



NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION ACT PROJECT APPLICATION

FY18

Application Form Deadline: **December 11, 2017**

Applicants must submit this application no later than 12:00PM on Monday, December 11, 2017. Please refer to Submission Requirements within the Application Packet Instructions.

Full applications will not be accepted--regardless of project eligibility--until the Project Eligibility Determination Form has been submitted and approved.

Department of Planning, Housing & Community Development
608 Pleasant Street, 2nd Floor
Patrick Sullivan, Director

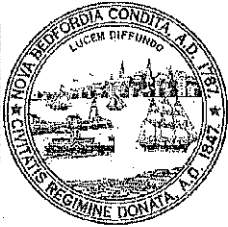


Project Application

Submission Requirements Checklist

Application items should be presented in the following order. Please check each item included in your submission.

GENERAL	
<input checked="" type="checkbox"/>	Application Cover Page(form provided)
<input checked="" type="checkbox"/>	Submission Requirements Checklist (this form)
<input checked="" type="checkbox"/>	Narratives (prompts provided)
<input checked="" type="checkbox"/>	Project Schedule(form provided)
FINANCIAL	
<input checked="" type="checkbox"/>	Budget Form (form provided)
<input checked="" type="checkbox"/>	At least two written quotes for project costs. Detailed cost estimates and/or written quotes.
<input checked="" type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project.
<input checked="" type="checkbox"/>	Certificate of Good Standing(if operating as a corporation)
<input checked="" type="checkbox"/>	501(c)(3) certification (if operating as a non-profit)
<input type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input checked="" type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
HISTORIC RESOURCES PROJECTS	
<input checked="" type="checkbox"/>	Documentation that the project is listed on the State Register of Historic Places or a written determination from the New Bedford Historical Commission that the resource is significant in the history, archeology, architecture, or culture of New Bedford.
<input checked="" type="checkbox"/>	Photos documenting the condition of the property.
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
PLANS & REPORTS <i>The following plans and reports, if available, will strength your application, (submit in digital format only). Applicants are encouraged to submit as much detail as possible.</i>	
<input type="checkbox"/>	Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL	
<input type="checkbox"/>	Map of the property location (if applicable, show wetlands and wetland buffers, flood plain, water bodies, parks, open spaces, rails, and other features pertinent to the project). Applicants may use the City's interactive mapping website .
<input checked="" type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies required.
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.



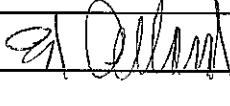
CITY OF NEW BEDFORD
COMMUNITY PRESERVATION FUND FY 2018

Project Application Cover Page

PROJECT INFORMATION			
PROJECT TITLE:	Talbot's Apartments		
PROJECT LOCATION:	1168 Acushnet Ave. New Bedford, MA		
LEGAL PROPERTY OWNER OF RECORD	Community Action for Better Housing		
CPA PROGRAM CATEGORY (Indicate all categories that apply)	<input type="checkbox"/> OPEN SPACE	<input checked="" type="checkbox"/> HISTORIC PRESERVATION	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE	June 2018	ESTIMATED COMPLETION DATE	September 2018
ONE SENTENCE DESCRIPTION OF PROJECT	Project entails replacement of existing clapboard, window casings, sills molding and trim.		

APPLICANT INFORMATION			
THE APPLICANT IS: (Check only one)	<input type="checkbox"/> CITY BOARD OR DEPT	<input checked="" type="checkbox"/> NON PROFIT 501c3	<input type="checkbox"/> PRIVATE GROUP/INDIV
APPLICANT / ORGANIZATION:	Community Action for Better Housing (CABH)		
CO-APPLICANT NAME/ORGANIZATION: (If applicable)			
CONTACT PERSON:	Ed Allard		
MAILING ADDRESS:	72 Eight Street, New Bedford, MA 02740		
TELEPHONE #:	774-644-2046	EMAIL:	eallard@cafbh.org

BUDGET SUMMARY	
CPA FUNDING REQUEST (must match CPA request in attached Budget Summary)	\$ 164,500
TOTAL BUDGET FOR PROJECT	\$ 192,130

SIGNATURES		
I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded, which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of New Bedford to obtain verification from any source provided. I acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.		
NAME (printed) Ed Allard	SIGNATURE 	DATE: 10-11-17
NAME (printed)	SIGNATURE	DATE:

COMMUNITY PRESERVATION FUND • PROJECT APPLICATION FY18
PROJECT NARRATIVES

Project Description

1 GENERAL NARRATIVE (1000 Character Maximum)

Provide a description of:

- *The project's location, the property involved and its proposed use.*
- *The proposed scope of work.*

Talbot's Apartments (formerly Tourraine and Waverly Hotels) is located at 1168 Acushnet Avenue in New Bedford. This historic building is seen by many as a "Gateway" property to the City's North End. In the 1980's this vacant, abandoned and neglected property was refurbished by the non-profit PACE, Inc. into 26 affordable efficiency units for adults. In the 1990's CABH took over ownership of this property. Eighteen of the units are set aside as affordable units for very low-income households. The remaining eight units are rented to low-moderate income households.

