



# City of Salem Community Preservation Committee



Round 7

## Report on Funding Recommendations for the Salem City Council

*June 22, 2020*

Community Preservation Act  
FY20 Funding Round  
(FY21 and Carried Over Funds)

**Chart 1  
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)**

| DEFINITIONS<br>(G.L. c. 44B, § 2)   | OPEN SPACE   | HISTORIC RESOURCES  | RECREATIONAL LAND   | COMMUNITY HOUSING  |
|---|--|---|---|--|
| <b>ACQUISITION</b><br>Obtain property interest by gift, purchase, devise, grant, rental, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B   | Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use<br>Yes | Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town<br>Yes | Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.<br>Yes | Housing for low and moderate income individuals and families, including low or moderate income seniors<br>Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income<br>Yes |
| <b>CREATION</b><br>To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)  | Yes  | Yes   | Yes   | Yes  |
| <b>PRESERVATION</b><br>Protect personal or real property from injury, harm or destruction   | Yes  | Yes   | Yes   | Yes  |
| <b>SUPPORT</b><br>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable | Yes if acquired or created with CP funds   | Yes   | Yes   | Yes if acquired or created with CP funds   |
| <b>REHABILITATION AND RESTORATION</b><br>Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties                            | Yes if acquired or created with CP funds   | Yes   | Yes   | Yes if acquired or created with CP funds   |

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances

## Overview

The Community Preservation Committee (CPC) submits the following project award recommendations for Community Preservation Act (CPA) funds:

|   |                     |
|---|---------------------|
| ○ <b>Housing Resources</b>                                    |                     |
| ○ <b>Transitional Rental Assistance</b>                       | <b>\$120,000.00</b> |
| ○ <b>Emergency Rental Assistance</b>                          | <b>\$120,000.00</b> |
| ○ <b>New Point Acquisitions</b>                               | <b>\$100,000.00</b> |
| ○ <b>Historic Resources</b>                                   |                     |
| ○ <b>Brookhouse Home Brick Repointing</b>                     | <b>\$50,640.00</b>  |
| ○ <b>Lafayette Housing II Limited Partnership</b>             | <b>\$100,000.00</b> |
| ○ <b>Historic Fire Station Envelope Rehabilitation</b>        | <b>\$17,975.00</b>  |
| ○ <b>Phillips House Restoration</b>                           | <b>\$171,681.29</b> |
| ○ <b>Open Space/Recreational Land</b>                         |                     |
| ○ <b>Mack Park Food Farm</b>                                  | <b>\$18,185.00</b>  |
| ○ <b>Renovation of Palmer Cove Park</b>                       | <b>\$100,000.00</b> |
| ○ <b>Salem Community Gardens: Splaine &amp; Pickman Parks</b> | <b>\$15,000.00</b>  |
| ○ <b>Charles R. Curtis Memorial Park Redesign</b>             | <b>\$20,000.00</b>  |

Included in this report is a spreadsheet breaking down the recommended source of CPA funds for each project, as well as a detailed overview of the eleven projects recommended.

The total funds available for projects is \$833,481.29. This includes the FY21 estimated funds (surcharge revenues and State match), \$75,000 from Footprint's community benefits agreement, as well as carried over, undesignated FY20 funds.

The CPC is recommending funding for projects totaling all \$833,481.29. If awarded, the minimum of 10% minimum spending in the categories of Housing Resources, Historic Resources and Open Space/Recreation will be satisfied.

This will leave a balance available of \$0. However, please note that the available funding will increase in November, 2020 when late payments, unspent FY20 admin, surcharges received over the \$650,000 estimate, the increase in the State match from FY20 (\$75,385), interest and any other extra funds that are reported to the Department of Revenue are placed into the Fund Balance. In addition, the 11.2% match for FY21 could increase, if additional CPA funds are approved by the State.

*Cover photo from the Mack Park Food Farm Facebook page.*

## RECOMMENDED CPA PROJECTS & FUNDING BY CPA RESERVE ACCOUNT

|                                    |   |                     | FY20<br>Budgeted<br>Reserve | Fund Balance       | FY21 Housing       | FY21 Historic      | FY21 OS/Rec        | FY21 Budgeted<br>Reserve |
|------------------------------------|---|---------------------|-----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------------|
| Applicant                          | Title   | AWARD<br>RECOMM.    | \$3,750.20                  | \$68,071.09        | \$72,280.00        | \$72,280.00        | \$72,280.00        | \$544,820.00             |
| <b>COMMUNITY HOUSING</b>           |   |                     |                             |                    |                    |                    |                    |                          |
| Board of the COA                   | Transitional Rental Assistance                | \$120,000.00        | \$3,750.20                  | \$43,969.80        | \$72,280.00        |                    |                    |                          |
| NSCAP                              | Emergency Rental Assistance                   | \$120,000.00        |                             | \$24,101.29        |                    |                    |                    | \$95,898.71              |
| NSCDC                              | New Point Acquisitions                        | \$100,000.00        |                             |                    |                    |                    |                    | \$100,000.00             |
| <b>HISTORIC RESOURCES</b>          |   |                     |                             |                    |                    |                    |                    |                          |
| Brookhouse Home                    | Brick Repointing Project, Phase 2             | \$50,640.00         |                             |                    |                    |                    |                    | \$50,640.00              |
| NSCDC                              | Lafayette Housing II Limited Partnership      | \$100,000.00        |                             |                    |                    | \$72,280.00        |                    | \$27,720.00              |
| City of Salem/Fire                 | Historic Fire Station Envelope Rehabilitation | \$17,975.00         |                             |                    |                    |                    |                    | \$17,975.00              |
| Salem Housing Authority            | Phillips House Restoration                    | \$171,681.29        |                             |                    |                    |                    |                    | \$171,681.29             |
| <b>OPEN SPACE &amp; RECREATION</b> |   |                     |                             |                    |                    |                    |                    |                          |
| City of Salem/Health               | Mack Park Food Farm                           | \$18,185.00         |                             |                    |                    |                    | \$18,185.00        |                          |
| City of Salem/DPCD                 | Renovation of Palmer Cove Park                | \$100,000.00        |                             |                    |                    |                    | \$19,095.00        | \$80,905.00              |
| Salem Community Gardens            | Renovations at Splaine & Pickman CGs          | \$15,000.00         |                             |                    |                    |                    | \$15,000.00        |                          |
| City of Salem/Park & Rec.          | Charles R. Curtis Memorial Park Redesign      | \$20,000.00         |                             |                    |                    |                    | \$20,000.00        |                          |
|                                    |   |                     |                             |                    |                    |                    |                    |                          |
|                                    |   | <b>\$833,481.29</b> | <b>\$3,750.20</b>           | <b>\$68,071.09</b> | <b>\$72,280.00</b> | <b>\$72,280.00</b> | <b>\$72,280.00</b> | <b>\$544,820.00</b>      |
|                                    | Remaining                                     | \$0.00              | \$0.00                      | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00                   |

**APPLICANT:** Board of the Salem Council on Aging & the Salem Housing Authority  
**PROJECT TITLE:** Transitional Rental Assistance  
**PROJECT LOCATION:** N/A  
**CPA CATEGORY:** Housing Resources: Support  
**CPC PRIORITY RANKING:** High  
**CPC RECOMMENDED CPA FUNDING:** \$120,000.00  
**CPC RECOMMENDED SOURCE:** \$3,750.20 - FY20 Budgeted Reserve  
\$43,969.80 – Fund Balance  
\$72,280.00 – FY21 Housing Reserve

**PROJECT DESCRIPTION:**

The Board of the Salem Council on Aging requested \$75,000 in CPA funds to provide a transitional housing assistance program. This project is needed to ensure the community members who are at risk of displacement are able to stay in Salem.

The income needed to be able to afford a market rate apartment in Salem is about \$70,000. However, the median income of Salem renters is about \$37,000. Thus, there is a substantial gap of approximately \$37,000 between the income needed to afford a market rate apartment and the median income of renters. Half of all Salem renter households (4,465) are cost-burdened, meaning they spend more than 30% of their monthly gross income on housing costs. Likewise, there are 1,313 senior households who are cost-burdened, about 47% of households headed by people over age 65. An increase in rent for a household who is already housing cost burdened could result in homelessness and/or force Salem residents to leave our community. Residents are being priced out of their apartments. Some of these residents, especially senior citizens, have lived in the same apartment for many years and face the prospect of eviction due to rental increases. In some instances, medical crisis's force residents to choose between rent and medical bills or medications.

