

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Submit to: Community Preservation Committee
Town of Bourne
24 Perry Avenue
Buzzards Bay, MA 02532

RECEIVED
2021 FEB -7 AM 10:25
TOWN CLERK BOURNE

Name of Applicant Bourne Housing Authority
Name of Co-Applicant, if applicable _____
Contact Name Kara G Garcia - executive director
Mailing Address 871 Shore Rd City Paraset State MA Zip 02659
Daytime Phone 508 563 7485 x2 Email kgarcia@bournehousing.org
Name of Proposal Windswept Acres - Building envelope ch. 705
Address of Proposal 78, 79-81, 80, 82, 84 Waterhouse Rd
Assessors Map see Attached Parcel _____
CPA Category (circle all that apply): Open Space Historic Preservation Recreation Community Housing
CPA Funding Requested \$ 200,000 Total Cost of Proposed Project \$ 400,000 ++

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 identified in the current Local Comprehensive Plan?
- **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
- **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
- **Credentials:** How will the experience of the applicant contribute to the success of this project?
- **Success Factors:** How will the success of this project be measures? Be as specific as possible.
- **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of Expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
- **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project. Maintenance: If ongoing maintenance is required for your project, how will it be funded?
- **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

General Selection Rating Criteria

The project must meet all the legal criteria of the Community Preservation Act. The project must be well documented and provide sufficient information to be feasible. The following criteria will be considered as the project is evaluated. However, meeting all of the criteria does not guarantee CPC support for the project. *(Score each question as follows: Y for Yes, N for No, N/A for Does Not Apply. Scores will be totaled and averaged by the number of rating members)*

- Y 1) Does the project have other sources of funding? If so, indicate percentage.
- Y 2) Does the project require urgent attention?
- Y 3) Does the project serve a currently underserved population?
- N 4) Does the project preserve a threatened resource?
- Y 5) Is the project consistent with existing Bourne Planning Documents such as the Local Comprehensive Plan or Open Space Plan?
- Y 6) Does the project fit within the current or already proposed zoning regulations?
- Y 7) Does the project have a means of support for maintenance and upkeep?
- 8) Does the project involve currently owned municipal assets?
- N 9) Does the project have two other sources of funding?
- N 10) Does the project have more than two other sources of funding?
- Y 11) Does the project involve two core concerns of the CPA?
- N 12) Does the project involve all three-core concerns of the CPA?
- Y 13) Does the project have community support?
- Y 14) Does the project have sufficient supporting documentation?
- Y 15) Does the project have support from another Board or Committee?
- Y 16) Does the project provide a positive impact to the community?
- Y 17) Does the project have the support of the majority of immediate abutter?

Open Space Criteria for Parcel Selection (continued)

- N 22) Does this parcel house any old roads, trails, cart paths, or scenic vistas?
- N 23) Are there any active or passive recreation possibilities associated with this parcel?
- N 24) Is this parcel suitable for a community garden or farm?
- Y 25) Is this parcel suitable for nature observation and educational programs?

Affordable Housing Selection Criteria

Check each line as it applies:

- ✓ 1) Will this involve the renovation of an existing building? If so,
Is the building structurally sound? ✓
Is it free of lead paint? (this would be necessary if children are to live there) ✓
Is it free of asbestos, pollutants, and other hazards? Is there Town sewerage? ✓
Is the septic system in compliance with Title 5?
Does the building comply with building and sanitary codes? ✓
Is it handicap accessible? ✓
Is this a conversion of market rate to affordable housing? N
Is this a tax title property? N
- 2) Does this project involve the building of a new structure? If so,
Will the structure be built on tax title property?
Will it be built on Town owned land?
Will it be built on donated land?
Are there other grants available to help fund this project? Explain.
Are there other programs such as Habitat for Humanity involved?
Will the project be built on a previously developed site?
- Y 3) Does the project provide housing that is similar in design and scale with the surrounding community?
- Y 4) Does this serve the 60% income level population?
- Y 5) Does this serve the 80% income level population?
- N 6) Will this be geared to one age group?
- N 7) Is this infill development?
- Y 8) Will there be more than two bedrooms?
- Y 9) Will it be located near conveniences (grocery, mass transit, etc.)?
- Y 10) Does this project fit with the Master Plan?
- Y 11) Will there be multiple units?
- Y 12) Is long term affordability assured?
- 13) Will priority be given to local residents, Town employees, or employees of local businesses?

Owner's Duplicate Certificate.