CABH proposes to replace all of the existing clapboard, window casings, sills, molding and trim. The existing clapboard will be replaced with composite siding, similar to Hardy plank siding, and all window treatments will be replaced in kind. The building will be painted as originally painted at the time it was redeveloped by PACE, Inc. Any unknowns exposed during rehabilitation will be address by the General Contractor.

2 COMMUNITY NEED (1000 Character Maximum)

- *What community need(s) will this project address? How does the project benefit the public and what populations(s) will it serve? If it serves a population currently underserved, please describe.*
- *How does the project preserve and enhance the character New Bedford?*

As stated above this property is seen by as a "Gateway" property to the City's north end. It is the first prominent structure you see as you enter Acushnet Avenue from Coggeshall Street. Our proposed project will be of benefit to the City and the surrounding neighborhood in several ways. Over the past several years the City has invested substantial resources in the redesign and revitalization of this section of Acushnet Avenue and Coggeshall Street. Additionally other area owners of local businesses have done the same, such as the renovation of the Cotila Mar Restaurant. The new street surfaces, sidewalks, the "Love the Avenue" program and other beautification efforts are all examples of the revitalization underway.

We see our project as part and parcel of that effort. It will result in the renewed exterior of Talbot's Apartments in a way that will clearly enhance and compliment the community work that has taken place to date. And in the process restore a vital historic structure.

COMMUNITY PRESERVATION FUND • PROJECT APPLICATION FY18
PROJECT NARRATIVES

Project Description

③ GOALS & OBJECTIVES (1000 Character Maximum)

- Describe the project's goals and objectives. The objectives must be specific, measurable, achievable and realistic.
- How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan or other current relevant planning documents?

One of the primary goals of this project is to compliment and enhanced the neighborhood revitalization efforts that have taken place to date. This project entails replacement of the existing clapboard, window casings, sills, molding and trim. The existing clapboard will be replaced with composite siding, similar to Hardy plank siding, and all window treatments will be replaced in kind. The building will be painted as originally painted at the time it was redeveloped by PACE, Inc. Any unknowns exposed during rehabilitation will be address by the General Contractor.

This project meets both the general and specific priorities of the CPA through rehabilitation and restoration of a historic resource as listed on the State Register of Historic Places. Talbot's Apartments represents a valuable historic resource for the surrounding neighborhood and the City of New Bedford.

④ MEASURING SUCCESS (1000 Character Maximum)

- How will the success of this project be measured?

Completed on schedule and within budget. Consistent and ongoing oversight by CABH staff, in collaboration with city officials, to ensure the use of quality materials and work.

PROJECT NARRATIVES

Project Description

5 COMMUNITY SUPPORT (1000 Character Maximum)

- *Explain the level of community support this project has received. If at all possible, please include letters of support from any groups or individuals who have endorsed this project.*

Please see attached letters for evidence of community support. We would like to add that this property from the time of when it was first refurbished by PACE has received widespread support from its neighbors and the City of New Bedford.

6 CRITICAL NEED (1000 Character Maximum)

- *Is this project of an urgent nature?*
- *Is there a deadline or factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity)?*
- *For historic resource applications, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional.*

We do believe this project to be of an urgent nature. Our original plan was to restore the exterior of property one side at a time. This being so due to economic considerations. In our estimation it would take at least 2 years to completely restore the property's exterior. We have regretted the necessity of such a long term plan and its effects as a drag on the aesthetic value of this neighborhood. The availability of CPA historic preservation funds would permit complete restoration to take 3-5 months to complete.

PROJECT NARRATIVES

Financial

1 FINANCIAL INFORMATION (2000 Character Maximum)

- Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project.
- Will the project require funding over multiple years, and if so, provide annual funding requirements.
- What is the basis for the total CPA request?
- How will the project be affected if it does not receive CPA funds or a reduced amount?

CABH currently has a line of credit with BayCoast Bank that it intends to use as part of the funding strategy for completion of this project (see attached letter). The project will not require any funding over multiple years. Our funding request is based on estimates from two General Contractors. Additionally, the non-construction costs is based on development projects undertaken by CABH over the past 20+ years.

Project Management

① APPLICANT INFORMATION (1000 Character Maximum)

- Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background?
- Identify and describe the roles of all participants (applicants, architects, contractors, etc.), including the project manager.

