

CPC PROJECT APPLICATION FORM – FY25

Applicant: Fairhaven Housing Authority

Submission Date: 09/27/2023

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

275 Main Street, Fairhaven, MA 02719

508-993-1144 fhynhousing@comcast.net

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- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee or sponsoring organization (if applicable): Fairhaven Housing Authority

Project Name: Window Replacement at Anthony Haven

Project Location/Address: 227 Main Street, Fairhaven, MA

Amount Requested: \$ 100,000.00

Project Summary: In the space below, or attached sheets if necessary, provide a detailed summary of the project citing the elements of the Review and Recommendation Criteria found in the Application Guidelines and checklists below (p. 4-8)

Anthony Haven is a Public Housing complex comprised of 24 one bedroom apartments owned and managed by the Fairhaven Housing Authority. The one bedroom apartments at Anthony Haven are affordable for seniors age 60 and older or handicapped/disabled tenants under 60 years of age. The original building was built in 1921 as a school and renovated in 1989 into ten one bedroom apartments with an additional fourteen apartments added for a total of 24 apartments on a two story building:

The anticipated project will replace all windows.

We will engage an architect to investigate and design the prospective windows. The spec will highlight products and procedures that will help secure the overall exterior from the elements and protect the interior from pest and moisture. The plan/design will meet all code requirements and the highest safety standards.

The staff architects at the Executive Office of Housing and Livable Communities (EOHLC) will review the design and specifications submitted by the engaged architect and once they approve the design and specifications, the project will go out to bid.

We intend to commit a portion of our annual future formula funding dollars as allocated by the EOHLC for Capital Planning purposes. This project will be using future funds as our current and immediate dollars are already committed for other Capital Improvement Projects.

Estimated Date for Commencement of Project: August 2024

Estimated Date for Completion of Project: November 2024

General Criteria for All Projects – Check off and address each criterion as it applies:

- Is the project consistent with the goals of the Town of Fairhaven *Community Preservation Plan*?
Yes

- Does the project have other sources of funding? If so, indicate percentage.
Yes 50-65% State Formula Funding

- Does the project leverage additional or multiple sources of public and/or private funding?
Yes

- Does the project preserve a threatened resource?
Yes

- Is the project consistent with existing Planning Documents such as the Master Plan and Open Space Plan?
Yes

- Does the project comply with the zoning regulations?
Yes

- Does the project have a means of support for maintenance and upkeep?
Yes

- Does the project involve currently owned municipal assets?
Not a technical municipal owned building. Housing Authority Owned asset.

- Does the project serve underserved populations or address more than one focus area of the CPA?
Yes

- Does the project reclaim abandoned or previously developed lands?
No

- Does the project require a Special Permit, NOI, Building Permit or other permitting? Please list all local and State permits you are aware of that the project will need.
Building permit

- Does the project have community support? Does the project provide a positive impact to the community?
Yes

- Does the project have sufficient supporting documentation?
Yes

- Has the applicant/ team demonstrated the ability and competency to implement the project as proposed?
Yes

- Does the applicant have site control, or the written consent by the property owner to submit an application?
Yes

Historic Preservation Selection Criteria - Check off and address each criterion as it applies:

- Is the building on the National or State Register of Historic Places?
- Is the property eligible for listing on the National or State Register of Historic Places?
- Has the property been included in the local Survey of Historic Properties (MACRIS)?
- Is the property in danger of being demolished?
- Are there potential archeological artifacts at the site?
- Did the property ever play a documented role in the history or is it noted in published histories of the Town?
- Are there any particularly important historic aspects about the property?
- Are there other potential uses for the property, which could benefit the Town?
- Could the building be converted for affordable housing use while still retaining its historic character?
- Is the owner interested in preserving the historic integrity of the property?
- Does the proposal conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties? Has previous work on the building conformed to the Standards?
- Was the structure built before 1921? Has it otherwise been identified as being historic or have cultural value?