There is a clear need for rental assistance given that there are 3,875 local applicants (people who live or work in Salem) on the Section 8 Housing Voucher waiting list. With only 1,355 rental housing vouchers administered by the Salem Housing Authority; Salem is unable to meet the demand from housing cost burdened households for housing affordability assistance. Qualifying people of all ages, including those 60 years and older, spend over three years on the wait list for Salem Housing Authority Affordable units. The waitlist for a housing voucher, which can be used to subsidize market-rate unit costs, is ten years.

Additionally, the COVID-19 crisis has placed an undue burden on both landlords and tenants. Some landlords have lost employment and will find it difficult to meet their mortgage commitments. It may result in some raising rents. As a result, even more residents may face eviction, making the need for transitional rental assistance even more important right now.

CPA funds would be used for a one year pilot project that will support community housing by offering the opportunity for low-income residents who are at risk of homelessness to remain in our community. The program would specifically be for those households who pay more than 40% of their income in rent and have experienced an extenuating circumstance, for example, an increase in rent that they are unable to fulfill (gap funding). The program will be restricted to households who earn no more than 70% of the area median income. The Salem Housing Authority will review applications and disburse funds to qualified households. Each household will be capped at \$350 a month for a maximum of \$4,200 a year. It is possible that not all households will not need a full \$350 in gap funding, which would enable more households to participate.

**TIMELINE:** Immediate Implementation

**CPC RECOMMENDATION:**

The Community Preservation Committee voted unanimously to recommend funding this application at \$120,000. The CPC voted to recommend \$3,750 from the FY20 Budgeted Reserve, \$43,969.80 from the Fund Balance and \$72,280 from the FY21 Housing Reserve. Funding is conditional that the program assist those persons and families whose annual income is less than 100 percent of the areawide median income, as determined by HUD's guidelines for the City of Salem.

**APPLICANT:** North Shore Community Action Programs, Inc.  
**PROJECT TITLE:** Emergency Rental Assistance Program  
**PROJECT LOCATION:** N/A  
**CPA CATEGORY:** Housing Resources: Support  
**CPC PRIORITY RANKING:** High  
**CPC RECOMMENDED CPA FUNDING:** \$120,000.00  
**CPC RECOMMENDED SOURCE:** \$24,101.59 – Fund Balance  
 \$95,898.71 – FY21 Budgeted Reserve

**PROJECT DESCRIPTION:**

North Shore Community Action Programs, Inc. (NSCAP) requested \$100,000 in CPA funds to provide an emergency rental assistance program for households who have a demonstrated gap between household income prior to Covid-19 and now. The goal of this program is to prevent Salem residents from becoming homeless.

Before COVID-19, we knew that half of all renter households were cost-burdened, meaning they spend more than 30% of their monthly gross income on housing costs. Furthermore, according to the Community Preservation Plan, renters bear the greatest burden; nearly two thousand households pay more than half of their income on rent, while a similar number spend between 30% and 50% of their income on housing costs. Unfortunately, COVID-19 has left many of these residents without any income, thus has exacerbated this issue. A loss of income due to the public health crisis for a household who is already housing cost burdened could result in homelessness.

The emergency rental assistance program was first launched by NSCAP with the City of Salem at the end of April. It is a local program to fund rent relief for those hardest hit financially by this pandemic. The program offers rental assistance to eligible households on a rolling basis until the funds are depleted. The current program is eligible to Salem renters who have a demonstrated gap between household income prior to Covid-19 and now; and have a current rent that exceeds 30% of their current household income. The rental assistance offered is \$500 a month for two months (\$1,000 maximum). The program is currently being paid for through HOME, the City’s COVID relief funding and Community Development Block Grant CARES funding. Even with all of these sources, there are limited funds available for the program and thus a limited number of households who will be able to receive assistance. If approved, the Community Preservation Act funds will be used to offer an additional funding round. The current program is restricted to households who earn no more than 50% of the area median income; however, that may be increased (i.e. up to a maximum of 80% AMI). This is a short-term project that is critical to ensure the community members who are at risk of displacement are able to stay in Salem.

**FINANCIAL:**

|   | STUDY | SOFT COSTS* | ACQUISITION | CONSTRUCTION** | TOTAL      |
|---|-------|-------------|-------------|----------------|------------|
| <b>SOURCE 1: SALEM CPA</b><br><i>(total must match amount requested on cover sheet)</i> | \$    | \$ 100,000  | \$          | \$             | \$ 100,000 |
| <b>SOURCE 2: HOME</b>   | \$    | \$ 37,773   | \$          | \$             | \$ 37,773  |
| <b>SOURCE 3: City COVID Relief Fund</b>   | \$    | \$ 50,000   | \$          | \$             | \$ 50,000  |
| <b>SOURCE 4: CDBG-CARES</b>   | \$    | \$ 250,000  | \$          | \$             | \$ 250,000 |
| <b>SOURCE 5:</b>  | \$    | \$          | \$          | \$             | \$         |
| <b>SOURCE 6:</b>  | \$    | \$          | \$          | \$             | \$         |
| <b>TOTAL PROJECT COST</b>   | \$    | \$          | \$          | \$             | \$ 437,773 |

**TIMELINE:** Immediate Implementation

**CPC RECOMMENDATION:**

The Community Preservation Committee voted unanimously to recommend funding this application at \$120,000. The CPC voted to recommend \$24,101.29 from the Fund Balance and \$95,898.71 from the FY21 Budgeted Reserve. Funding is conditional that the program assist those persons and families whose annual income is less than 100 percent of the areawide median income, as determined by HUD's guidelines for the City of Salem.



**APPLICANT:** City of Salem Health Department  
**PROJECT TITLE:** Mack Park Food Farm  
**PROJECT LOCATION:** 31 Grove Street  
**CPA CATEGORY:** Recreational Land: Rehabilitation/Restoration  
**CPC PRIORITY RANKING:** High  
**CPC RECOMMENDED CPA FUNDING:** \$18,185  
**CPC RECOMMENDED SOURCE:** \$18,185 – FY21 Open Space/Recreation Reserve

**PROJECT DESCRIPTION:**

The City of Salem Health Department requested \$18,185 to assist with the construction of the Mack Park Food Farm (MPFF), an urban agricultural project that will be constructed in two phases between spring 2020 and fall 2022. The first phase will consist of a 120'x70' organic vegetable farm and a 1/3-acre community food forest located in an area of Mack Park between Grove Street and the wetland area below the main parking lot.

The vegetable farm will be planted with high-yielding produce such as lettuces, nightshades, squash and cucumbers to maximize growing space. This space will be built and maintained as a working farm that will be operated and maintained by paid contractors and community volunteers. The design of the vegetable farm includes a 4' split-rail fence that will enclose the vegetable farm, as well as a French drain that will be constructed on one side of the farm. The French drain will flow into a small pond that will be created at the far end of the farm for water catchment. This pond will be the main source of irrigation for the garden and will temporarily be powered by a battery-operated pump. The farm will be connected to the city water supply for use as a source of supplemental irrigation through a connection to the water main on Grove Street. The City of Salem will connect the city water supply to the farm. The farm will be visible from Grove Street and from the Mack Park parking area off of Tremont Street. There is a dense row of trees between the MPFF and neighbors abutting the property on Grove Street.

The community food forest will be built adjacent to, and around, the vegetable farm in multiple areas. The food forest will be designed much like a typical forest, but with fruit and nut trees, shrubs, herbs and other edible perennials that the public will be free to pick. Invasive species, such as Tree of Heaven, will be removed as part of the project. Interpretive sign panels will be posted throughout the site, providing visitors with educational opportunities and guidance in harvesting food. The food forest will be completely open to the public with no fencing.

One ADA-accessible foot path will be constructed through multiple sections of the food forest along one side of the vegetable farm leading to a shaded picnic area with two picnic tables. A second foot path will be constructed along the opposite side of the vegetable farm that will pass through other sections of the food forest. These paths will be connected by open spaces that can be easily passed through. At least two benches will also be installed in the food forest area.

