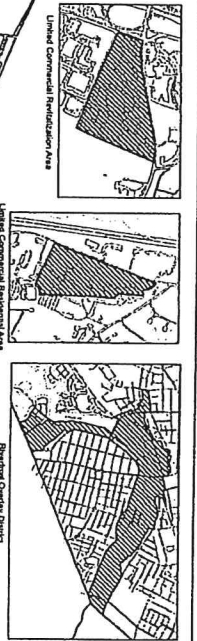
Revised June 28, 2011



This map is prepared for reference only.
It is not intended to be used for legal purposes.
The City of Waltham is not responsible for any errors or omissions.

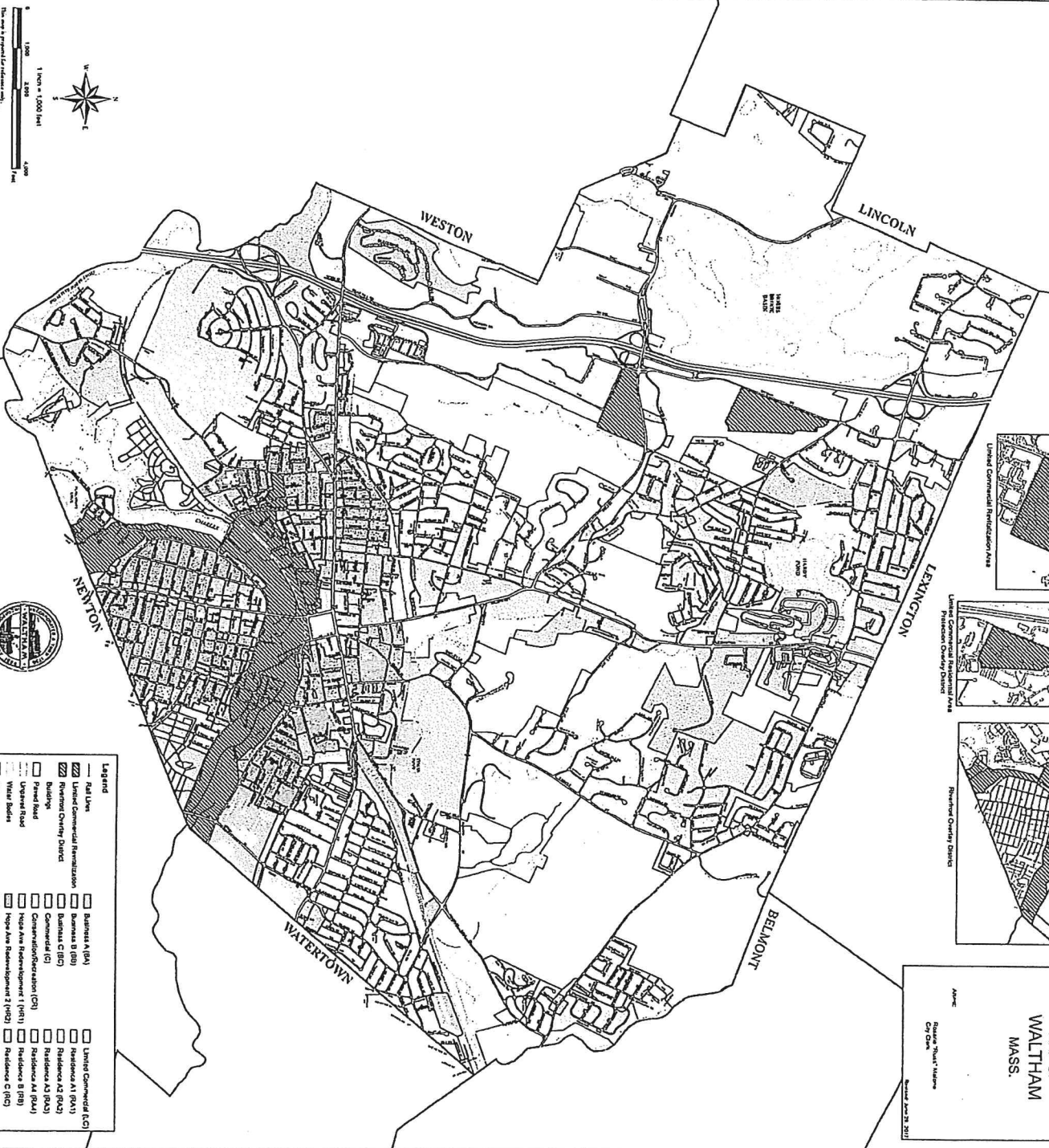


- Legend**
- Red Line
 - Limited Commercial Residential
 - Business Overlay District
 - Business A (BA)
 - Business B (BB)
 - Business C (BC)
 - Commercial (C)
 - Community Development (CD)
 - High Density Residential 1 (HD1)
 - High Density Residential 2 (HD2)
 - Industrial (I)
 - Limited Commercial (LC)
 - Residential A1 (RA1)
 - Residential A2 (RA2)
 - Residential A3 (RA3)
 - Residential A4 (RA4)
 - Residential B (RB)
 - Residential C (RC)
 - Residential D (RD)
 - Single-Family
 - Limited Road
 - Water Bodies
 - Unlabeled



Limited Commercial Redevelopment Area
Limited Commercial Redevelopment Area
Riverport Gateway District

Approved
By City Council
City Clerk
Revised June 29, 2011



1 inch = 1,000 feet

This map is prepared for reference only.
It does not constitute a contract.
The City Council is not responsible for errors or omissions.
The City Clerk is not responsible for errors or omissions.



Legend	
Red Line	Business A (BA)
Local Commercial Redevelopment	Business A1 (BA1)
Riverport Gateway District	Business B (BB)
Buildings	Business C (BC)
Freeway Road	Commercial (C)
Universal Road	Community/Recreation (CR)
Water Bodies	Highway Redevelopment 1 (HR1)
Unland	Highway Redevelopment 2 (HR2)
	Industrial (I)
	Local Commercial (LC)
	Residence A1 (RA1)
	Residence A2 (RA2)
	Residence A3 (RA3)
	Residence A4 (RA4)
	Residence B (RB)
	Residence C (RC)
	Residence D (RD)

Waltham, Massachusetts

"The Watch City"