Recreation Criteria - Check off and address each criterion as it applies:

- Will more than one age group use the project?
- Can the project be used by more than one activity (multi-use)?
- How many participants will normally use the project at once?
- Is this project the first of its kind in the Town or County?
- Can participants use the project without adult supervision?
- Are grants available to help pay for the construction? If so, have applications been made for the grants?
- Does the project include considerations for additional parking?
- Can the project be used during more than 1 of the 4 seasons per year?
- Does the project match the character of the surrounding area?
- Does the project include all normal safety considerations?
- Does the project meet all building and safety codes?
- Is the project accessible by pedestrians, bicycles, transit?

Open Space Criteria for Parcel Selection - Check off and address each criterion as it applies:

- Is the project within the Nasketucket Watershed Area?

- Is the project with 100 feet of wetlands? Is the project with 200 feet of a river?

- Is stream and bank protection an issue? Is vernal pool protection a consideration?

- Would this proposal enhance protection of any FEMA designated floodway?

- Does the project include any Area of Critical Environmental Concern?

- Would this proposal contribute to the preservation and/or creation of forested land?

- Will this proposal protect other parcels? Will this proposal impact other parcels?

- Does this parcel abut protected land? Does this parcel support a significant wildlife habitat?

- Is this parcel at risk for development? Did this parcel have a past proposal for development? Is it for sale?

- Are grants available? If so, have applications been made?

- Does the property or structures have historic significance?

- Are there any stonewalls, old foundations, roads, trails, cart paths or scenic vistas?

- Are there any active or passive recreation possibilities associated with this parcel?

- Is this parcel suitable for a community garden or farm?

- Is this parcel suitable for nature observation and educational programs?

Affordable Housing Selection Criteria - Check off and address each criterion as it applies:

- Will this involve the renovation of an existing building?
 - Is the existing building structurally sound?
Yes
 - Is the building free of lead paint? Is it free of asbestos, pollutants, and other hazards?
Yes
 - Is this a conversion of market rate to affordable housing?
No
 - Is there Town sewerage? If not, is the septic system in compliance with Title 5?
Yes
 - Does the proposed building or renovation comply with building, sanitary and accessibility codes?
Yes
 - Is this a tax title property?
No

- Does this project involve the building of a new structure? If so, *no*
 - Will the structure be built on tax title property, on Town owned land or donated land?

 - Will the building be free of environmental hazards?

 - Are there programs such as Habitat for Humanity involved?

 - Will the project be built on a previously developed site?

- Does the project provide housing that is similar in design and scale with the surrounding community?
Yes

- Does this serve the 60% income level population? Does this serve the 80% income level population?
Yes 60% income level population

- Is long-term affordability assured? Will this be geared to one age group?
Yes, affordability is geared to seniors over 60 and non elderly disabled under 60.

- Will there be more than two bedrooms? Will there be multiple units?
There are 24 one bedroom units.

- Will it be located near services such as grocery, mass transit, etc.?
Yes

- Will priority be given to local residents or employees of local businesses?
Preference is given to local residents and employees but there are other priorities that may take precedence.

- Will the project incorporate solar power or renewable energy?
This building does not have direct solar power but it is part of our portfolio that supports and benefits from solar initiatives and net metering programs.



Fairhaven Housing Authority

275 Main Street

Fairhaven, Massachusetts 02719-3370

(508) 993-1144

Fairhaven CPC Application 2025

Window Replacement

At

Anthony Haven 667-5 – Units 1 thru 24

Narrative

We are asking the Community Preservation Committee to provide a portion of the funding needed to install new windows at Anthony Haven, Units 1 thru 24.

The original Anthony Haven Building was built in 1921 as a school and converted in 1989 into senior housing, ten one bedroom units. While at the same time an addition was put on for an additional 14 units. The current windows were installed in 1989. The life span of the windows are listed as 30 years according to the Commonwealth's Housing Authority Capital Planning System and are technically due to be replaced as of 2018. The windows need to be replaced in order to continue to preserve the limited affordable housing available in the Town of Fairhaven that is a valuable asset.

We will engage an architect to investigate and select the best window product available that requires minimal maintenance, provides energy efficiency, is aesthetically coordinated, has an acceptable long life span, and is a system secure from the elements and well protected from pests and moisture. The architect will also define the removal and installation procedures and the entire specification will be put out to bid. We will look to install a new window system that will save the Authority money and be as efficient and ecological as possible. The architect engaged for the design will be expected to spec an energy efficient, sustainable window product that meets code requirements and the highest safety standards.