A second phase of the project planned for FY2022 includes a 480-square-foot solar-powered education space/shed that will be constructed between the small parking area on Grove Street and the vegetable farm. This shed will power the irrigation pump from the pond as well as provide lighting at the vegetable farm that will be used for evening events. The solar power from the shed could potentially power other areas of the park as well. This education space will be used to host workshops

Mack Park Community Farm - Site Plan



City of Salem, MA  
 31 Grove Street

HomeGrown Urban Abundance  
 Maitland Mountain Farm

conducted by the contractors and outside nonprofit organizations to educate residents interested in sustainably growing their own foods.

The design of the MPFF was funded by a Mass in Motion grant from the MA Department of Public Health and created by experienced local farmers and certified perma-culture designers. The final design was approved by the Parks and Recreation Commission in February 2020. This project will be coordinated by the Salem Health Department's Health & Wellness Coordinator and Salem's food policy council, Salem Food for All (SFAA), and will include regular reporting to the Parks and Recreation and Engineering and Planning departments.

The current COVID-19 crisis has dramatically increased the need for emergency food services in Salem, stretching the budgets and capacities of local food assistance organizations. The economic ramifications of this crisis may take years to recover from, placing an even higher strain on our emergency food system. The primary goals of this project are to reduce food insecurity in Salem and increase consumption of fruits and vegetables by using available municipal land to produce food. Nearly 17% of Salem residents receive food stamps, compared with the state average of 12.5 percent.<sup>1</sup>

The Mack Park Food Farm has the potential to supply approximately 15,000 pounds of fresh produce annually to the Salem community. Increasing access to and the consumption of healthy foods, as well as education on how to prepare and grow foods is linked to improved physical and mental health outcomes. These goals will be met through the following objectives:

- For at least the first season, operate a weekly farmers' market at the food farm site staffed by food policy council members and community volunteers. The first year will operate as a pilot program wherein the produce is distributed at no cost. After the first year, the MPFF plans to sell produce at a discount, accept SNAP and WIC benefits, and participate in the Healthy Incentives Program. All income generated from the farmers' market will go towards maintaining the food farm.
- Provide healthy recipes and tastings at the farmers' market. As a registered dietitian, the Health & Wellness Coordinator will also provide healthy recipes and preparation tips for the produce provided.
- Partner with existing food assistance programs to distribute produce to other needed areas, (e.g. Salem Housing Authority building and senior housing locations).
- Explore opportunities to sell produce to local restaurants, with any income generated used to sustain the food farm.
- Identify funding opportunities to support a weekly mobile farmers' market in Salem that could provide produce to underserved areas in Salem.
- Explore opportunities to encourage local retailers, such as convenience stores and bodegas with little to no fresh foods, to purchase MPFF produce to increase the availability of fresh foods in areas with low access to grocery stores. Identify and apply for grants to assist retailers with support and equipment.

A secondary goal is to increase community knowledge of how local ecological food farming contributes to community health and sustainable ecosystems. This goal will be met through the following objectives:

- Educational signage posted throughout MPFF instructing visitors on how to sustainably harvest food from the food forest, the ecological benefits of the food forest, and the types of food that will be available.
- Volunteer opportunities and training to work in the vegetable farm and at the farmers' market.
- Workshops provided by local agricultural organizations that educate residents on sustainable farming, the ecology of food forests, and how to grow their own food.

**FINANCIAL:**

|  | STUDY | SOFT COSTS* | ACQUISITION | CONSTRUCTION** | TOTAL     |
|--|-------|-------------|-------------|----------------|-----------|
| SOURCE 1: SALEM CPA<br>(TOTAL MUST MATCH AMOUNT<br>REQUESTED ON COVER SHEET) | \$    | \$          | \$          | \$ 18,185      | \$ 18,185 |
| SOURCE 2:<br>Water/Keweenaw  | \$    | \$          | \$          | \$ 7,000       | \$ 7,000  |
| SOURCE 3:<br>CIP FY 20<br>FY 21  | \$    | \$          | \$          | \$ 34,200      | \$        |
| SOURCE 4:<br>Mass in Motion  | \$    | \$ 10,000   | \$          | \$             | \$ 10,000 |
| SOURCE 5:<br>City of Salem Trust   | \$    | \$          | \$          | \$ 14,770      | \$ 14,770 |
| SOURCE 6:<br>in-kind/volunteers  | \$    | \$          | \$          | \$ 5,600       | \$ 5,600  |
| <b>TOTAL PROJECT COST</b>  | \$    | \$ 10,000   | \$          | \$ 79,755      | \$ 89,755 |

**TIMELINE:**

| Date                           | Phase 1 Activity  |
|--------------------------------|---|
| October 2019 –<br>January 2020 | <ul style="list-style-type: none"> <li>Initial approval from Parks and Recreation Commission</li> <li>Initial approval from Conservation Commission</li> <li>Design for Mack Park Food Farm is completed</li> </ul>   |
| March 2020                     | <ul style="list-style-type: none"> <li>Final design approval from Parks and Recreation Commission</li> <li>Presentation of design to Mack Park Neighborhood Association</li> <li>Removal of Tree of Heaven and clearing of brush from site</li> <li>Started seedlings at Maitland Farm</li> <li>Demarcated farm border</li> </ul> |
| April 2020                     | <ul style="list-style-type: none"> <li>Removal of large rocks from site</li> <li>Installation of French drain</li> <li>Construction of irrigation pond</li> <li>Installation of city water line for supplementary watering</li> <li>Soil turning, soil remediation, adding loam/compost</li> </ul>                                |
| May 2020                       | <ul style="list-style-type: none"> <li>Construction of split rail fence</li> <li>Install landscape fabric</li> <li>Begin planting</li> <li>Volunteer recruitment/training</li> </ul>  |
| June 2020                      | <ul style="list-style-type: none"> <li>Plant remainder of vegetable farm</li> <li>Install signage at vegetable farm site</li> <li>Coordinating with the Salem Board of Health and the City of Salem to manage the distribution of produce to the community – weekly farmer’s markets begin</li> </ul>                             |
| July-November<br>2020          | <ul style="list-style-type: none"> <li>Present food forest design to Conservation Commission for approval</li> <li>Ongoing farm production</li> <li>Planning and implementing at least 2 educational workshops at MPFF</li> <li>Reseeding as needed</li> <li>Closing of farm at end of growing season</li> </ul>                  |

**CPC RECOMMENDATION:**

The Community Preservation Committee voted unanimously to recommend funding this application at \$18,185. The CPC voted to recommend \$18,185 from the FY21 Open Space/Recreation Reserve.

**APPLICANT:** North Shore Community Development Coalition/  
New Point Acquisitions, Inc.

**PROJECT TITLE:** New Point Acquisitions

**PROJECT LOCATION:** 37 Ward, 52 Peabody, and 96 Congress Streets

**CPA CATEGORY:** Housing Resources: Creation

**CPC PRIORITY RANKING:** High

**CPC RECOMMENDED CPA FUNDING:** \$100,000.00

**CPC RECOMMENDED SOURCE:** \$100,000.00 – FY21 Budgeted Reserve

**PROJECT DESCRIPTION:**

North Shore Community Development Coalition (NSCDC) requested \$200,000 in CPA funds to create 18 units of affordable housing in three buildings - 37 Ward, 52 Peabody, and 96 Congress Streets.

The Point Neighborhood and the City of Salem, like many communities and cities around the country, are facing a severe housing crisis, and that was true even before the current Covid-19 uncertainty. Home prices and rents have increased significantly over the last several years and the creation and preservation of affordable housing is critical in every community. Before this current economic situation, over 48% of renters in Salem and 54% of renters in The Point were considered “Cost Burdened,” which means that they pay over 30% of their income in rent.

NSCDC purchased the NPA properties, through its non-profit subsidiary New Point Acquisitions, Inc., in 2017 and 2018 to protect them from the market forces that were driving many long-time residents from their homes. New Point Acquisitions units are currently unrestricted, and with this financing plan, 100% of the 18 units will be protected with long-term rent and income restrictions in perpetuity.

The properties have received only minimal upgrades since they were acquired and require substantial capital improvements to ensure their long-term sustainability. Proposed renovations at NPA will focus on the historic character of the buildings while improving the physical integrity and long-term stability of the portfolio. Planned improvements include securing building envelopes with selective roof replacement, new windows, and porch and masonry repairs. Building entries will be replaced with new historic mahogany doors, sidelights, and transoms. Life safety and energy efficiency improvements will include fire alarm devices as code may require, selective heating and hot water systems (as funding allows) and the installation of Energy Star lighting. Proposed unit improvements will include new bathroom and kitchen exhaust fans, low flow toilets, faucet and shower aerators, and may include select kitchen, bath, and flooring upgrades.