Community Action for Better Housing was incorporated in 1995 as a tax-exempt non-profit corporation. CABH has demonstrated its ability to work with a variety of local governments, private and public agencies in response to the region's pressing affordable housing and neighborhood development needs. It has past experience in preserving historically significant structures such as Talbot's Apartments and most notably Oscar Romero House located at the corners of Allen and County Streets.

The two people responsible for oversight and implementation of CABH's program are Arlene McNamee and Ed Allard. Ms. McNamee is the Executive Director of CABH and has overseen its housing development activities from the beginning. Since 2005 Mr. Allard, with over 30 years' experience, has served as the Director of Housing Development and is responsible for overseeing the day-to-day activities of CABH's affordable housing program.

② APPLICANT BACKGROUND (1000 Character Maximum)

- Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.

Over the past five years CABH has successfully completed the following projects of similar type and scale: Oscar Romero House (residential, substantial rehab, historic restoration, included use of city HOME funds), Sister Rose House (new location for homeless shelter, included use of city HOME funds), 65 Reynolds Street (residential, substantial rehab, historic component, included use of city HOME funds).

Since 1995 CABH has created 154 affordable rental units low and very low-income households and assisted 14 low-income first time home buyers purchased their first home in Fall River and New Bedford.

COMMUNITY PRESERVATION FUND ■ PROJECT APPLICATION FY18
PROJECT NARRATIVES

Project Management

③ PROJECT FEASIBILITY (1000 Character Maximum)

- *List and explain further actions or steps required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.*

The only additional necessary step will involve acquisition of a building permit.

④ PROJECT MAINTENANCE (1000 Character Maximum)

- *Please explain the long-term maintenance plan for the completed project.*

On an as needed basis the building will be power washed along with any needed repainting and repairing of exterior.

COMMUNITY PRESERVATION FUND • PROJECT APPLICATION FY18
PROJECT NARRATIVES

Historic Resources Rehabilitation Projects Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the U.S. Secretary of the Interior's Standards for Rehabilitation, as required by the CPA legislation under the definition of rehabilitation.
- Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

Upon review of these standards it is CABH's position that this project is in compliance with the applicable standards 1-7. It is our understanding that standards 8-10 do not apply to this project.

During rehab consistent and ongoing oversight by CABH staff, in collaboration with city officials, to ensure ongoing compliance with the applicable standards.

Accessibility Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the all ADA/MAAB Regulations.

This building is currently listed as an ADA accessible property. The proposed work will not involved any alterations or additions to the access ramp or entrance.

PROJECT NARRATIVES

Community Housing Projects Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with CPA affordability requirements. (100% of AMI for New Bedford)
- Describe the number and types of units (e.g.: 1br, 2br).
- Provide a complete Development Budget and an Operating Budget (for rental properties).

NA

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds, if awarded, may not be available until up to two months following CPC approval.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:	Start of Exterior Work	June 2018
PROJECT MILESTONE:	25% complete	July 2018
50% COMPLETION STAGE:	Exterior work	August 2018
PROJECT MILESTONE:	75% complete	September 2018
PROJECT COMPLETION DATE:	Exterior work	October 2018

PROJECT BUDGET

Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Note: CPA funds cannot be used for maintenance.

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA	\$	\$24,500	\$	\$140,000	\$164,500
2	Line of Credit	\$	\$	\$	\$27,630	\$27,630
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$24,500	\$	\$167,630	\$192,130

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

Project Cost Summary

Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet.

FUNDING SOURCE		STATUS OF FUNDING
1	Line of credit with BayCoast Bank	In place
2		
3		
4		
5		

Construction Projects Only

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$ 120,000	\$ 27,630	\$
Performance bond premium	\$	\$	\$
Construction contingency	\$ 20,000	\$	\$
Other	\$	\$	\$
Architectural and Engineering			
Architect fees	\$	\$	\$
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$ 2,000	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
Miscellaneous Costs			
Developer fees	\$ 20,000	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Management Costs			
Marketing/management	\$	\$	\$
Operating	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$ 2,500	\$	\$
Other	\$	\$	\$
TOTAL	\$ 164,500	\$ 27,630	\$ 192,130

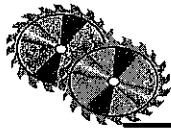
CPA PROJECT APPLICATION
COMMUNITY ACTION FOR BETTER HOUSING
DECEMBER 11, 2017

ATTACHMENTS

- 1. Two Quotes**
- 2. Funding Commitment**
- 3. Certificate of Good Standing**
- 4. 501 (c) (3) Letter**
- 5. Support Letters**
- 6. Historic Documentation**
- 7. Photos**