Doc. No. 344,754
Ctf. No. 98213

From Transfer Certificate No. 25250 Originally Registered July 12, 1960 in

Registration Book 193 Page 30 for the Registry District of Barnstable County.

This is to Certify that Bourne Housing Authority, a non-profit corporation, of 871 Shore Road, Pocasset, Massachusetts 02559, is

the owner (s) in fee simple.

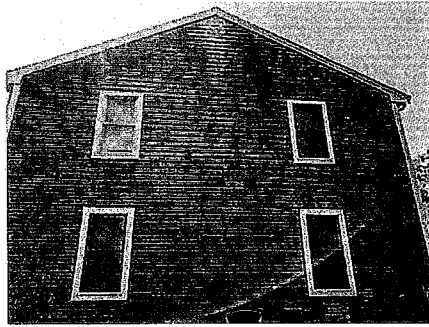
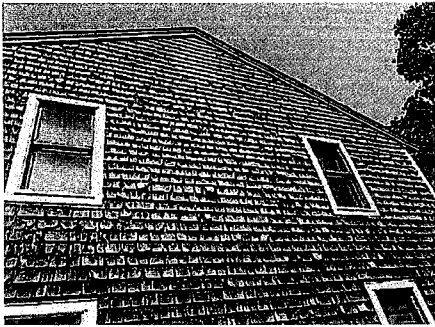
of that land situated in Bourne

in the County of Barnstable and Commonwealth of Massachusetts, bounded and described as follows:

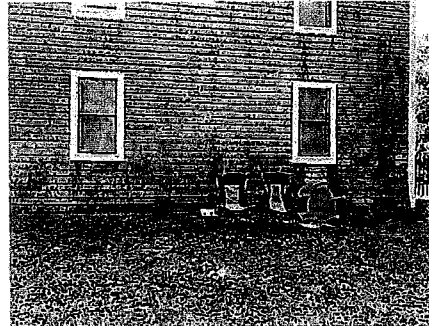
Southerly	by Lot 182, one hundred forty-three and 18/100 (143.18) feet;
Westerly	by land now or formerly of Roland S. Phinney, four hundred eighty and 43/100 (480.43) feet;
Northerly	by a portion of land, one hundred twenty-eight and 85/100 (128.85) feet;
Easterly	forty-seven and 92/100 (47.92) feet;
Northerly	thirty-three (33) feet;
Easterly	four hundred sixty and 06/100 (460.06) feet, all by land



The "front" of 78 faces Waterhouse Drive and is clad in vinyl; the sides and rear are clad in cedar shakes. Note that the single front door is for 78A, while the side door is the "front" door for 78B.



84 Left/south side with new shakes & trim



78 Right/north side moss-covered



84 Rear/west façade

79 Right/south side

Each duplex has a "front" and "rear" door. Some of the entrance stoops are in poor condition and pose tripping hazards, so should be repaired or replaced. Several storm doors are damaged or missing, so new should be provided.



78A front storm door is damaged
Vinyl is warped, moss-covered



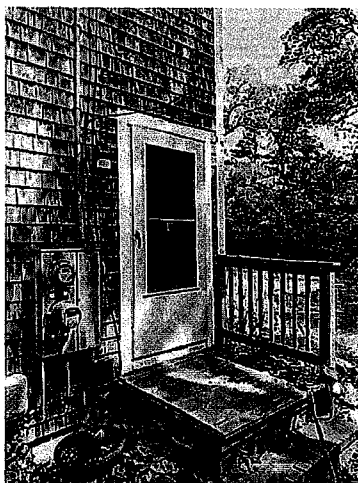
80A lacks a rear storm door



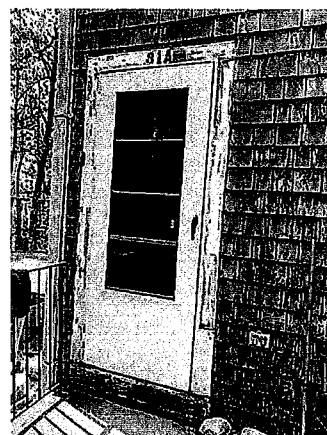
86B lacks rear storm door and needs new trim



84B front door & trim are new, but the stoop and brick stairs need repair or replacement



86B front door stoop needs replacement



81A rear trim & siding need replacement

This project will be phase 1, prioritizing buildings whose envelope is in worst condition and identifying those that can either be add alternatives or those that will be phase 2.

