

PROJECT APPLICATION FORM – 2014

Applicant: Acton Housing Authority **Submission Date:** November 12, 2013
Applicant's Address: 68 Windsor Avenue, Acton, MA 01720 **Purpose: (Please select all that apply)**
 Open Space
 Community Housing
 Historic Preservation
 Recreation
Phone Number: 978-263-5339x7
E-mail: kelley@actonhousing.net
Town Committee (if applicable): Acton Housing Authority
Project Name: Windsor Ave Door and Bay Window Replacement
Project Location/Address: 68 Windsor Avenue, Acton
Amount Requested: \$ 92,692

Project Summary: In the space below, provide a brief summary of the project.

The Acton Housing Authority (AHA) is applying for funds to replace some of the exterior doors which are the entrances to all the apartments at our elder/disabled complex on Windsor Avenue. The AHA also needs to replace the exterior doors in the community room, laundry and office areas and to replace a large bay window in the community room. These are the original doors and windows that are 30 years old. The doors are rusting out at the bottom and some of the wood door jams are rotting. This is from years of treating walkways and entrances for ice and snow.

There are 17 buildings with four units in each building. The doors that the AHA wants to replace are the front and back entrances to the buildings. These are the exterior doors only. The other doors are part of the community room where the office, laundry, mail, and meeting rooms are located. Attached are pictures identifying the location of the doors.

Estimated Date for Commencement of Project: July 1, 2014

Estimated Date for Completion of Project: November 1, 2014

Narrative:

The Community Preservation Committee reaffirmed the Town of Acton's commitment to using CPA funds "for the creation, preservation and support of community housing and for the rehabilitation or restoration... of community housing," in the 2014 Community Preservation Plan. The plan identifies the Acton Housing Authority and the Acton Community Housing Corporation as "the local agencies responsible for implementation of community housing projects."

The AHA has a 68 unit affordable rental housing development for seniors and disabled located 68 Windsor Avenue. All of the units are for low-income households whose annual income is less than 80% of the area-wide median income. The majority of the residents at Windsor Ave have annual incomes below 30% of median income.

These buildings were constructed in early 1980's and have deteriorated to some extent. We have replaced the siding and the roofs but the windows and doors are original. The AHA has been prioritizing building envelope and site work to preserve the structural integrity of our community housing. Replacing the doors and windows will make the structures more weather tight and increase the energy efficiency of the structures.

Site Control:

The AHA owns the property and has attached a copy of the deed.
Attachment A

Project Scope:

Designer Fee	\$ 10,680
Doors	\$ 64,512
Bay Window	\$ 5,000
Labor	\$ 10,000
Contingency	\$ 2,500
Total	\$ 92,692

Cost Estimate:

If approved the AHA will have an architect do a full scope and budget for the annual Town meeting. The AHA will not request more than \$ 92,692.

Feasibility:

The only approval required is a building permit. If funded the project can move forward without complication.

Neighbor(hood) Outreach:

There is no impact on neighbors. The residents of Windsor Avenue participated in a capital plan with the Acton Housing Authority Board and the door replacement project was included in the five-year capital plan. If funded the AHA will notify all residents of the anticipated start and end date of the project and let residents know when their entrance will be replaced.

Maps:

Attachment B

Photographs:

Attachment C

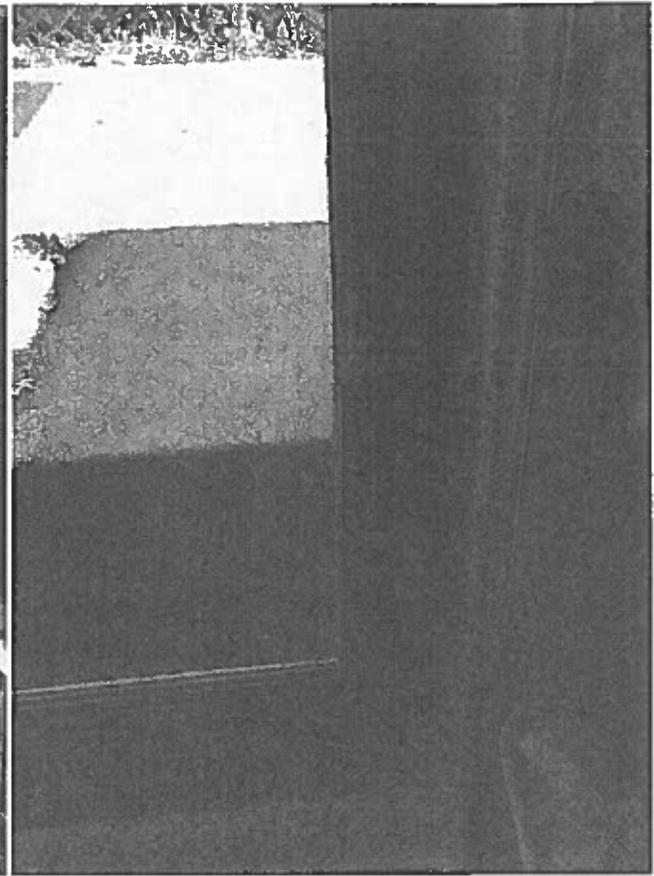
ATTACHMENT C



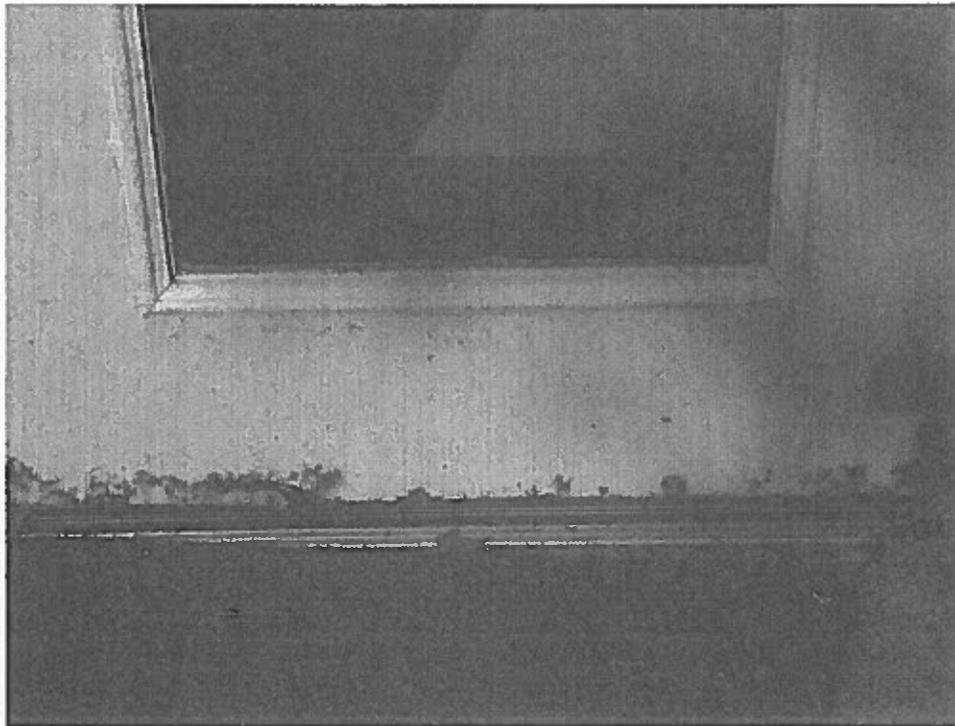
Community Room Bay Window, rotted from moisture