Selection

Build a Spatial Query

Select

Abutter Information

Location

Draw

Share

Selection

Build a Spatial Query

Select

Abutter Information

Location

Draw

Share

Selection

Build a Spatial Query

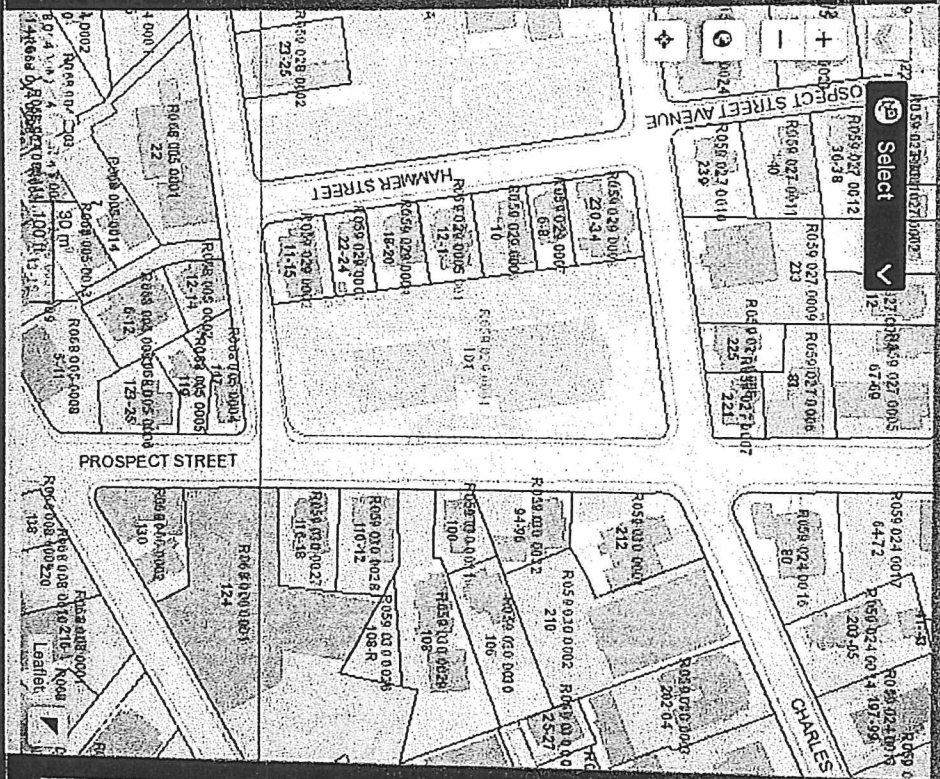
Select

Abutter Information

Location

Draw

Share



Details

Parcel Information

Parcel Information

MapID F.724572.2960883

DataID F.724572.2960883

ParcelID R059 029 0001

Owner WALTHAM HOUSING AUTHORITY

Co-Owner

Co-Owner2

Number 101

Unit/Alt

Street PROSPECT ST

Year Built 1890

Legal Ref. 14407-171-172

Sale Date 1981-09-04

Landuse 908

Total Acres 0.00000000

Sq. Feet 0.0000000

Building Type APARTMENTS

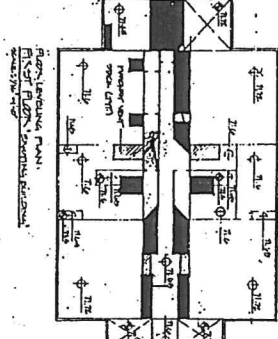
Total Land Value \$5,900,000

Total Bldg Value \$5,206,500

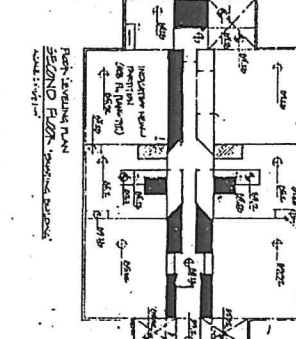
Total Value \$11,107,100

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
4. THE PROJECT SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

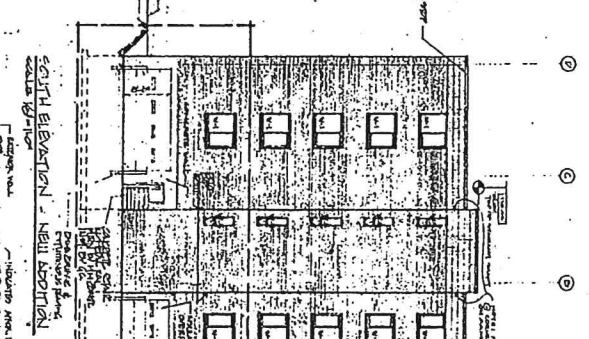
LEGEND
 - WALL FINISH
 - FLOOR FINISH
 - CEILING FINISH
 - DOOR FINISH
 - WINDOW FINISH
 - ROOF FINISH
 - PAINT FINISH
 - PLASTER FINISH
 - CONCRETE FINISH
 - METAL FINISH
 - GLASS FINISH
 - WOOD FINISH
 - STONE FINISH
 - BRICK FINISH
 - TILE FINISH
 - MARBLE FINISH
 - GRANITE FINISH
 - CEMENT FINISH
 - GROUT FINISH
 - ADHESIVE FINISH
 - SEALANT FINISH
 - PAINT FINISH
 - PLASTER FINISH
 - CONCRETE FINISH
 - METAL FINISH
 - GLASS FINISH
 - WOOD FINISH
 - STONE FINISH
 - BRICK FINISH
 - TILE FINISH
 - MARBLE FINISH
 - GRANITE FINISH
 - CEMENT FINISH
 - GROUT FINISH
 - ADHESIVE FINISH
 - SEALANT FINISH