The NPA project will add 18 permanently affordable units to the City's housing stock with eight apartments reserved for residents making less than 30% of median income. Upon turnover, two of those units will be set aside for formerly homeless residents. The NSCDC will permanently preserve 100% of these 18, two- and three-bedroom apartments, for residents making 60% of median income or less, permanently as detailed below:

- 8 households at or below 30% of median income
- 3 households at below 50% of median income
- 7 households at or below 60% of median income
- 18 Units total

**FINANCIAL:**

|   | STUDY | SOFT COSTS*  | ACQUISITION  | CONSTRUCTION** | TOTAL         |
|---|-------|--------------|--------------|----------------|---------------|
| <b>SOURCE 1: SALEM CPA</b><br><i>(total must match amount requested on cover sheet)</i> | \$    | \$           | \$           | \$ 200,000     | \$ 200,000    |
| <b>SOURCE 2:</b><br><small>Federal and State HTIC/Federal and State LIHTC</small>       | \$    | \$ 3,360,065 | \$ 532,873   | \$ 2,313,178   | \$ 5,206,116  |
| <b>SOURCE 3:</b><br><small>Existing/New Subordinate Debt</small>                        | \$    | \$           | \$ 3,497,010 | \$ 40,500      | \$ 3,537,510  |
| <b>SOURCE 4:</b><br><small>Project Reserves and Developer Contributions</small>         | \$    | \$ 509,590   | \$ 820,117   | \$             | \$ 1,329,707  |
| <b>SOURCE 5:</b><br><small>LEAN, PHLB</small>   | \$    | \$           | \$ 550,000   | \$ 71,810      | \$ 721,810    |
| <b>SOURCE 6:</b><br><small>Tax Exempt Bond - \$3 million Permanent Loan</small>         | \$    | \$           | \$           | \$ 3,000,000   | \$ 3,000,000  |
| <b>TOTAL PROJECT COST</b>   | \$    | \$ 3,869,655 | \$ 5,500,000 | \$ 5,625,488   | \$ 14,995,143 |

**TIMELINE:**

- Apply for Funding Spring and Summer of 2020
  - LEAN – Application submitted
  - CPA – April 29<sup>th</sup> application
  - CSHI – April 30th pre-application
  - City of Salem HOME- Requested additional funds (\$25,000 committed previously in November 2019)
  - North Shore HOME Consortium and other sources as available
- Secure Funding Commitments in Fall 2020
- Close on Funding early 2021
- Construction Start Early Spring 2021
- Construction Completion projected for the Spring 2022 (13 months)

**CPC RECOMMENDATION:**

The Community Preservation Committee voted 5 in favor and 3 opposed, with Moriarty, Hamilton and Greel in opposition, with Northcutt abstaining, to recommend funding this application at \$100,000. The CPC voted to recommend \$100,000 from the FY21 Budgeted Reserve. Funding is conditional upon the requirement that an Affordable Housing Restriction (maximum 80% AMI, that has been approved by the MA Department of Housing and Community Development) be filed at the Registry of Deeds.

**APPLICANT:** City of Salem (DPCD)  
**PROJECT TITLE:** Renovation of Palmer Cove Park  
**PROJECT LOCATION:** 30 Leavitt Street  
**CPA CATEGORY:** Recreational Land: Rehabilitation/Restoration  
**CPC PRIORITY RANKING:** High  
**CPC RECOMMENDED CPA FUNDING:** \$100,000  
**CPC RECOMMENDED SOURCE:** \$19,095 – FY21 Open Space/Recreation Reserve  
\$80,905 – FY21 Budgeted Reserve

**PROJECT DESCRIPTION:**

The City of Salem Park and Recreation requested \$100,000 in CPA funds to make improvements to Palmer Cove Park, including expanded waterfront access, new paths, benches and trees, additional parking, and an additional basketball court.

Located in the Point neighborhood, the park is across the street from the Saltonstall School and is adjacent to Pioneer Terrace, a 104-unit senior housing complex owned and managed by the Salem Housing Authority. Many residents with disabilities and mobility concerns reside in this complex.



These neighbors are not well served by the park’s aging infrastructure, inadequate pathways and physical barriers to waterfront access. Palmer Cove stakeholders have expressed concerns that the park is underutilized and have identified improved waterfront access, park accessibility, increased recreation opportunities and climate change resiliency as important for revitalizing the space.

To this end, the City seeks CPA funds to implement improvements identified by the neighborhood and other park stakeholders. The 1<sup>st</sup> phase of Palmer Cove Park Renovation will provide improved waterfront connections along approximately 300 feet of coastline, increased climate change resiliency, and improve access to and enhance the aesthetic experience of the waterfront. The project will also improve Salem’s urban forest climate resiliency through the planting of 14 new trees, the continued restriction of development in a flood zone, and the relocation and expansion of the community garden to higher ground in order to create open space along the waterfront for the tree plantings, seating and a walking path. The construction of a new connecting path through the park and the removal of existing fences along the baseball field and community garden will improve access for park visitors, trail users and the nearby senior housing and school. New playground equipment and parking spaces will further encourage residents to use the park. The project will incorporate environmental education with interpretive signage explaining the park’s unique environmental, as well as opportunities for programming from the Saltonstall School.

The removal of waterfront barriers and increased connectivity will reactivate an otherwise dormant space and enhance water-based recreation. The baseball field occupies much of the current park configuration and the outfield fences deter many users from exploring the park and waterfront. This configuration renders most of the park unusable for most users during most of the day. The removal of the fences and the relocation and expansion of the community garden away from the waterfront can transform the park’s usability for the community.

The project directly serves local EJ communities and is within walking distance for most residents of the Point Neighborhood. North Shore Community Development Corporation have been strong partners in this project and contributed extensively to the community engagement process. The North Shore CDC has applied for grant funds to redesign and enhance the walkway and lawn adjacent to Pioneer Terrace, in ways that will complement the Palmer Cove renovation.

**FINANCIAL:**

Palmer Cove Park Renovation was awarded a PARC grant in the amount of \$400,000 for Phase 1. The City of Salem is obligated to provide the balance of \$322,957. The City requests CPA funds in the amount of \$150,000 toward the municipal match.

|   | STUDY | SOFT COSTS* | ACQUISITION | CONSTRUCTION** | TOTAL      |
|---|-------|-------------|-------------|----------------|------------|
| <b>SOURCE 1: SALEM CPA</b><br><i>(total must match amount requested on cover sheet)</i> | \$    | \$ 20,000   | \$          | \$ 80,000      | \$ 100,000 |
| <b>SOURCE 2:MA PARC GRANT</b>   | \$    | \$ 75,000   | \$          | \$ 325,000     | \$ 400,000 |
| <b>SOURCE 3: SALEM CIP</b>  | \$    | \$60,000    | \$          | \$262,958      | \$322,958  |
| <b>SOURCE 4:</b>  | \$    | \$          | \$          | \$             | \$         |
| <b>SOURCE 5:</b>  | \$    | \$          | \$          | \$             | \$         |
| <b>SOURCE 6:</b>  | \$    | \$          | \$          | \$             | \$         |
| <b>TOTAL PROJECT COST</b>   | \$    | \$155,000   | \$          | \$667,958      | \$822,958  |

**TIMELINE:**

|                |                       |
|----------------|-----------------------|
| Design Process | April-June, 2020      |
| Permitting     | April-April 2021      |
| Public Bid     | July/August, 2021     |
| Construction   | September – June 2021 |