CPA PROJECT APPLICATION
COMMUNITY ACTION FOR BETTER HOUSING
DECEMBER 11, 2017

ATTACHMENT 1
QUOTES



DDC CONSTRUCTION

20 Query Street
New Bedford, MA 02745

Bus: 508-992-7112
Fax: 508-992-7429

Submitted To:
Ed Allard

Project:
1168 Acushnet Ave
New Bedford, MA

The following Proposal is for Labor & Materials

- Remove and dispose existing clapboard siding, and window trim.
- Furnish and Install James Hardie Underlayment
- Furnish and Install 4" Exposure Hardie Plank Siding.
- Remove existing Wood Shingles at Dormers (4th story)
- Furnish and Install New Hardie Shingle Panel at dormers
- Install new PVC Trim around Single Hung/Double Hung Windows (2nd/3rd/4th story)
- Scrape and paint Entire building color to match existing.
 - Spot Prime
 - 2 Finish Coats
- All Debris will be properly disposed of

Proposal Amount: One Hundred Forty-Seven Thousand Six Hundred Thirty Dollars
\$147,630.00

- *Estimate Valid for 30 Days*
- *Permitting NOT included in pricing (FEE TBD by building department)*
- *All wood shingles/panel/trim at round locations to remain*
- *No Police detail included (not sure if one will be needed)*

M. Vaz

12/8/17

DDC Construction, Inc. Rep.

Date

Talbot House Apartments - Proposed Exterior Cladding Renovation 12.5.2017

Prepared by: PALANZA GROUP, INC.
625 North Main Street, Mansfield, MA



Prepared for: Community Action for Better Housing

Scope of work: (Note - All existing colors will be matched and approved by owner before proceeding)

- 1 All existing clapboard will be removed and substrate prepared with Tyvek.
- 2 Existing clapboards will be replaced with a composite clapboard, primed and painted
- 3 Existing window trim and sill will be removed and replace in-kind using solid PCV and painted
- 4 First floor store fronts will be scrapped, prepped, patched and painted
- 5 All existing fascia, crown and dental molding along frieze boards will be prepped and painting (not replaced unless deteriorated - as CO)
- 6 All existing shingles will be removed and replaced with CertainFeed Impressions at same exposure.
- 7 All flashings along frieze board shall be cleaned to sound surface and coated with Gaco silicone roof coating.
- 8 All flashings along abutting EPDM roofs on north and east side will be replaced along new siding.
- 9 Gutters and down spouts will be cleaned and cleared of all debris but not replaced.

See attached photo elevations indicated area of work and notes.

North Elevation	\$ 46,000.00
East Elevation	\$ 52,000.00
West Elevation	\$ 77,000.00
South Elevation	\$ 50,200.00
Total Cost	\$ 225,200.00

Exclusions: Area assumed to be free of all hazmats, no allowance carried for police details work to be performed from 7:am - 4:pm during ambient temps of 50 degrees or above

CPA PROJECT APPLICATION
COMMUNITY ACTION FOR BETTER HOUSING
DECEMBER 11, 2017

ATTACHMENT 2
FUNDING COMMITMENT



November 14 2017

Community Action for Better Housing, Inc.
1600 Bay Street
Fall River, MA 02724

RE: \$500,000 Guidance Line of Credit

To Whom It May Concern,

Please be advised that BayCoast Bank has a strong relationship with the above referenced organization and has funded and financed many of its real estate purchases. Additionally, BayCoast Bank provides Community Action for Better Housing, Inc. with a Guidance Line of Credit for the purpose of expediting those purchases followed up with permanent financing if needed.

As stated previously, we have financed a number of their real estate projects, which have all been handled in an exceptional manner and we continue to enjoy a fantastic relationship with this exceptional organization.

Please feel free to call me if I can be of further assistance in this matter or if you should have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin T. Pelland".

Kevin T. Pelland
Vice President

CPA PROJECT APPLICATION
COMMUNITY ACTION FOR BETTER HOUSING
DECEMBER 11, 2017

ATTACHMENT 3
CERTIFICATE OF GOOD STANDING



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

Date: December 08, 2017

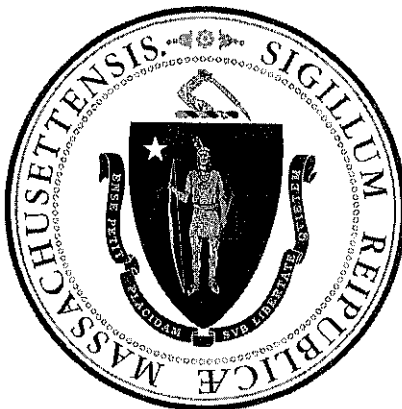
To Whom It May Concern :