Maintenance Door



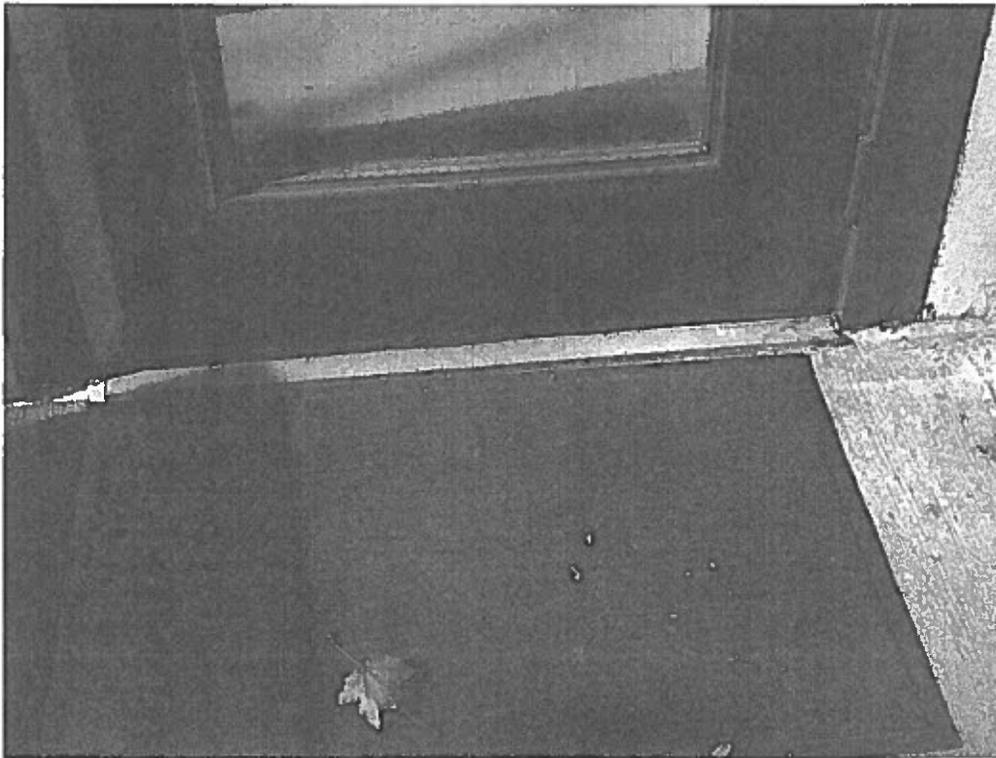
Plastic molding falling off



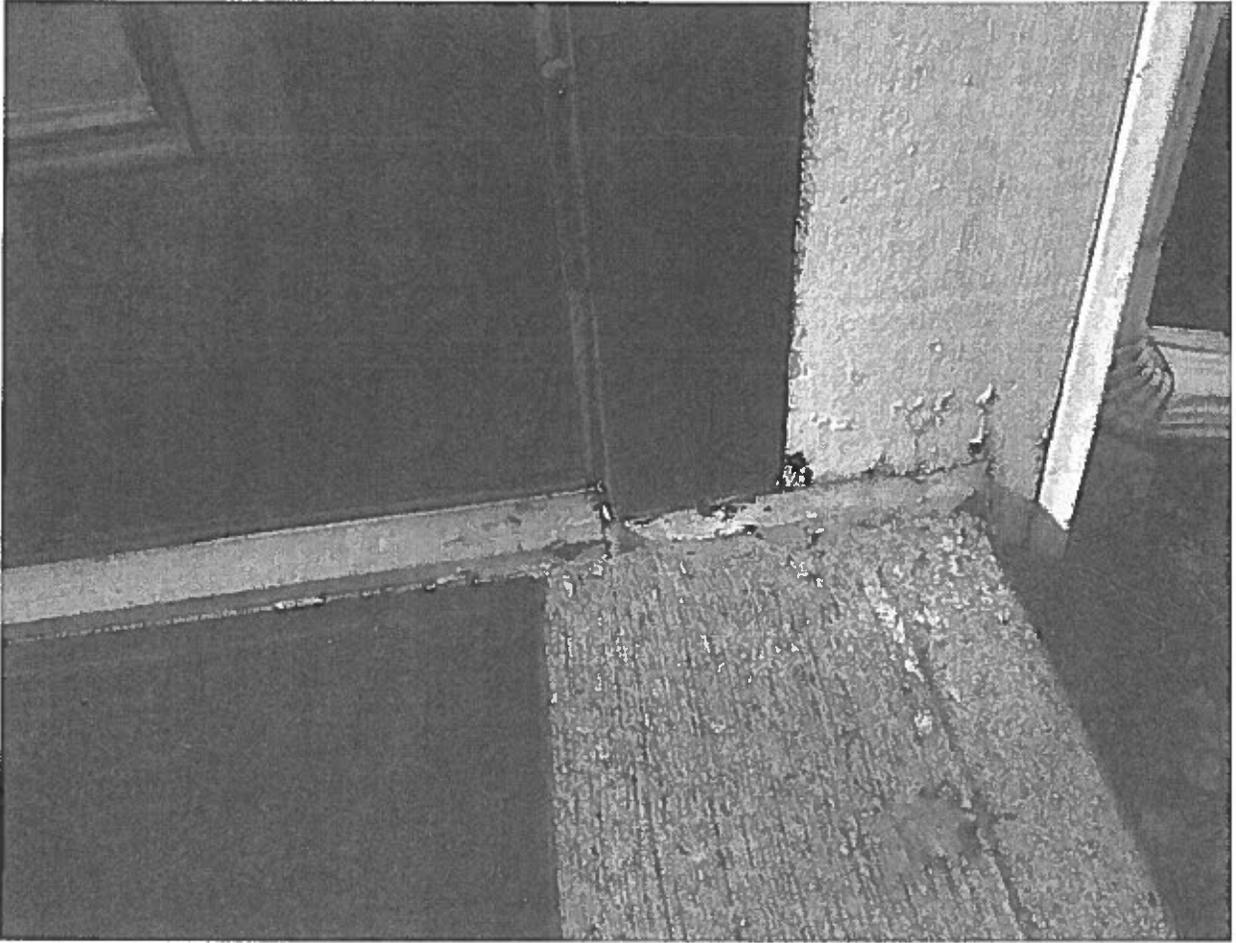