**CPC RECOMMENDATION:**

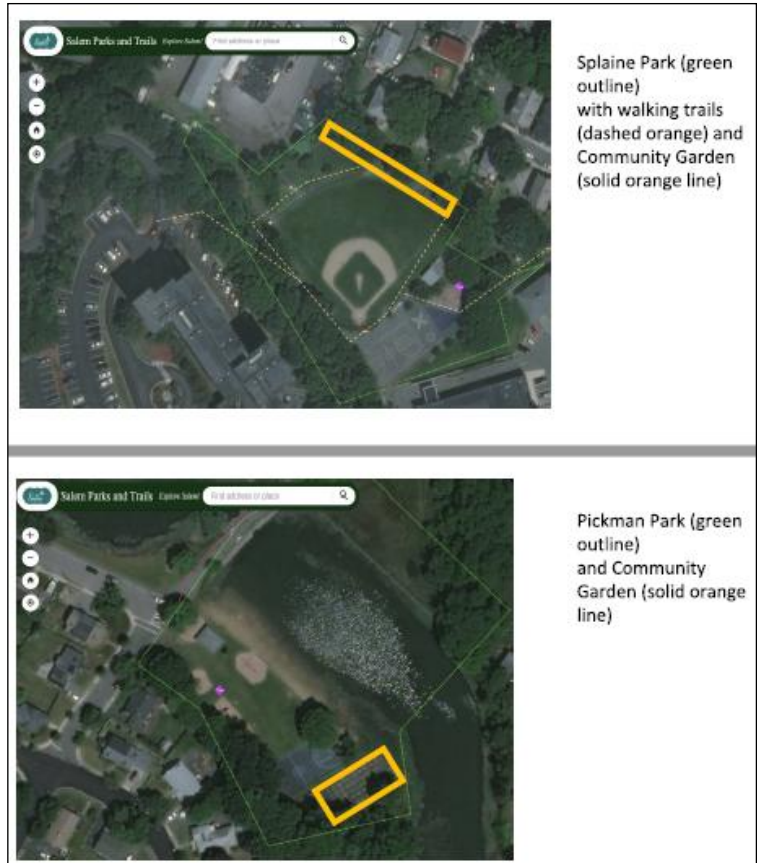
The Community Preservation Committee voted 8 in favor and 1 opposed, with Moriarty in opposition, to recommend funding this request at \$100,000. The CPC voted to recommend \$100,000 from the FY21 Budgeted Reserve.

**APPLICANT:** Salem Community Gardens  
**PROJECT TITLE:** Renovations at Splaine & Pickman Park Community Gardens  
**PROJECT LOCATION:** Splaine Park and Pickman Park  
**CPA CATEGORY:** Recreational Land: Rehabilitation/Restoration  
**CPC PRIORITY RANKING:** High  
**CPC RECOMMENDED CPA FUNDING:** \$15,000  
**CPC RECOMMENDED SOURCE:** \$15,000 – FY21 Open Space/Recreation Reserve

**PROJECT DESCRIPTION:**

The Salem Community Gardens requested \$24,234 in CPA funds to substantially restore Splaine Park Community Garden, as well as make minor improvements at the Pickman Park garden.

At Splaine, there are many boxes that are rotted and unusable, as well as invasive species and weeds that need to be cut back and pathways that need to be cleared. We plan to increase the number of ADA accessible garden plots from 2 to 12 or more. We also plan to recognize indigenous history and presence in the area, through plantings and signage, in close coordination with representatives from the Massachusetts and Wampanoag tribes. After the project is completed, the Splaine garden will support more gardeners, including senior gardeners and those with disabilities, produce more food and be more aesthetically pleasing, rodent-free and easy to maintain.



At Pickman Park our goal is to increase the number of functional plots to support additional gardeners and produce more food. Additional capacity at these two gardens will support food security in Salem, particularly for older and less able gardeners. As part of this renovation, we will increase diversity among the gardeners, aiming to represent all adjacent neighborhoods. We will also include plantings and signage that recognize indigenous foodways.

Salem Community Gardens has managed and upgraded four community gardens in Salem, successfully, over the past 12 years. The gardens maintained by Salem Community Gardens are typically kept up through volunteer labor by the participating gardeners. This works well most of the time, however additional support is needed to address deterioration, and bring the gardens to their full potential. Without this support, in the form of labor and materials, it will not be possible to have a successful and accessible garden at Splaine, contributing to the neighborhood value, food security and sense of community in the neighborhood. Without CPA support the garden at Splaine Park in particular is at risk of closing down, and no longer being an asset to the park and neighborhood.



**FINANCIAL:**

|   | STUDY | SOFT COSTS <sup>†</sup> | ACQUISITION | CONSTRUCTION <sup>**</sup> | TOTAL       |
|---|-------|-------------------------|-------------|----------------------------|-------------|
| <b>SOURCE 1: SALEM CPA</b><br><i>(total must match amount requested on cover sheet)</i> | \$    | \$<br>1150              | \$          | \$<br>23094                | \$<br>24244 |
| <b>SOURCE 2: SCG</b>  | \$    | \$                      | \$          | \$<br>490                  | \$<br>490   |
| <b>SOURCE 3:</b>  | \$    | \$                      | \$          | \$                         | \$          |
| <b>SOURCE 4:</b>  | \$    | \$                      | \$          | \$                         | \$          |
| <b>SOURCE 5:</b>  | \$    | \$                      | \$          | \$                         | \$          |
| <b>SOURCE 6:</b>  | \$    | \$                      | \$          | \$                         | \$          |
| <b>TOTAL PROJECT COST</b>   | \$    | \$<br>1150              | \$          | \$<br>23584                | \$<br>24734 |

**TIMELINE:**

The project must be completed this year, because deterioration of the boxes make it partially unusable for gardening. This condition will make it attractive to rodents and harder to manage in the future.

| Deadline        | Activity   |
|-----------------|--|
| May 1, 2020     | Donations from gardeners for 2020 received. Preparation and clean up of Splaine with SCG labor and funds completed.  |
| June 15, 2020   | Completion of planning (on our own time/funding), including selection of native species of shrubs, language for signage, secure contractor for fence repair at Splaine, secure permission for medicine wheel garden outside Splaine. |
| July 15, 2020   | Demolition of existing beds and removal of weeds complete at both gardens.<br><br>Planting of 3 sisters mound gardens at Splaine complete.   |
| August 6, 2020  | Construction of new beds (including fill with soil and cover with hay) complete at both gardens.<br><br>Native shrubs planted at Splaine.  |
| August 30, 2020 | Learning area completed at Splaine.<br><br>Signage complete and installed.   |

**CPC RECOMMENDATION:**

The Community Preservation Committee voted 8 in favor and 1 opposed, with Moriarty in opposition, to recommend funding this request at \$15,000. The CPC voted to recommend \$15,000 from the FY21 Open Space and Recreation Reserve.

|                                     |   |
|-------------------------------------|---|
| <b>APPLICANT:</b>                   | City of Salem (Park & Recreation) and<br>Carlton School, Carlton School PTO, Bridge St. Neck NA |
| <b>PROJECT TITLE:</b>               | Charles R. Curtis Memorial Park Redesign  |
| <b>PROJECT LOCATION:</b>            | 19 March Street   |
| <b>CPA CATEGORY:</b>                | Recreational Land: Rehabilitation/Restoration   |
| <b>CPC PRIORITY RANKING:</b>        | High  |
| <b>CPC RECOMMENDED CPA FUNDING:</b> | \$20,000  |
| <b>CPC RECOMMENDED SOURCE:</b>      | \$20,000 – FY21 Open Space/Recreation Reserve   |

**PROJECT DESCRIPTION:**

The City of Salem Parks, Recreation and Community Services, along with the Carlton Innovation School, Carlton School PTO and the Bridge Street Neck Neighborhood Association requested \$30,000 in CPA funds for the redesign of Charles R. Curtis Memorial Park.

Charles R. Curtis Memorial Park located at 19 March Street is a 0.59 acre recreational space owned by the City of Salem and managed by the Parks and Recreation Department. The park consists of a basketball court, a tot lot, play structures, an open lawn area, a gazebo, and several picnic benches. The park is accessible from Bridge Street (1A) via March Street and the Salem multi-use path, a fully protected bike and pedestrian path that provides north-south connection throughout the Bridge Street Neck neighborhood (BSN). Bridge Street bifurcates BSN into east and west sub-neighborhoods. Curtis Park is the most accessible public park to those who live on the western side of the neighborhood. In addition to serving families in the neighborhood, Curtis Park is often nicknamed “Carlton Park”. The Park’s proximity to Carlton Innovation School on Skerry Street has made it an essential amenity for the elementary school, the only one in the city that does not have a playground on school grounds.



