

Community Preservation Act Committee Proposal Request Form for FY 2014

X

CPA funding category	
Check all that apply	
<input type="checkbox"/>	Community Housing
<input type="checkbox"/>	Open Space
<input type="checkbox"/>	Historic Preservation
<input type="checkbox"/>	Recreation

Date: November 30, 2012

Submitting Entity: Amherst Housing Authority
 Contact Person: Denise LeDuc, Executive Director

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Overview of Proposal: The Amherst Housing Authority is a public body, politic and corporate, duly organized in 1959 and existing pursuant to Massachusetts General Laws, Chapter 121 B, Section 3. A Board of Commissioners is legally responsible for the overall operations of the Authority, and the day to day activities and administration of the Authority is delegated to the Executive Director and managed by a 14 person staff.

The Amherst Housing Authority (AHA) provides various housing opportunities to extremely low and low income individuals in Amherst. The major portion of the portfolio that the AHA manages is for elderly/handicapped individuals. This proposal is to address some necessary repairs/improvements in the property known as the Ann Whalen Apartments which has a total of 80 dwelling units and was built in 1975.

The kitchens at Ann Whalen are 37 years old and have never been renovated. Most, if not all units have cabinets with delaminated veneer and countertops that are burned and delaminated. All of the units have electric outlets located near sinks that are not Ground Fault Interrupter (GFI) protected, and dim overhead lights in the kitchen. Although all the units in the Ann Whalen Apartments need to have the kitchen upgrades done, the AHA is cognizant of the limited available resources and is seeking to upgrade 25 units. These units would receive new kitchen cabinet re-facings, countertops, sinks, and plumbing access panels. We are requesting funds to install GFI outlets in all 80 units of the kitchens and bathrooms to meet current electrical code. We are also requesting funds to install a new light fixture which will provide brighter light in the kitchen area.

Describe how your request meets the CPA criteria:

1. Description of funding needed including:

- a. Documentation of cost estimates- The cost outline below includes installation

Item	Units	per unit	Total
Reface cabinet doors/drawers and cabinet fronts	25	1,500.00	37,500.00
Replace Countertops and sink	25	1,200.00	30,000.00
Install fire rated plumbing access panel	25	625.00	15,625.00
GFI Outlet	80	593.75	47,500.00
Light Fixture	80	375.00	30,000.00
Total Project costs			160,625.00

In order to keep the cost of the project down, The Amherst Housing Authority is planning on using our in-house staff to reface the cabinet doors/drawers and cabinet fronts, along with replacing countertops and sinks. The Amherst Housing Authority is proposing to seek competitive bids from electricians and plumbers for the plumbing and electrical work that is being requested. Our original estimates for this project by bidding out the entire project are anticipated to be in the range of \$205,625. with a cost savings of \$46,000 by using our staff, with our request of \$160,625. for this much needed project.

b. Other sources of funding, e.g., grants, self-funding, fund-raising

At this time, the Amherst Housing Authority has no other resources available to deal with these needed renovations. The Amherst Housing Authority's Operating Budget is a combination of rents from tenants and a state operating subsidy; together they do not provide for sufficient resources to do any capital improvements to the units, and the funds received covers the bare necessities for repairs. In fiscal year 2013, the AHA has an approved annual budget of \$36,900 for the purchase of maintenance supplies, which covers 151 apartments, or \$244.37 per unit, annually. Although DHCD is now providing Housing Authorities across the state with a small amount of capital improvement funds, there is more need than there are funds available.

c. Timeline on how CPA funds, if awarded, would be spent

If the Amherst Housing Authority were to be awarded the funds to do the kitchen renovations, it would begin the project in the fall of 2013.

d. Timeline for spending funds; expectation for spending over multiple years

The expectation is that the project would not exceed one year.

2. Urgency of the Project, if any

The repair of the kitchen cabinets, countertops and GFI's are a top priority of the AHA.

The Ann Whalen Apartments, built in 1975, have kitchens that are 37 years old and are in dire need of repair. Cabinet doors and panels are delaminating. Some cabinets are no longer securely attached to the ceiling and are propped up with dowels. Countertops are burned, scratched, or delaminating. Some of these units may not meet health and safety standards if the work is not done. In addition, electric outlets located near the kitchen and bathroom sinks do not have a Ground Fault Interrupter (GFI). GFIs are an important safety feature because they protect occupants from electrocution or electrical fires. These hazards can occur when electricity "escapes" the circuit via an appliance. The GFI continually measure the amount of current flowing in a circuit and cuts off power if it senses a change in the level. A GFI is required by code where electricity and water may come into contact, areas which include bathrooms and kitchen outlets. Since the Ann Whalen Apartments houses elderly and disabled individuals, the absence of GFI outlets in the kitchen and bathroom sink area are definite safety hazards.

It is unfortunate, but the Commonwealth of Massachusetts, Department of Housing and Community Development for a very long time has failed to provide housing authorities with the appropriate funds needed to maintain their housing stock in good livable condition.

3. Estimated timeline from receipt of funds to Project completion

One year

4. Acquisition or preservation of threatened resources

The apartments that the AHA is requesting money for are the 25 units in need of the most repairs for the kitchens. AHA wants to be able to continue to house our elderly and disabled populations, and provide them with housing that meets health and safety standards.

5. Population(s) to be served by the Project

The Ann Whalen Apartments is a Chapter 667 property, which provides housing for low income elderly and disabled individuals. In an analysis compiled in October 2012, the residents of the Ann Whalen Apartments have an average annual income of \$11,883.00 which falls into the extremely low income bracket.

6. How the Project is prioritized by requesting Town committees or commissions

The Ann Whalen Apartments meets the CPA funding category under Community Housing, under the classification of capital improvement (1) appreciably prolongs the useful life of the real property, (2) becomes part of the real property, is permanently affixed to the real property; and (3) is intended to remain there for an indefinite period of time.

7. Other information

Powerpoint photos are attached showing:

Cabinets delaminating

Drawer fronts worn and delaminated

Cabinets pulling away from the ceiling and potentially dangerous

Electrical outlets located near a water source that is not GFI protected