Laundry Room Door Rusting



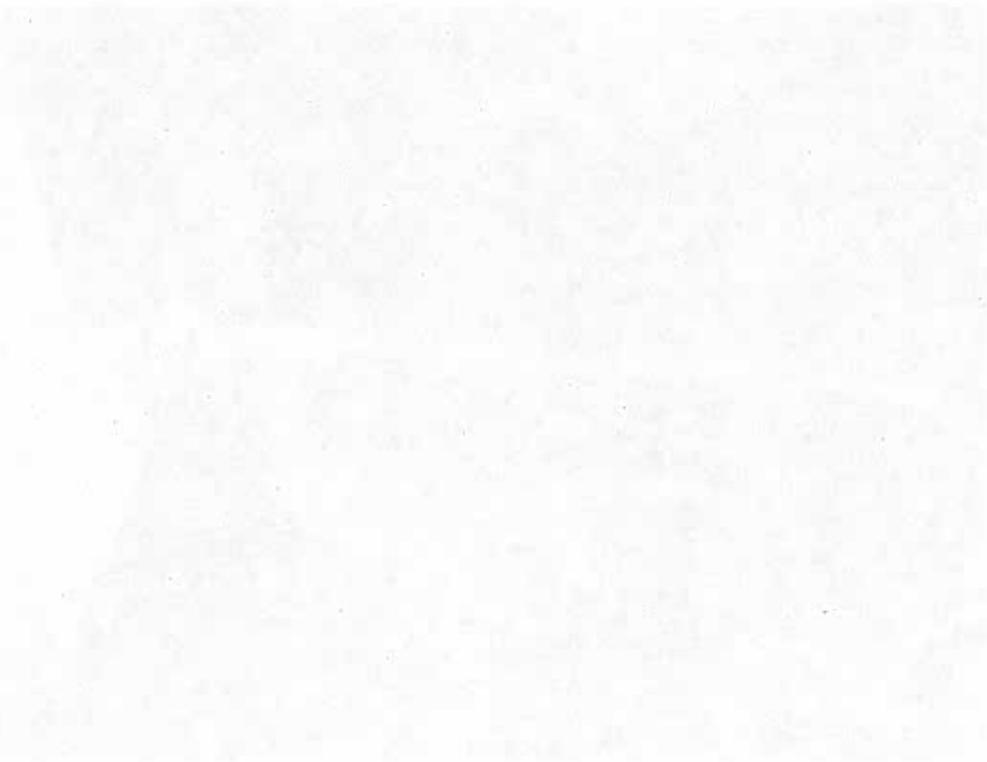
Apartment Building Entrance Door- Seal has Failed

