

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY23
Summary Form

Submission Date: December 5, 2021

Project Name: Merriam Village Building Preservation and Envelope Replacement Project

Project Address: Merriam Village, 23 Village Rd, Weston, MA 02493

Brief Project Description: Weston Community Housing is a non-profit organization doing business and commonly known as Merriam Village, the second largest affordable elderly housing community in Weston, and the largest contributor to the Town's affordable housing inventory, contributing 62 units out of Weston's 149 according to Weston's Housing Production Plan. The apartments are modestly sized at approximately 800 square feet, and the rents range from \$762 to \$887 per month. A single applicant's income cannot exceed \$75,825 or \$86,625 for a couple. Section 8 applicants are welcome. Residents live independently and are at least 60 years old with preference given to applicants that are 65 years or older with a connection to Weston. Merriam Village has been independently operating since its inception with rent set to pay expenses and all expenses are paid by rents. This is the first time Merriam Village has sought financial assistance from any Town program and seeks this assistance in order to keep the rents relatively stable for this population predominantly living on a fixed income.

The first 30 apartments were completed in 1979 and Merriam Village was expanded to the present 62 apartments in the early 1990s. Thus, the buildings range in age from 30 years to 51 years old. The original 30 apartments are contained in five buildings each with 6 units. Four units are contained in a two story structure with clabboard siding. The additional two units are attached "cottages" which have cedar shingle siding. The clabboard siding was recently replaced, but the original cedar shingles on the ten cottages (2 attached to each of five buildings) have never been replaced and are at the end of their lives. This project seeks funding of \$140,000 to remove the existing shingles, remove the old building wrap and nails, wrap all the buildings in a modern vapor barrier, and install fiber cement shingles. This work should not change the current building aesthetics but will preserve these important town assets by modernizing the vapor barrier used to assure water tightness and replacing the end-of-life siding, thereby preserving the structural integrity of the housing.

Contact Person: Lynne Friedman

Contact Title: Property Manager, Weston Community Housing, Inc.

Contact Phone #: 781-891-7010

Contact Email Address: Merriamvillage@aol.com

Contact Mailing Address: 23 Village Road, Weston, MA 02493

Sponsoring Organization (e.g., Conservation Commission): Affordable Housing Trust

Eligibility - Only activities designated in "Yes" boxes, below, are eligible uses of CPA Funds. Please mark the box, or boxes, that apply:

	Open Space	Historic Resources	Recreational Land	Community Housing
Acquire	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Create	<input checked="" type="checkbox"/> Yes	No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Preserve	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> *Yes* - See Public Housing Notice 2013-14 for DHCD's Opinion on use of CPA funds to preserve existing affordable units.
Support	No	No	No	<input checked="" type="checkbox"/> Yes
Rehabilitate and/or Restore	<input checked="" type="checkbox"/> Yes, if acquired or created with CPA funds	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes, if acquired or created with CPA funds
Administrative Fund Request	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

Projected Cost (Please add information for additional fiscal years as necessary):

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2021 [prior yr(s).]			
2022			
2023	XXXXX \$140,000 \$195,000	XXXXX \$140,000 \$195,000	
2024			
Total:	XXXXXX \$140,000 \$195,000	XXXXXX \$140,000 \$195,000	

**TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY22
Application**

Please address the following questions/categories using additional sheets as necessary.

- Goals/Community Need:** What are the goals of the proposed project? Who will benefit and why? Does the project address needs identified in existing Town plans?

The project will improve the water tightness and the structural integrity of affordable units in Weston that serve elderly Weston residents. The entire town benefits by maintaining a more diverse housing stock than it would have without Merriam Village. The Town further benefits by having these units count toward on our SHI.

2. **Project Timeline:** Describe project milestones and when they will be completed.

The applicant hopes to have the work completed as soon as possible after approval and execution of a grant agreement.

3. **Community and Municipal Support:** Describe the nature and level of support for and/or opposition to this project. Additionally, *all applicants must submit the attached acknowledgement executed by the Town Manager.*

Merriam Village has not gone before Town Meeting requesting funds before. But measuring the consistent and strong support received by the Brook School Apartments, the applicant believes there would be strong support to preserve these valuable assets.

4. **Budget:** Provide a line item budget and an explanation of how the budget was prepared. Include back up documentation including any proposals for services, professional cost estimates, etc. For community housing development projects, provide a phased sources and uses of funds.

The applicant reached out to potentially interested contractors and received the enclosed proposal for a base price of \$137,000, with add/alts of \$5,200. Given the uncertainty in the construction industry and fluctuations in material prices, the applicant is prepared to pay, through rent increases, amounts that exceed this request if necessary.

5. **Other Funding Sources:** In addition to CPA Funds, what other funding sources are available, committed, or under consideration? Include commitment letters, and describe any other attempts to secure public or private funding for this project.

Weston Community Housing, Inc.'s board of directors decided to seek funding through the CPA before proposing to pay for the project through increased rents because this is an eligible project without other known funding sources except through increased rents on an already financially strapped population.

6. **Implementation:** Identify the person/persons responsible for project implementation and describe his/her/their relevant experience.

Lynne Friedman will supervise the project. Mrs. Friedman has supervised numerous construction projects at Merriam Village.

7. **Comparable Projects:** List and describe any comparable projects.

The applicant believes the CPC approved an envelope replacement project at Brook School Apartments several years ago.

8. **Operations/Maintenance:** If the project is revenue generating, provide a 5 year operating budget. If the project will not generate revenue but ongoing maintenance will be required, provide a 5 year budget with funding sources identified. (CPA funds cannot

be used for maintenance). Identify the person(s)/entity responsible for operations/maintenance.

Merriam Village pays for all routine maintenance through collection of rents. It is doubtful that the siding would have lasted 51 years without prudent maintenance.

9. Multiple Projects: Sponsors with multiple proposals should prioritize them here.

10. Provide Supporting Documentation as Applicable:

- a. Evidence of Site Control (e.g., purchase and sale agreement);
- b. Feasibility Studies;
- c. Appraisal;
- d. Letters of Support;
- e. Maps;
- f. Statistics; and
- g. Other Relevant Information.

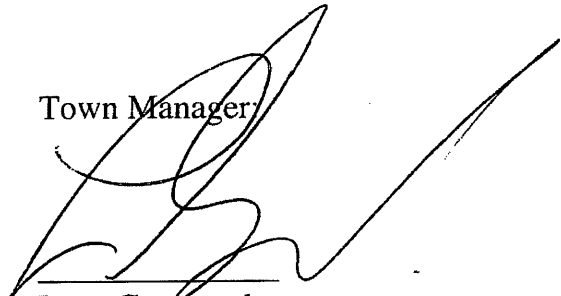
TOWN OF WESTON
Community Preservation Committee, P. O. Box 378, Weston, MA 02493

ACKNOWLEDGEMENT OF CONSULTATION WITH THE TOWN
MANAGER AND OTHER RELEVANT GROUPS

Please indicate the date(s) of each consultation with Town boards, committees,
and/or departments undertaken at the Town Manager's direction:

<u>Board/Committee/Department</u>	<u>Date(s) of Consultation</u>
1)	
2)	
3)	
4)	
5)	

Town Manager



Leon Gaumond

Date: 12/6/2021