I hereby certify that according to the records of this office,

COMMUNITY ACTION FOR BETTER HOUSING, INC.

is a domestic corporation organized on **October 30, 1995**

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 180 section 26 A, for revocation of the charter of said corporation; that the State Secretary has not received notice of dissolution of the corporation pursuant to Massachusetts General Laws, Chapter 180, Section 11, 11A, or 11B; that said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 17120191440

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by:

CPA PROJECT APPLICATION
COMMUNITY ACTION FOR BETTER HOUSING
DECEMBER 11, 2017

ATTACHMENT 4
501 (C) (3) LETTER

Internal Revenue Service**Date:** March 22, 2004

Community Action For Better Housing, Inc.
1600 Bay St
Fall River, MA 02724-1216

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

Jackie Johnson 31-07453
Customer Service Specialist

Toll Free Telephone Number:

8:00 a.m. to 6:30 p.m. EST
877-829-5500

Fax Number:

513-263-3756

Federal Identification Number:

04-3330633

Dear Sir or Madam:

This is in response to your request of March 22, 2004, regarding your organization's tax-exempt status.

In March 1946 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

We classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(i). This classification was based on the assumption that your organization's operations would continue as stated in your application. If your sources of support, character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on your organization's exempt and foundation status.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

If your organization is a church or a qualified church-controlled organization as defined in section 3121(w)(3) of the Code, it may elect to exclude from social security taxes wages paid to its employees (other than for services performed in an unrelated trade or business). This election must be made by filing Form 8274 by the day before the date the organization's first quarterly employment tax return would be due under the revised law. If your organization makes this election, its employees who earn \$100 or more during a calendar year become liable for the payment of the self-employment tax on the wages the organization pays them.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

(2)

Community Action For Better Housing, Inc.
04-3330633

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

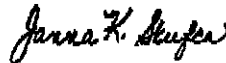
Section 6104 of the Internal Revenue Code requires organizations that received recognition of exemption on July 15, 1987, or later, to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. Organizations that received recognition of exemption before July 15, 1987, and had a copy of their exemption application on July 15, 1987, are also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. For additional information on disclosure requirements, please refer to Internal Revenue Bulletin 1999 - 17.

Because this letter could help resolve questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

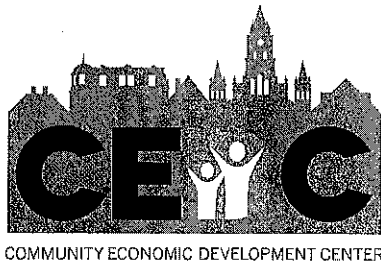
Sincerely,



Janna K. Skufca, Director, TE/GE
Customer Account Services

CPA PROJECT APPLICATION
COMMUNITY ACTION FOR BETTER HOUSING
DECEMBER 11, 2017

ATTACHMENT 5
SUPPORT LETTERS



November 8, 2017

To Whom It May Concern,

I am submitting this letter in strong support of Community Action for Better Housing's (CABH) application for Community Preservation Act (CPA) funds. As I understand it, CABH's intends to use these fund, if awarded, to give its Talbot Apartments property a total facelift (new siding, etc.). As I am sure the committee knows, a great deal of effort and resources have been directed towards the revitalization of this neighborhood. As I see it the work being proposed by CABH would serve to enhance and compliment the revitalization plan underway. Again, I respectfully urge that CABH's application for CPA is approved.

Sincerely,

Corinn Williams
Executive Director

November 8, 2017

To Whom It May Concern,

I am submitting this letter in strong support of Community Action for Better Housing's (CABH) application for Community Preservation Act (CPA) funds. As I understand it, CABH's intends to use these fund, if awarded, to give its Talbot Apartments property a total facelift (new siding, etc.). As I am sure the committee knows, a great deal of effort and resources have been directed towards the revitalization of this neighborhood. As I see it the work being proposed by CABH would serve to enhance and compliment the revitalization plan underway. Again, I respectfully urge that CABH's application for CPA is approved.

Sincerely,

Keith Amoral (working in the area)

November 8, 2017

To Whom It May Concern,

I am submitting this letter in strong support of Community Action for Better Housing's (CABH) application for Community Preservation Act (CPA) funds. As I understand it, CABH's intends to use these fund, if awarded, to give its Talbot Apartments property a total facelift (new siding, etc.). As I am sure the committee knows, a great deal of effort and resources have been directed towards the revitalization of this neighborhood. As I see it the work being proposed by CABH would serve to enhance and compliment the revitalization plan underway. Again, I respectfully urge that CABH's application for CPA is approved.