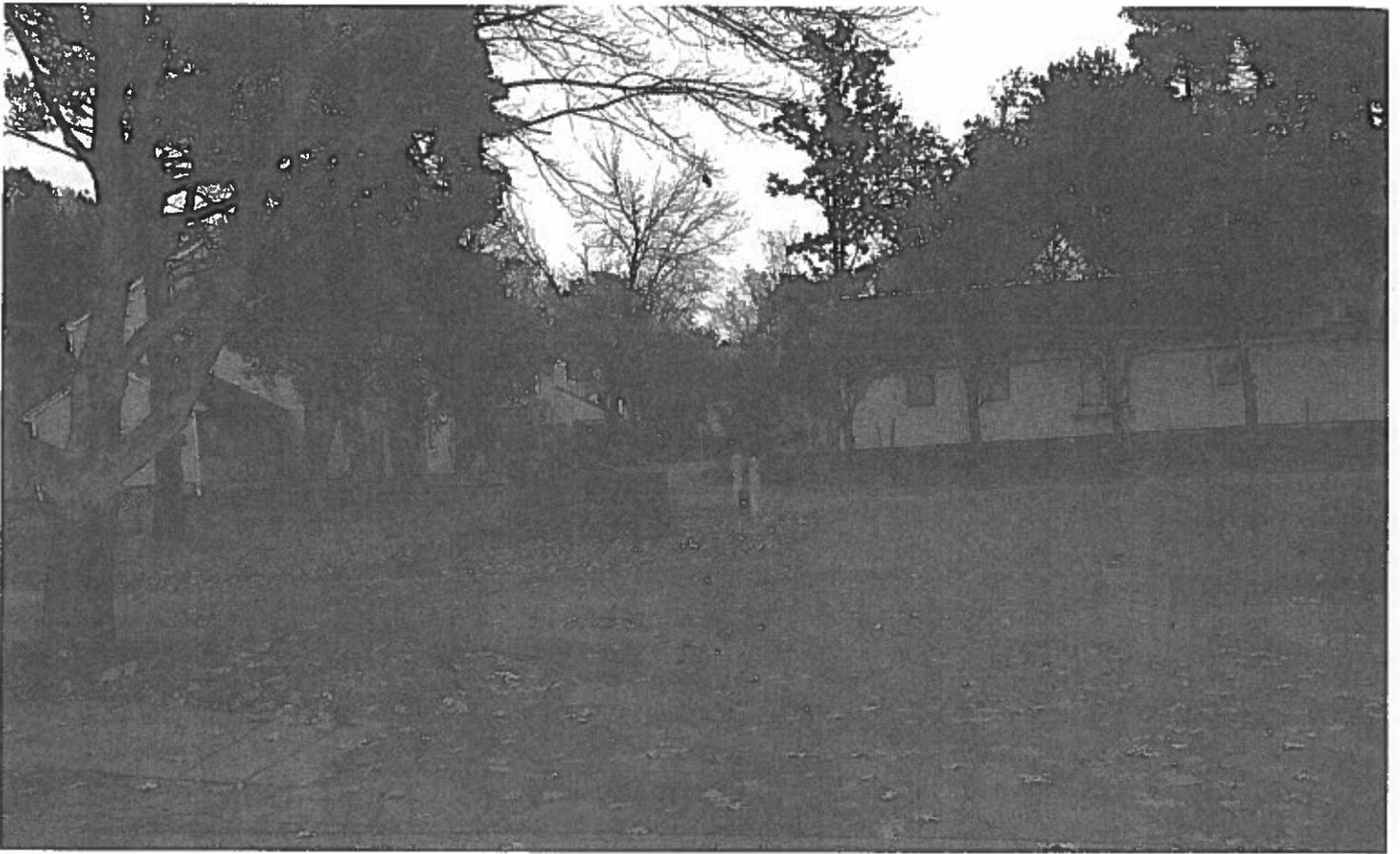


Bottom of Apartment Door Rusted



Apartment Door Entrance- Wood Rot





68 WINDSOR AVENUE