Although the LHA does not have a copy of the original construction drawings for this development, there are recent project drawings available in the archives, including a roof & window replacement in 2016 and walkway project in 2019. Lead testing is not required for this project. Asbestos testing is required for all projects where asbestos may be present. The units will be occupied during construction.

II. Project Goals and General Scope:

The Goal of the project is to replace envelope components with new resilient materials, and to repair stoops.

The Scope of the project includes, but is not limited to:

1. Visit all buildings, including exterior and interior. Record conditions, identify and prioritize scope of work.
2. Remove existing siding, etc. to the sheathing. Remove any damaged or rotted sheathing.
3. Remove rotted trim board at corners, fascia, and roof rake.
4. Replace sheathing as necessary. Install new air barrier, continuous rigid insulation, and siding.
5. Where attic louvers remain at 82 Waterhouse, calculate ventilation requirements; infill opening or provide new louvers as appropriate.
6. Replace gutters, downspouts, and leaders. Provide splash blocks.
7. Replace trim board with composite/PVC. Install new water table trim board where new siding is installed.
8. Replace damaged storm/screen doors, or install storm/screen doors where missing.
9. Replace concrete damaged concrete stoops; provide new handrails as required
10. Repair water damaged interior walls/ceilings as necessary.

Prepare for submittal with the 100% CDs, the EOHLC one page document for "Notification to Residents on Upcoming Construction." The document template is posted on the [Design Guidelines webpage](#) for the consultant's use.

Consideration in the project should include energy costs, sustainability principles, resilience measures, provisions for indoor air quality and minimized toxic environments, expected remaining useful life of building systems and related life cycle costs. All improvements should incorporate inclusive design, and address MAAB and ADA requirements. Particular attention should be paid to the constructability, reliability, durability and maintainability of building systems and materials.

CERTIFICATE OF TITLE.

No. 98213

September 14, 1984

DATE OF REGISTRATION

Address of Owner:

871 Shore Road

Pocasset, MA 02559

Bourne Housing Authority
Owner(s)

Land Court Case No. 12861

NOTE

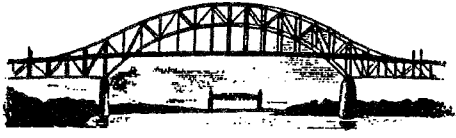
This certificate must accompany every voluntary instrument relating to this property which is presented at the Registry of Deeds.

This certificate should be mailed or delivered to this office upon request when an involuntary instrument affecting this property is registered, so that the same may be noted hereon.

If it is lost, a petition for new certificate should be filed at once in the Land Court at Boston.

When a certificate holder dies, a petition for new certificate after death should be filed in the Land Court if the property goes to heirs or devisees.

REGISTRY DISTRICT
OF
BARNSTABLE COUNTY,
MASSACHUSETTS.



BOURNE HOUSING AUTHORITY

871 Shore Road • Pocasset, MA 02559 • (508) 563-7485 • FAX (508) 564-7531 • email: info@bournehousing.org

February 6, 2024

To The Committee for Community Preservation,

We come to you today for funding of our Family Housing Units. Currently the buildings are in dire need of gutters, siding, stoops and trim. Our building is looking old and we would like to get ahead of the game by doing what was stated.

Currently we are starting the Envelope project on Bldg. 79 and 81 Waterhouse Road known as Windswept Acres. Due to the change in management here at the housing authority, we were not able to get this together sooner. Our Goal is Two buildings Possibly Three to complete.

Currently there is not enough affordable/workforce housing for those starting out here or for those who grew up here and do not want to leave. Each building offers a 3br unit and a 2br unit. The units are very close to schools for the many kids that reside in our units.

Should we be awarded funds we will plan to put them into effect within the year. Having safe, presentable, house allows those who reside in the unit a sense of safety as well as curb appeal. Just because its affordable doesn't mean it has to look bad. Ongoing maintenance is done by staff of the BHA.

Should we receive funding from you, it will be in addition to the funding that comes from Executive Office of Housing and livable Communities (EOHLC – formally known as DHCD). Estimated cost for this project would be \$260,000. This would allow 2 to 3 buildings to complete, more if funding allows.

We have completed the envelopes over at 89 Waterhouse Rd and will be replacing doors and shed doors within a few months. Once this is done, it will complete that property.

We hope you will consider this project.

Sincerely,

Kara Galasso-Garcia
Executive Director



Equal Opportunity Housing and Employment