We intend to commit a portion of our annual future Formula Funding dollars as allocated by the Executive Office of Housing & Livable Communities (EOHLC) for Capital Planning purposes. This project will be using future funds as our current and immediate dollars are already committed for other Capital Improvement Projects. We will also look to allocate a portion of our Operating Reserves, if needed, to complete the installation of the new windows.

Site Control

Anthony Haven located at 227 Main Street Units 1 thru 24 are owned by the Fairhaven Housing Authority. This housing complex is managed by the Fairhaven Housing Authority and regulated by EOHLC (Executive Office of Housing & Livable Communities). Preference is given to Fairhaven residents and a further preference is given if they are a veteran who live in the Town of Fairhaven. First priority is given to qualified emergencies.

Project Scope

Source funding to complete the job, hire an architect to design the project and insure that the components meet the Commonwealth's and the Town of Fairhaven requirements, put the project out to bid and award the project to the lowest responsive and responsible bidder. A contract will be signed, work scheduled and installation will commence. We would expect this project to be 100% complete within one year of the awarding of the funds from all funding sources. This project will require to be bid and paid using Comm of MA Prevailing Wage Rates.

Cost Estimate

Estimated Costs

Design & Soft Costs	\$61,504.00
Windows, Double Hung, Medium	\$149,925.00
General Conditions 10%	\$16,232.00
Contingency 10%	<u>\$17,856.00</u>

TOTAL ESTIMATED CONSTRUCTION COST \$245,517.00

Feasibility- This project is entirely feasible. Completion of this work is needed to insure tenants housed at Anthony Haven have residential buildings with working windows that are easily operated and will insure their safety and are fully operational.

Maps- Assessors map provided

Photographs- Attached

Capital Planning System

Logged in as: RCATKyle
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Projects

[Main Menu](#) [Facilities](#) [Inventory](#) **Projects** [Reports](#) [Utilities](#) [Find](#) [Help](#)

LHA FAIRHAVEN HOUSING AUTHORITY ▼
 Development 094-667-05 -- ANTHONY HAVEN ▼
 Facility Development-wide ▼
 Unit ALL ▼ (ALL Implied if not selected)
 Project 094-667-05-0-22-738 -- Window Replacement 667-5 ▼

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

Related Inventory Components

[Remove All Related Components](#)

Facility Number	Class	Subclass	Description	Quantity	Unit	Year Installed	Lifespan	Life Adj	Exp Year	Cond. Assess.	Note	Resiliency
094-667-05-001	Building Envelope	Windows	Window, Double Hung, Medium	75	EACH	1988	30	0	2018		Windows are in poor condition and hard for elderly tenants to open and close.	

Labor

Craft

Labor Description

Rate

Hours

Cost Type

Subtotal

Select

▼

Dwelling

▼

[Add](#)

Labor Total:

Project Estimation Components (Labor Inclusive)

[Add Related Inventory Components to Estimation Components](#)

Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal
Delete Window, Double Hung, Medium		\$1,999.00	EACH	75	Dwelling	\$149,925.00 Edit

[Add](#)

Materials Total: \$149,925.00

Other Cost:

Description

Notes

Unit Cost

Unit

Quantity

Cost Type

Subtotal

[Delete](#) Disposal

\$2,500.00 LUMP

1 Dwelling

\$2,500.00 [Edit](#)

[Delete](#) Permits

\$2,500.00 LUMP

1 Dwelling

\$2,500.00 [Edit](#)

[Delete](#) Rotted framing/trim

\$5,200.00 LUMP

1 Dwelling

\$5,200.00 [Edit](#)

[Delete](#) Testing

\$2,200.00 LUMP

1 Dwelling

\$2,200.00 [Edit](#)

Dwelling

▼

[Add](#)

Others Total: \$12,400.00

Totals

[Edit](#)