Sincerely,

Edye Trepain Heather Home Baer + Tachela

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Sincerely,

JOSE D. PEREIRA, PRECISION WINDOW & KITCHEN
1111 ACUSHNET AVE. NEW BEDFORD, MA 02746

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Sincerely,

Hania Repso

Repso's Hair Design

CPA PROJECT APPLICATION
COMMUNITY ACTION FOR BETTER HOUSING
DECEMBER 11, 2017

ATTACHMENT 6
HISTORIC DOCUMENTATION

Massachusetts Cultural Resource Information System

MACRIS

[MHC Home](#) | [MACRIS Home](#)For more information about this page and how to use it, [click here](#).

Inventory No: NBE.507 **INV NR**

Historic Name: Hotel Waverly, The

Common Name: Touraine Hotel, The

Address: 1162-1168 Acushnet Ave

City/Town: New Bedford

Village/Neighborhood: North End

Local No:

Year Constructed: 1901

Architect(s): Hunt, Samuel C.; Williams, John

Architectural Style(s): Queen Anne

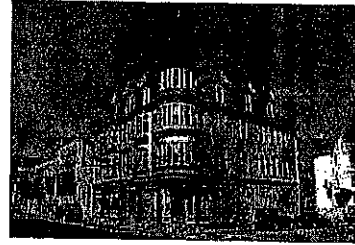
Use(s): Abandoned or Vacant; Apartment House; Boarding House; Commercial Block; Dance Hall; Hotel or Inn; Multiple Family Dwelling House; Paint Shop; Tavern

Significance: Architecture; Commerce; Community Planning; Ethnic Heritage; Recreation

Area(s): **INV** [NBE.AS: Acushnet Avenue Commercial District](#)

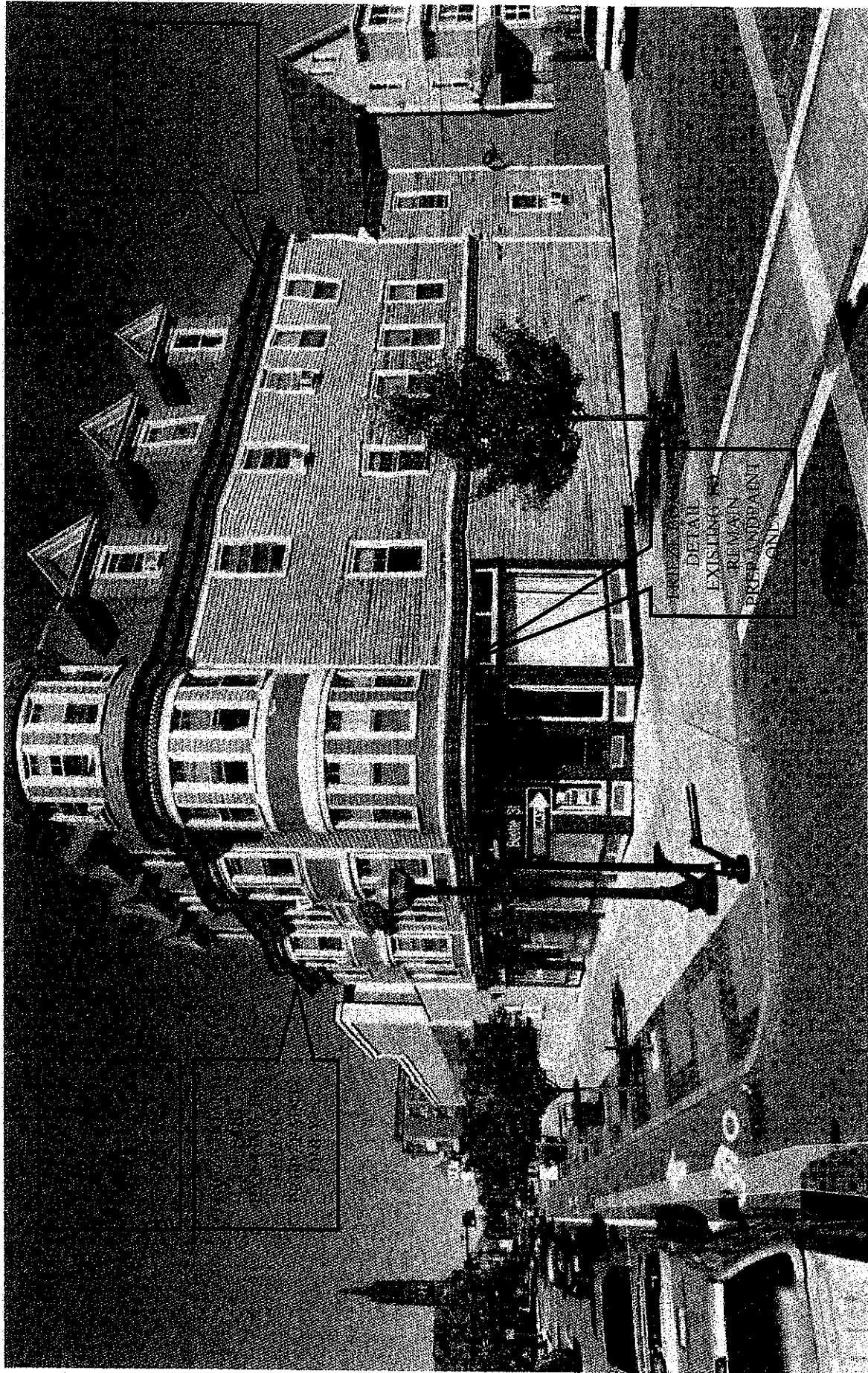
Designation(s): Nat'l Register Individual Property (01/26/1990)