Anecdotal evidence from residents and City officials confirm that Curtis Park has not seen any investments or updates for more than 20 years. Despite its heavy usage by the neighborhood and Carlton School students, the City’s 2015 Open Space and Recreation Plan provided little detail on the assessment of the Park’s condition. The recently completed ADA Transition Plan is also silent on the needs for Curtis Park. These two reports signal that the City may not consider upgrades to the Park as priority. However, frequent visitors and users of the park would likely dispute the OSRP and ADA Transition Plan’s findings (or lack thereof). Some key concerns:

- The mulch cover of the playground is no longer considered ADA compliant under current standards
- The variety of play structures and their poor condition is not considerate of all users’ abilities
- The basketball court needs repaving
- The unkempt appearance of the park encourages graffiti and vandalism

The proposal is to develop a community vision and redesign of Curtis Park. Project goals:

- Engage Park stakeholders to identify existing assets and community needs. Stakeholders include, but are not limited to: Carlton School students, parents, and faculty; residents and businesses of the Bridge Street Neck Neighborhood; users of the Salem bike path, etc.
- Prepare concept design and layout plan to pursue construction phase funding, including additional CPA, PARC, and CDBG grants.

Project scope of work:

- Commission landscape architect to develop vision and redesign of the Park, informed by [two?] public engagements and meetings with Applicant
- Retain a Licensed Site Professional (LSP) for soil testing
- Retain a surveyor to prepare topographic maps for concept planning

**FINANCIAL:**

The project estimate was prepared by Crowley + Cottrell, a Boston-based landscape architecture firm. Crowley + Cottrell estimate was informed by projects similar in size and scope that the firm has undertaken in Salem in the past (i.e., McGlew Park and Lafayette Park). In addition to costs associated with the main components of the project (community engagement, park redesign, and concept planning), the budget includes line items for due diligence to mitigate risks during a future construction phase. This includes \$6,000 for site topographic survey and \$8,000 for soil testing.

The Carlton Innovation School PTO and the Ward Councillor will be volunteering their time to support the community outreach component of the project.

**TIMELINE:**

This project takes lessons from previous public park renovation projections using CPA funds, such as McGlew Park and the Saltonstall School playground. This application takes a phased approach by first requesting funds for park redesign to identify community needs that will inform the development of a realistic construction budget in phase two.

The proposed project timeline is as follows:

1. Property survey 1 week, concurrent
2. Soil testing 2 weeks, concurrent
3. Community engagement 4 – 6 weeks
4. Concept plan development 3 – 4 weeks

If funded, the project is anticipated to kick off in the fall of 2020 and complete within 10 to 12 weeks. Project findings and materials will be used to support PARC Grant application and additional CPA and CDBG requests in the spring of 2021 to fund construction and installation costs.

**CPC RECOMMENDATION:**

The Community Preservation Committee voted 8 in favor and 1 opposed, with Moriarty in opposition, to recommend funding this request at \$20,000. The CPC voted to recommend \$20,000 from the FY21 Open Space and Recreation Reserve.

**APPLICANT:** Brookhouse Home Board of Governance  
**PROJECT TITLE:** Brookhouse Home Brick Repointing Project Phase 2  
**PROJECT LOCATION:** 180 Derby Street  
**CPA CATEGORY:** Historic Resources: Rehabilitation/Restoration  
**CPC PRIORITY RANKING:** High  
**CPC RECOMMENDED CPA FUNDING:** \$50,640  
**CPC RECOMMENDED SOURCE:** \$50,640 - FY21 Budgeted Reserve

**PROJECT DESCRIPTION:**

The Brookhouse Home Board of Governance submitted a request for \$50,640 to complete the brick repointing of two southeast exterior façade elevations of the Brookhouse Home, also known as the Benjamin W. Crowninshield Home, located adjacent to the Custom House and directly in front of Derby Wharf.



Brookhouse is a Level IV rest home, licensed by the Department of Public Health, with the primary mission to provide a safe and affordable housing option for senior women who require support with activities of daily living and who cannot afford the high cost of other assisted living options. The Brookhouse is home to thirty-six women who range in age from 63 to 98 years of age; 96% are low-income with Social Security as their only source of income. Brookhouse Home enables its residents to maintain an independent lifestyle in a private, homelike setting in the heart of historic Salem. Brookhouse provides twenty-four hour, direct-care staffing in addition to the basic supported services found in other long term care settings such as meals, housekeeping, laundry, medication management and social activities. Brookhouse employs a diverse staff of 27 men and women with ties to the local community, which encourages economic growth in the area by providing jobs and creating a consistent consumer population.

Benjamin W. Crowninshield Home, constructed in 1810, is located adjacent to the Custom House and directly in front of Derby Wharf. Brookhouse Home is a key architectural feature in the Derby Street Historic District and is featured in a mural used by Salem Five Bank along with the adjacent historical buildings located along the Derby Street waterfront. The Brookhouse Home is listed in the National Register of Historic Places as part of the Derby Street Waterfront District and is a vital part of the historic view shed that is combined with the buildings of the Salem Maritime National Historic Site, the oldest historic site in the National Park Service system. The face of Brookhouse reflects a maritime heritage that dates back to 1810. Benjamin Crowninshield, son of Mary Derby, and notable Salem merchant and former Secretary of the Navy, had this home built as a residence for his family. The original home was considered to be one of the last commissions of Salem architect, Samuel McIntire. The preservation of the Brookhouse Home helps to promote the significance of the maritime industry in Salem’s history.

Over the past nine years, Brookhouse has repaired multiple water leaks and damage attributed to roof and exterior degradation at a cost of over \$33,295. Repairs to the roof and nine chimneys have already been completed by Murray Masonry and Kidney Roofing at a cost of \$111,296. Brookhouse Home Board of Governance seeks additional CPA funds in the amount of \$50,640 to complete the repointing,

weather-sealing and replacement of the exterior brickwork so that the building envelope can be secured and preserved. The scope of work originally included nine elevations. Two elevations have already been completed and funding secured for 75% of the \$202,825 needed to complete the six remaining elevations. Elevation eight does not require repointing. The repointing includes the removal of existing sealant from the perimeter of all masonry openings, caulking with urethane sealant, joint cutting to achieve a uniform depth of 3/8 inch prior to pointing, with mortar to match the existing product as closely as possible. Scaffolding will be set up to allow for access to the brick work with the use of an aerial lift for elevations four through seven.

**FINANCIAL:**

|  | STUDY | SOFT COSTS* | ACQUISITION | CONSTRUCTION** | TOTAL      |
|--|-------|-------------|-------------|----------------|------------|
| <b>SOURCE 1: SALEM CPA 2020</b><br><i>(total must match amount requested on cover sheet)</i> | \$    | \$          | \$          | \$ 50,640      | \$ 50,640  |
| <b>SOURCE 2: Salem CPA 2019</b>  | \$    | \$          | \$          | \$ 125,000     | \$ 125,000 |
| <b>SOURCE 3: Brookhouse</b>  | \$    | \$          | \$          | \$ 36,127      | \$ 36,127  |
| <b>SOURCE 4: Cummings Sustaining Grant</b>   | \$    | \$          | \$          | \$ 25,000      | \$ 25,000  |
| <b>SOURCE 5: Anonymous Donor Grant</b>   | \$    | \$          | \$          | \$ 100,000     | \$ 100,000 |
| <b>SOURCE 6:</b>   | \$    | \$          | \$          | \$             | \$         |
| <b>TOTAL PROJECT COST</b>  | \$    | \$          | \$          | \$ 336,767     | \$ 336,767 |

**TIMELINE:**

The project proposed is urgent in the sense that the brickwork needs to be completed as soon as possible to the areas of the building that have sustained the most damage. Over the past two years, the Brookhouse Board of Governance has worked with structural engineers (Sabbagh Associates) and architect John Seger and Strout Inspections to identify strategic imperatives regarding the condition of the building and the impact on the residents and employees in terms of safety and quality of life. Securing the envelope of the building was identified as high priority followed by electrical upgrade and roof and chimney repair. The roof and chimney repair have been completed at a cost of \$111, 296. Two of the nine building elevations have already been completed at a cost of \$133, 942. Funding has been secured for 75% of the remaining \$202,825 required to complete the repointing project. Our hope is to complete the brick repointing project no later than December 2020. Abbot Building Restoration has agreed to honor the current quote through December 2020. Work needs to be completed no later than December 2020 to prevent a price increase.