⌵ General Conditions 10% Amount: \$16,232

⌵ Change Order Contingency 10% Amount: \$17,856

Hard Cost Total: \$196,413

⌵ Soft Cost 25% Total: \$49,103

Total Development Cost: \$245,517

Capital Planning System

Facilities

Main Menu **Facilities** Inventory Projects Reports **Outlets** Find Help

LHA FAIRHAVEN HOUSING AUTHORITY ▾
Development 094-667-05 -- ANTHONY HAVEN ▾
Facility 094-667-05-001 -- 227 MAIN ST - 1 ▾

LHA Info Development Info Facility Info Unit Info Accessibility Info HazMat Resiliency

[Edit](#) [Delete](#) [New](#) [Duplicate this Facility](#)

Facility Number:

Facility Name:

Address:

City:

Zip:

Geo Address:

Lat:

Lon:

Facility Description:

Building 1 is a 2-story low-rise elderly wood-frame brick-veneer building with a partial basement. Construction of the building was completed in 1924 and purchased and renovated by the LHA in 1989. There is a total of 24 dwelling units in the building. Egress from this facility is via interior stairs.

Facility Type:

of Floors: Total Dwelling Units: Gross SF: Built:

Condo

Deferred Cost: Replacement Value:



Name:

Building Facility FAIRHAVEN

Date:

2/18/2017



Name:

Building Facility Fairhaven

Date:

7/21/2020

picture not available

Name:

Date:

|

picture not available

Name:

Date:

|

Facility Condition Index History

Date **FCI** **Replacement Value** **Expired Cost**

0.0%

Date	FCI	Replacement Value	Expired Cost
09/01/2023	8.35%	14,196,800.00	1,186,064.07
08/01/2023	8.35%	14,196,800.00	1,186,064.07
07/01/2023	8.35%	14,196,800.00	1,186,064.07
06/01/2023	8.14%	14,196,800.00	1,156,424.07
05/01/2023	8.14%	14,196,800.00	1,156,424.07
04/01/2023	8.14%	14,196,800.00	1,156,424.07
03/01/2023	8.14%	14,196,800.00	1,156,424.07
02/01/2023	8.14%	14,196,800.00	1,156,424.07
01/01/2023	8.14%	14,196,800.00	1,156,424.07
12/01/2022	8.14%	14,196,800.00	1,156,424.07
11/01/2022	8.14%	14,196,800.00	1,156,424.07
10/01/2022	8.14%	14,196,800.00	1,156,424.07
09/01/2022	8.14%	14,196,800.00	1,156,424.07
08/01/2022	8.14%	14,196,800.00	1,156,424.07
07/01/2022	8.14%	14,196,800.00	1,156,424.07
06/01/2022	8.14%	14,196,800.00	1,156,424.07
05/01/2022	8.14%	14,196,800.00	1,156,424.07
04/01/2022	8.14%	14,196,800.00	1,156,424.07
03/01/2022	8.14%	14,196,800.00	1,156,424.07
02/01/2022	8.14%	14,196,800.00	1,156,424.07
01/01/2022	8.14%	14,196,800.00	1,156,424.07
12/01/2021	8.14%	14,196,800.00	1,156,424.07
10/01/2021	8.14%	14,196,800.00	1,156,424.07
09/01/2021	10.76%	10,944,000.00	1,177,721.97
08/01/2021	10.76%	10,944,000.00	1,177,721.97



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OF CONVEYANCE.
 THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE.
 ORIGINAL MAP DRAWN BY FRANK W. INGLEZ, C.E.
 COMPLETION DATE: JANUARY, 2014

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REVISIONS:
 1. 01/14/14: CORRECTED LOT 44 TO BE 44 ACRES
 2. 01/14/14: CORRECTED LOT 44 TO BE 7000 SQ. FT.
 3. 01/14/14: CORRECTED LOT 44 TO BE 7000 SQ. FT.

LEGEND:
 UNDEVELOPED LAND
 PARTIAL MAPS
 RECORDS/COMPLETION
 WHERE:

SUBDIVISION LOT NO.
 MAP NO.
 COUNTY/CHAPTER
 ADJACENT MAP

SCALE: 1" = 60'
 FEET
 METERS
 REVISION TO: MAP 1, 2003

INDEX DIAGRAM
 FAIRHAVEN
 MASSACHUSETTS
 PROPERTY MAPS

MAP NO. 16