Building Material(s): Roof: Asphalt Shingle
Wall: Wood; Wood Clapboard; Wood Shingle
Foundation: Granite; Stone, Cut

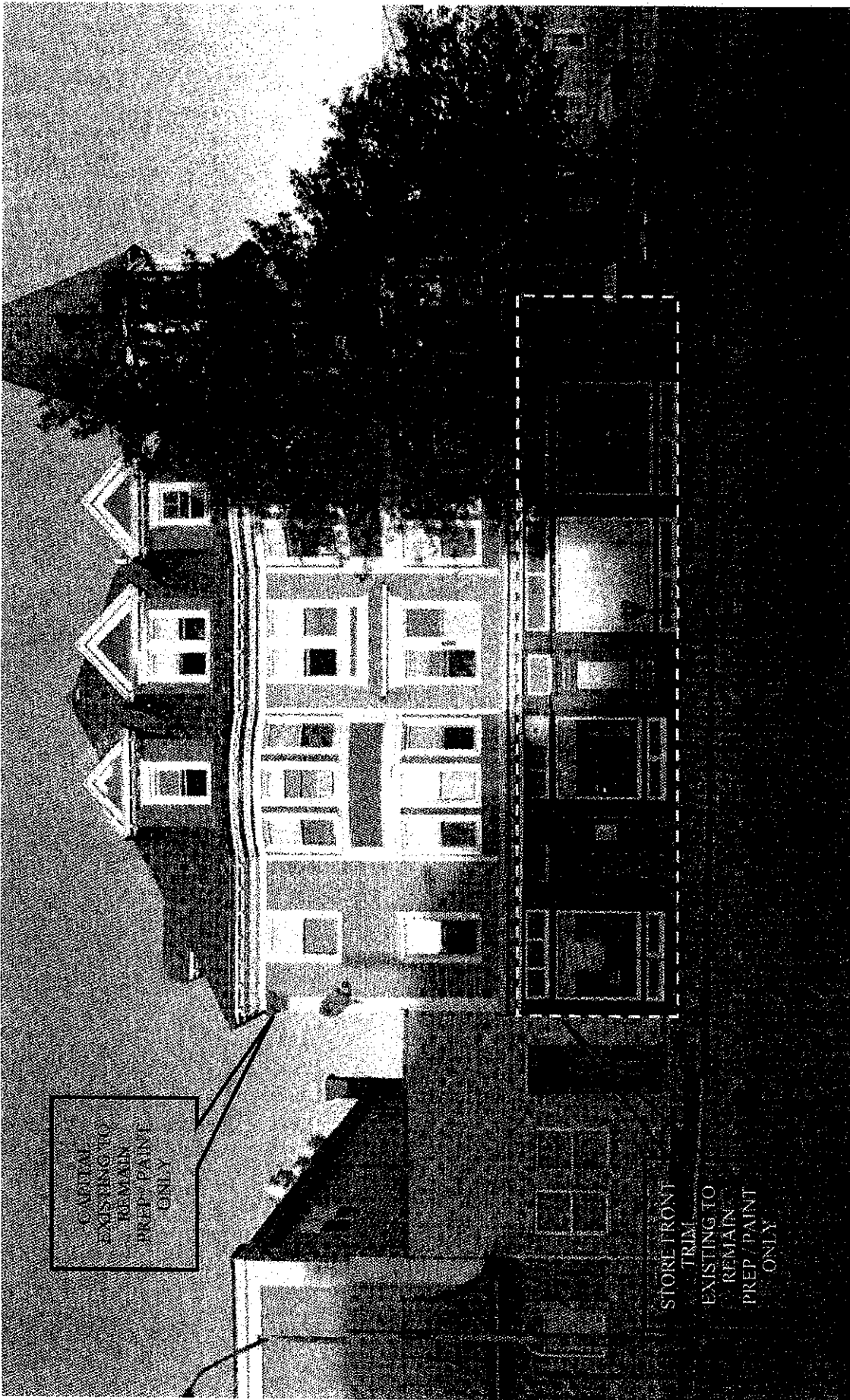
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CPA PROJECT APPLICATION
COMMUNITY ACTION FOR BETTER HOUSING
DECEMBER 11, 2017