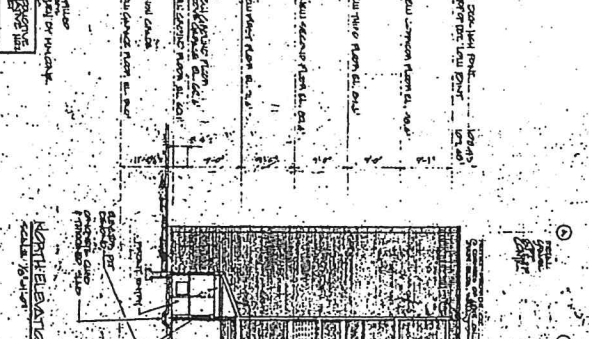
SECOND FLOOR PLAN
 ARCHITECTURAL PLAN
 SCALE: 1/8" = 1'-0"



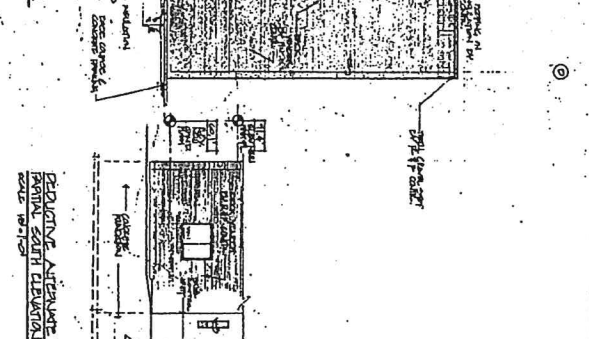
SECTION ELEVATION - NEW ADDITION
 SCALE: 1/8" = 1'-0"



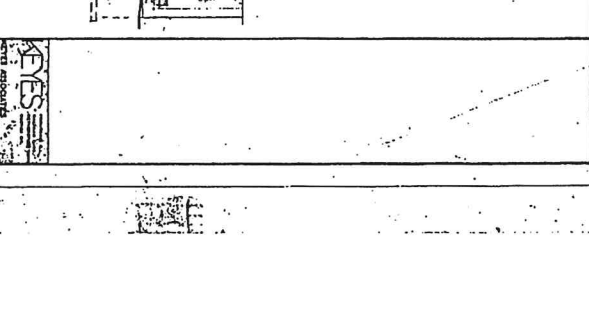
SECTION ELEVATION - NEW ADDITION
 SCALE: 1/8" = 1'-0"



SECTION ELEVATION - NEW ADDITION
 SCALE: 1/8" = 1'-0"

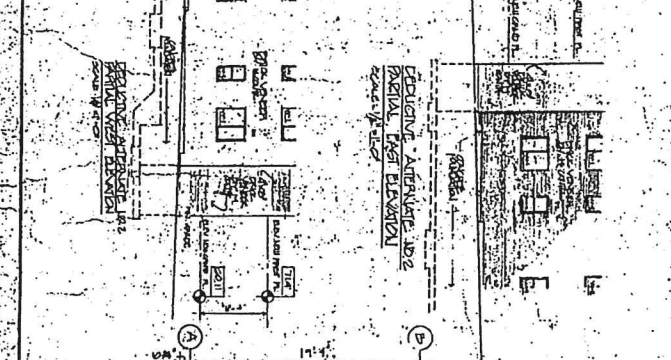


SECTION ELEVATION - NEW ADDITION
 SCALE: 1/8" = 1'-0"