**CPC RECOMMENDATION:**

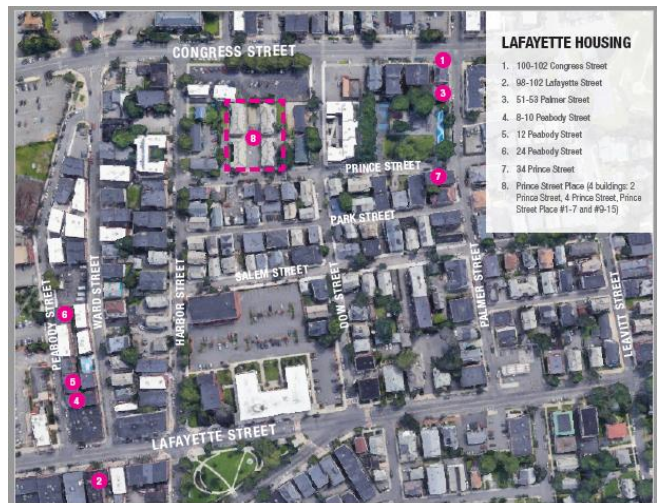
The Community Preservation Committee voted unanimously to recommend funding this request at \$50,640. The CPC voted to recommend \$50,640 from the FY21 Budgeted Reserve. A Preservation Restriction, that has been approved by the Massachusetts Historical Commission, is already on file at the Registry of Deeds.

|                                     |  |
|-------------------------------------|--|
| <b>APPLICANT:</b>                   | Lafayette Housing Limited Partnership, a subsidiary of North Shore Community Development Coalition   |
| <b>PROJECT TITLE:</b>               | Lafayette Housing II Limited Partnership   |
| <b>PROJECT LOCATION:</b>            | 100 - 102 Congress, 98-102 Lafayette, 51-53 Palmer, 8 – 10 Peabody, 12 Peabody, 24 Peabody, 34 Prince St, Prince St. Place # 1-7, Prince St. Place # 9-15, 2 Prince Place St., and 4 Prince St. Place. |
| <b>CPA CATEGORY:</b>                | Historic Resources: Rehabilitation/Restoration   |
| <b>CPC PRIORITY RANKING:</b>        | High   |
| <b>CPC RECOMMENDED CPA FUNDING:</b> | \$100,000  |
| <b>CPC RECOMMENDED SOURCE:</b>      | \$72,280 – FY21 Historic Resources<br>\$27,720 – FY21 Budgeted Reserve   |

**PROJECT DESCRIPTION:**

Lafayette Housing Limited Partnership, a subsidiary of North Shore Community Development Coalition (NSCDC) requested \$200,000 in CPA funds to restore and sustain 11 properties at 100 - 102 Congress, 98-102 Lafayette, 51-53 Palmer, 8 - 10 Peabody, 12 Peabody, 24 Peabody, 34 Prince St, Prince St. Place # 1-7, Prince St. Place # 9-15, 2 Prince Place St., and 4 Prince St. Place.

Lafayette Housing is home to 61 low and moderate families. NSCDC purchased the properties that are part of the Lafayette Housing II (LH II) project in the early 2000s in response to escalating market forces that were beginning to drive low and moderate-income residents from the Point neighborhood. The portfolio includes two street-level commercial spaces and 11 three and four-story brick and wood-frame apartment buildings scattered throughout the densely populated Salem Point Neighborhood Historic District. Using a mixture of Low Income Housing Tax Credit (LIHTC) equity, debt, and various City and State affordable financing tools, NSCDC was able to buy these properties, renovate them, and keep many long-time residents in the neighborhood, most of whom were low and moderate-income. After 15 years, Lafayette Housing has capital needs that must be addressed to maintain this important affordable housing resource, to renovate the properties in adherence with the historic nature of the neighborhood, and to enhance their sustainability and resiliency.



The proposed renovations at LH II will focus on the historic character of the buildings while improving the physical integrity and long-term stability of the portfolio. Planned improvements include securing building envelopes with selective roof replacement, new windows, and porch and masonry repairs. Building entries will be replaced with new historic mahogany doors, sidelights, and transoms. Life safety and energy efficiency improvements will include fire alarm devices as code may require, selective heating and hot water systems (as funding allows), and the installation of Energy Star lighting where it does not already exist. Proposed unit improvements will include new bathroom exhaust fans, low flow toilets, faucet and shower aerators, and may include select kitchen, bath, and flooring upgrades.

Lafayette Housing represents The Point's rich early 1900's architectural history. The restoration of LH II is consistent with the 10-year planning effort undertaken by the Point Neighborhood and the City of Salem to nominate the neighborhood as a Historic District, and then to win approval in 2014 when the National Park Service established the Salem Point Historic Neighborhood District. Since that time NSCDC, with much City support, has systematically renovated and restored 19 residential buildings in

the neighborhood. In this dense community, the impact of those historic restorations has been significant. The renovation of another 11 LH II properties, will only further the effect of this successful multi-year neighborhood historic restoration effort, one that instead of displacing low and moderate-income residents, has preserved and protected their homes and their future affordable housing opportunities just as LH II will. The NSCDC's preservation and restoration plan is to preserve this development for the existing tenants who primarily earn well below 60% of median income, add two units that are not currently restricted to the affordable portfolio making LH II 100% permanently affordable. The proposed income mix of the 61 units at LH II going forward will be as follows:

- 3 households at or below 15% of median income
- 5 households at below 30% of median income
- 29 households at or below 50% of median income
- 23 households at or below 60% of median income
- 1 household at or below 80% of median income

The requested CPA funds will heighten their historical significance in the neighborhood, and protect this critical neighborhood asset of low and moderate-income apartments in perpetuity, while also preserving this critical affordable housing resource. Another public benefit that LH II will provide is the restoration of two affordable commercial spaces on Lafayette Street.

**FINANCIAL:**

|   | STUDY | SOFT COSTS*  | ACQUISITION  | CONSTRUCTION** | TOTAL         |
|---|-------|--------------|--------------|----------------|---------------|
| <b>SOURCE 1: SALEM CPA</b><br><i>(total must match amount requested on cover sheet)</i> | \$    | \$           | \$           | \$ 200,000     | \$ 200,000    |
| <b>SOURCE 2:</b><br>Federal and State HTC/Federal and State LIHTC                       | \$    | \$ 3,360,065 | \$ 532,873   | \$ 2,313,178   | \$ 6,206,116  |
| <b>SOURCE 3:</b><br>Existing/New Subordinate Debt                                       | \$    | \$           | \$ 3,497,010 | \$ 40,500      | \$ 3,537,510  |
| <b>SOURCE 4:</b><br>Project Reserves and Developer Contributions                        | \$    | \$ 509,590   | \$ 820,117   | \$             | \$ 1,329,707  |
| <b>SOURCE 5:</b><br>LEAN, FHLB  | \$    | \$           | \$ 650,000   | \$ 71,810      | \$ 721,810    |
| <b>SOURCE 6:</b><br>Tax Exempt Bond, \$3 million Permanent Loan                         | \$    | \$           | \$           | \$ 3,000,000   | \$ 3,000,000  |
| <b>TOTAL PROJECT COST</b>   | \$    | \$ 3,869,655 | \$ 5,500,000 | \$ 5,625,488   | \$ 14,995,143 |

**TIMELINE:**

- Apply for Funding Spring and Summer of 2020
- Secure Funding Commitments in Winter and Fall 2020
- Close on Funding March 2021
- Construction start June 2021
- Construction Completion August 2022