ATTACHMENT 7
PHOTOS

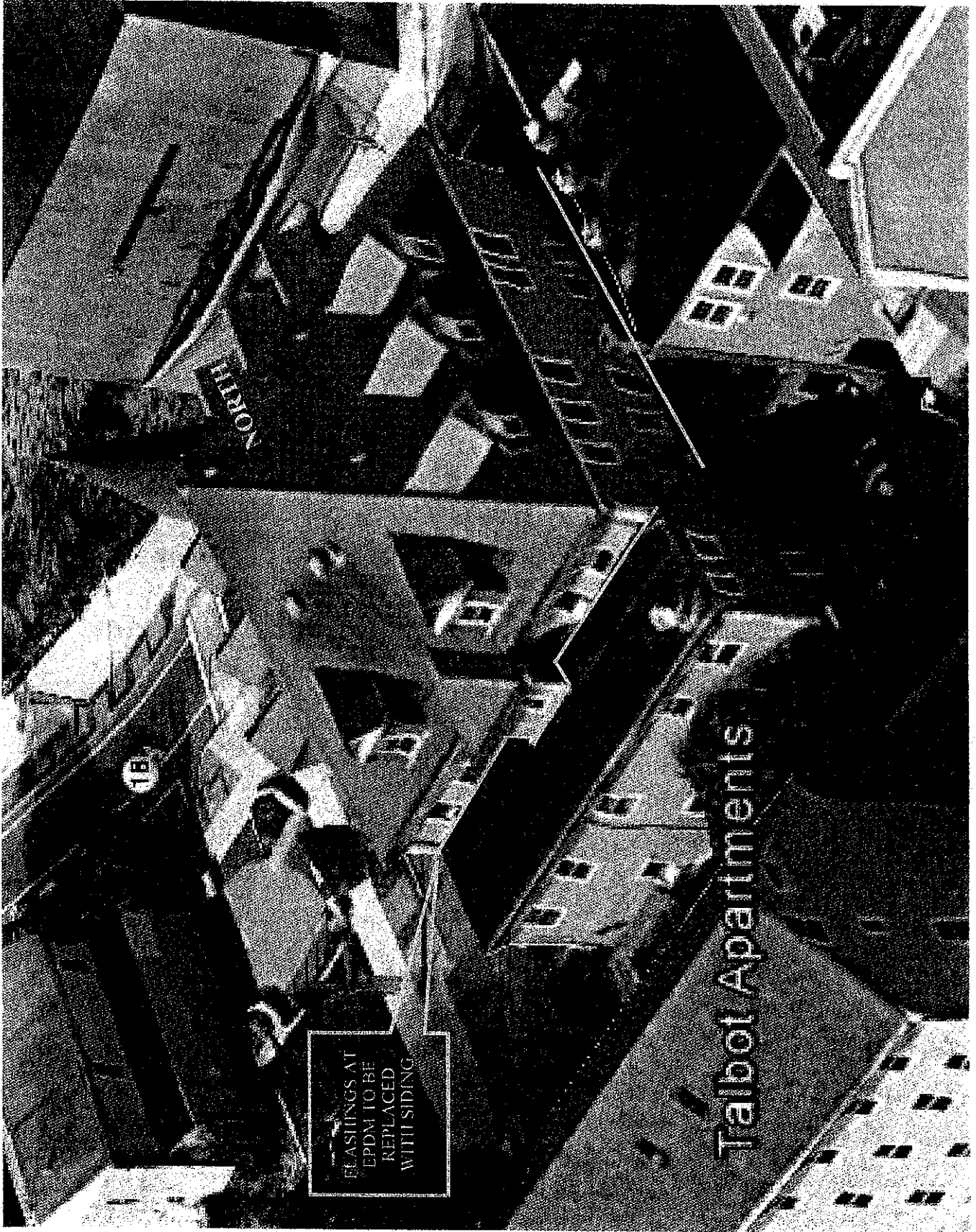


TALBOT HOUSE - SOUTH WEST VIEW



CAPITAL
EXISTING TO
REMAIN
PREP / PAINT
ONLY

STORE FRONT
TRIM
EXISTING TO
REMAIN
PREP / PAINT
ONLY



REASINGS AT
EPDM TO BE
REPLACED
WITH SIDING

Talbot Apartments