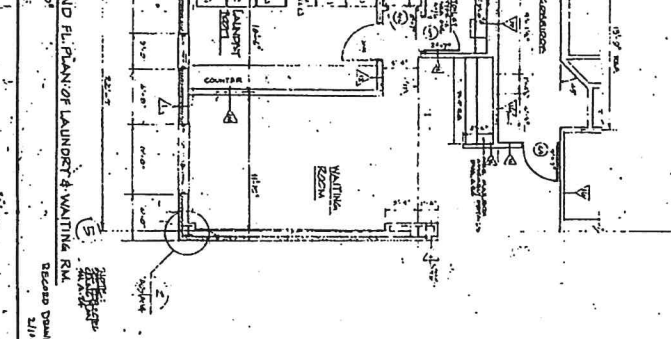


NOTES
 1. FLOOR FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. WALL FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 3. CEILING FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 4. DOOR FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 5. WINDOW FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 6. ROOF FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 7. PAINT FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 8. PLASTER FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 9. CONCRETE FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 10. METAL FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 11. GLASS FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 12. WOOD FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 13. STONE FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 14. BRICK FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 15. TILE FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 16. MARBLE FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 17. GRANITE FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 18. CEMENT FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 19. GROUT FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 20. ADHESIVE FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 21. SEALANT FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

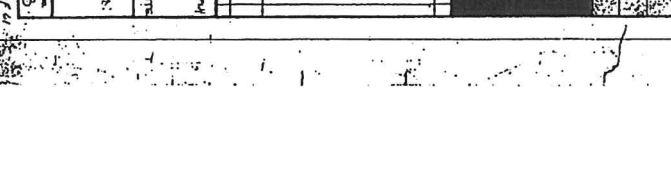
GROUND FLOOR PLAN OF LAUNDRY & WAITING RM.
 SCALE: 1/8" = 1'-0"



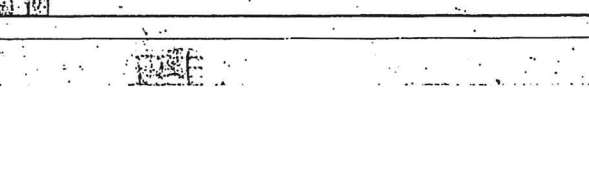
GROUND FLOOR PLAN OF LAUNDRY & WAITING RM.
 SCALE: 1/8" = 1'-0"




GROUND FLOOR PLAN OF LAUNDRY & WAITING RM.
 SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN OF LAUNDRY & WAITING RM.
 SCALE: 1/8" = 1'-0"





HOME	SEARCH	SUMMARY	INTERIOR	EXTERIOR	SALES	ABOUT
Parcel R059 029 0001	Building type <input type="text"/>	Lot size <input type="text"/> thru <input type="text"/>	Total value <input type="text"/> thru <input type="text"/>	WebPro <input type="button" value="Clear form"/> <input type="button" value="Go"/>		
Owner <input type="text"/>	Year built <input type="text"/> thru <input type="text"/>	Fin size <input type="text"/> thru <input type="text"/>	Sale price <input type="text"/> thru <input type="text"/>			
Street name <input type="text"/>	Beds <input type="text"/> thru <input type="text"/>	NHood <input type="text"/>	Sale date <input type="text"/> thru <input type="text"/>			
Street num <input type="text"/>	Baths <input type="text"/> thru <input type="text"/>	LUC <input type="text"/> desc <input type="text"/>	Book <input type="text"/> Page <input type="text"/>			

Print page 1 of 1

Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.

Parcel ID	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	NHood	Sale date Sale price	Book Page
R059 029 0001	101 PROSPECT ST	WALTHAM HOUSING AUTHORITY	1880 APARTMENTS	\$11,107,100	0 59	0 64,413	908 HOUSING	A4	8/4/1981 \$2,800	14407-171-172

Print page 1 of 1

Re: Letter of support - Waltham Housing Authority

#3

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.

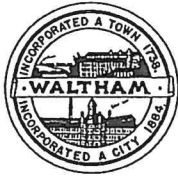
In closing, we are hopeful that we can count on your support because without it, we will not be able to proceed with these proposed projects. As mentioned above, we feel that these projects will help ensure the safety and well-being of our residents. Of course, keeping tenants safe is of utmost importance 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: kbmc147@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.