**CPC RECOMMENDATION:**

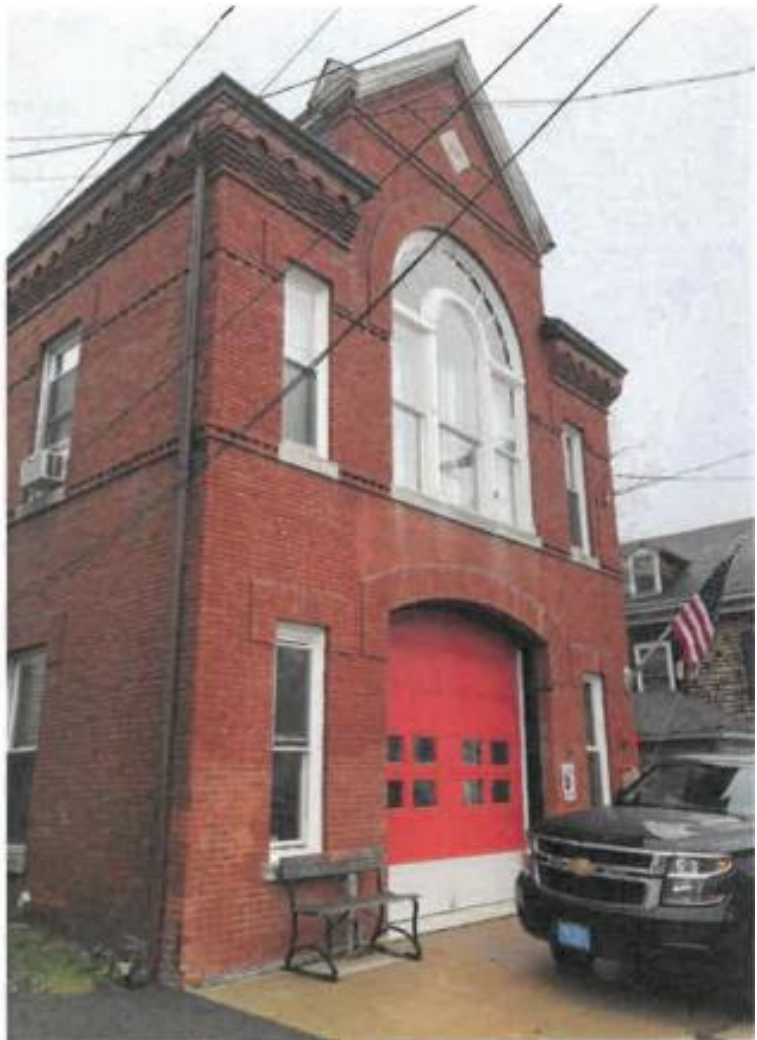
The Community Preservation Committee voted 6 in favor and 2 opposed, with Shea and Pattison in opposition, with Northcutt abstaining, to recommend funding this application at \$100,000. The CPC voted to recommend \$72,280 from the FY21 Historic Reserve and \$27,720 from the FY21 Budgeted Reserve. Funding is conditional upon the requirement that an Affordable Housing Restriction (maximum 80% AMI, that has been approved by the MA Department of Housing and Community Development) be filed at the Registry of Deeds.

**APPLICANT:** City of Salem (Fire)  
**PROJECT TITLE:** Historic Fire Station Envelope Rehabilitation Design  
**PROJECT LOCATION:** 142 North Street  
**CPA CATEGORY:** Historic Resources: Rehabilitation/Restoration  
**CPC PRIORITY RANKING:** Medium  
**CPC RECOMMENDED CPA FUNDING:** \$17,975  
**CPC RECOMMENDED SOURCE:** \$17,975 - FY21 Budgeted Reserve

**PROJECT DESCRIPTION:**

The City of Salem Fire Department submitted a request for \$60,650 to develop schematic plans and costs for the envelope restoration of the fire stations at 142 North Street and 415 Essex Street. The request was amended to perform all necessary work to complete restoration repairs to the roof and flashing at 142 North Street.

The North Street Fire Station is located at 142 North Street on the north side of Salem and is one of the oldest active service fire stations in the United States. The brick Queen Anne structure was built in 1881 to a design by local architect William Dennis and is the oldest active fire station in the city. It was the second brick fire station built by the city, its design similar to the first one, built for ward 5 in 1880 and destroyed in the Great Salem Fire of 1914. The building as designed had a single bay to house a steamer, with space for stabling horses in the rear. The upper level included a wardroom, which made the station a center for social and civic functions, such as political meetings and elections. The building was listed on the National Register of Historic Places in 2013. It is a highly visible location on North Street, a gateway into the City. Recent renovations include windows, gutters, flagpole, repointing of some masonry (less than 50%), trim painting, replaced large half circle window, structural repairs to apparatus floor to include new columns, footings and beam, and epoxied apparatus floor.



It is a highly visible location on North Street, a gateway into the City. Recent renovations include windows, gutters, flagpole, repointing of some masonry (less than 50%), trim painting, replaced large half circle window, structural repairs to apparatus floor to include new columns, footings and beam, and epoxied apparatus floor.

In 2019, the City hired a designer to conduct an overall assessment of all the Fire Stations. Fire Station #2 (North St.) and was found to have portions of its envelope in poor condition. The City would like to move forward with incremental projects to preserve the building and improve it for existing and future users and for the community.

The building operates 24/7/365 and provides vital emergency services for Salem. It is valuable to the community to keep these fire stations functions in their historic locations; however, these buildings envelopes have deteriorated. There has been some work, however several areas of concern remain. The envelope is not only critical to maintaining the overall life of the building, but also in creating a



conducive work environment. The envelope is also critical in maintaining the historic character and ensuring the historic structure is resilient to increasing storms as a result of climate change. In addition, the preservation of historic resources benefits the City overall by preserving the character.

**FINANCIAL:**

Salem Sheet metal, Inc. provided a written proposal to complete the work for \$17,975.

**TIMELINE:**

Work will be completed in FY21.

**CPC RECOMMENDATION:**

The Community Preservation Committee voted unanimously to recommend funding this request at \$17,975. The CPC voted to recommend \$17,975 from the FY21 Budgeted Reserve.

**APPLICANT:** Salem Housing Authority  
**PROJECT TITLE:** Phillips House Preservation Restoration  
**PROJECT LOCATION:** 86 Essex Street/50 Washington Sq. South  
**CPA CATEGORY:** Historic Resources: Preservation  
**CPC PRIORITY RANKING:** Medium  
**CPC RECOMMENDED CPA FUNDING:** \$171,681.29  
**CPC RECOMMENDED SOURCE:** \$171,681.29 - FY21 Budgeted Reserve

**PROJECT DESCRIPTION:**

The Salem Housing Authority submitted a request for \$275,457 for the preservation/restoration of the building envelope for the Phillips House at 86 Essex Street/50 Washington Square South referred to as "Phillips House".

This building is located in downtown Salem facing the Salem Common in the Washington Square Historic District. The building has high visibility and is a known historic landmark listed on the state Register of Historic Places. The original construction is 1883 as the Phillips School and in the early 19th century the building housed the East Branch Public Library. The building was converted to residential use on about 1995.

The building is presenting significant water infiltration that has been determined to primarily be infiltrating through the brick exterior and through the louvers in the tower portion of the building. The efflorescence of the brick is deteriorating significantly throughout the building as evidenced by white dust that easily crumbles off the brick in many areas throughout the building. The brown stone on the building is also showing signs of water damage/deterioration as evidenced by large amounts of brown dust on lower surfaces below large areas of stone. Evidence of water infiltration also exists on the dry wall surfaces primarily on the first floor of the building, as shadows of metal studs and screws can be seen with the naked eye due to deterioration of the inside of the dry wall from the water infiltration in the brick behind the walls. During a preliminary investigation, it was determined by an Architect, Raymond T. Guertin, that a comprehensive investigation and a detailed water infiltration analysis is necessary. The scope of work will include this detailed investigation and analysis in addition to the actual waterproofing and surface repair that is determined to be necessary as a result of the findings.

The building is presently home to 13 units of low-income family handicapped housing, owned and managed by the Salem Housing Authority. The 13 units in this building currently serve residents who are at 30% of the area median income which is considered the very low portion of the median income.



Preservation of this site benefits the low-income handicap residents that live in the building, in that, the building provides a safe, affordable subsidized home for these individuals. An additional public benefit is that 13 units (twelve (12) 3-bedrooms and one (1) one-bedroom) of low-income housing will continue to be available for future residents in the City that apply and qualify for this need.

Continued infiltration of water could further corrode the surfaces of the stones and efflorescence of the brick which could lead to structural damage over time. The project maintains and preserves the existing affordable units that are included in the City's overall total of affordable housing units. This project will protect and preserve a landmark in Salem for many years to come.

**FINANCIAL:**

The Salem Housing Authority has committed to utilize available State Formula Funds toward the project as a partial match but is seeking further funding as the formula funds will not cover the entire need of the project scope. The current amount of formula funding assigned to SHA is intended to cover the evaluation of extensive water infiltration at two SHA developments; the Charter Street building as well as the evaluation of the extensive water infiltration at the Phillips House location. The formula funding allocated for this is \$32,906.00.

**TIMELINE:**

The Salem Housing Authority expects that the investigation, analysis and preservation/restoration of the building envelope will be completed in FY21.

**CPC RECOMMENDATION:**

The Community Preservation Committee voted unanimously to recommend funding this request at \$171,681.29. The CPC voted to recommend \$171,681.29 from the FY21 Budgeted Reserve. Funding is conditional upon the requirement that a Preservation Restriction, approved by the Massachusetts Historical Commission, be filed at the Registry of Deeds.