



JOSEPH A. CURTATONE
MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY21 FUNDING CYCLE
APPLICATION COVER PAGE

1. PROJECT INFORMATION

PROJECT NAME: BROADWAY HOUSE (181 BROADWAY)

PROJECT LOCATION: 181 BROADWAY, SOMERVILLE MA 02145

LEGAL PROPERTY OWNER OF RECORD: CSHD 3, Inc. (c/o Cascap, Inc.)

ONE SENTENCE DESCRIPTION OF PROJECT: requesting historic funds to support the rehabilitation of the historic exterior and window replacement, preserving

Please indicate (X) all categories that apply to this project (minimum of one) in the chart. this affordable housing resource.

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation				
Support				
Rehabilitation/ Restoration			X	

ESTIMATED START DATE: 2/1/2021
(weather dependant)

ESTIMATED COMPLETION DATE: 8/1/2021

CPA FUNDING REQUEST: \$125,000

TOTAL BUDGET FOR PROJECT: \$193,778

2. APPLICANT INFORMATION

APPLICATION NAME / ORGANIZATION: Cascap, Inc.

CO-APPLICATION NAME / ORGANIZATION: _____

CONTACT PERSON: Marcia Hannon

MAILING ADDRESS: 231 Somerville Ave, Somerville MA 02143

PHONE: (617) 413-2893 EMAIL: mhannon@cascap.org

3. SIGNATURES

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) MARCIA HANNON Signature Marcia Hannon Date 9/10/2020

Name (printed) _____ Signature _____ Date _____



JOSEPH A. CURTATONE
MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY21 FUNDING CYCLE
SUBMISSION REQUIREMENTS CHECKLIST

Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

GENERAL:

- ☒ Application Cover Page (form provided)
- ☒ Submission Requirements Checklist (this form)
- ☒ Narratives (prompts provided in instruction packet)
- ☒ Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources
- ☒ Grant and Trust Funds Disclosure Form (form provided)
- ☒ Campaign Contribution Mandatory Disclosure and Certification Form (form provided- only needed if requesting \$50,000 or more in CPA funds)
- ☒ Ordinance to Safeguard Vulnerable Road Users Acknowledgement (form provided)

FINANCIAL:

- ☒ Budget Summary (form provided- construction projects must include cost for permanent CPA dedication sign)
- ☒ Itemized budget of all project costs, including the proposed source for each cost
- ☒ Three written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- ☒ Proof of secured funding (e.g., commitment letters or bank statements), if applicable. If providing bank statements, please redact identifying information such as account numbers.

VISUAL:

- ☒ Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- ☒ Photos of the project site (not more than 4 views per site); include digital copies

OWNERSHIP/OPERATION (NON-CITY):

- ☐ Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant **N/A**
- ☐ City has signed on as a co-applicant for community projects proposed on City land. **N/A**
- ☒ Certificates of Good Standing from the City and the State, if applicable
- ☒ 501(c)(3) certification, if operating as a non-profit
- ☒ Purchase and sale agreement or copy of current recorded deed, if applicable

COMMUNITY SUPPORT (RECOMMENDED):

- ☒ Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials

HISTORIC RESOURCES PROJECTS:

- ☒ Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- ☒ Photos documenting the condition of the property
- ☐ Report or condition assessment by a qualified professional describing the current condition of the property, if available. **N/A**

PLANS AND REPORTS (IF AVAILABLE; SUBMIT DIGITAL COPIES ONLY)

- ☒ Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests
- ☐ Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies). **N/A**

Broadway House / 181 Broadway

Somerville Community Preservation Committee (CPC) Application Narratives

September 14, 2020

Table of Contents

<i>Project Description</i>	<i>2</i>
<i>Measuring Success</i>	<i>4</i>
<i>Financial</i>	<i>5</i>
<i>Project Management</i>	<i>6</i>
<i>Historic Resources - Rehabilitation Project</i>	<i>10</i>
<i>Accessibility Requirements</i>	<i>10</i>

Project Description

1) Describe the project, including the project location and property involved

Broadway House (181 Broadway) is a significant community asset, a historic building providing affordable housing for disabled young adults experiencing chronic mental illness. These residents are among the most vulnerable people in the City; Broadway House provides much needed stability for individuals who lived previously in foster care or homeless shelters, with extremely low incomes at or below 30% of Area Median Income (AMI) (\$26,850).

We are requesting Historic Resources for rehabilitation of the building's exterior and window replacement, improving energy efficiency and preserving historic details.

The planned scope of work falls in two categories: 1) historic exterior improvements and 2) interior renovations, enhancing the accessibility and durability of the common areas and associated equipment. Cascap Inc. (Cascap) is applying for CPA funds for the eligible historic scope and will contribute the property's replacement reserve funds to support the accessibility updates at building interior and side entrance (see attached Project Budget for more detail on scope and sources).

Broadway House is located at 181 Broadway in East Somerville, directly on the 87 MBTA bus route, less than a mile from Sullivan Square Station, and within walking distance of the planned Green Line Extension and bus routes to Lechmere and MBTA Red Line stations (see attached Map and Photos of Project Site). In addition to public transit resources, 181 Broadway is also near affordable grocery stores, medical services, municipal buildings, and other key resources.

2) Why is this project needed? How does it preserve and enhance the character of Somerville? How will this project benefit the public? What population will it serve?

Broadway House is an attractive building that both enhances the historic character of its neighborhood and provides a home for young adults with chronic mental illness. The preservation of Broadway House is an important piece of architectural history in Somerville, as well as providing housing for a vulnerable population without other affordable, stable options. While this 1880s Queen Anne-style building has been adapted as needed to serve its resident community, Cascap has thoughtfully preserved the vast majority of historic building features since the acquisition and conversion to its present use in the late 1990s.

3) How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan, including how the project incorporates sustainable practices and design?

Broadway House has provided high-quality, community-based supportive housing for youth experiencing chronic mental illness since Cascap acquired and redeveloped the property in 1995. The preservation scope described above will address all of the priorities outlined in the **Community Preservation Plan**:

1) Consistent with community's values

a. Improve accessibility for all members of the community

This project will update the accessible side entrance with a more user-friendly automatic door opener that can also be operated from the accessible lift on the

opposite side of the entry door. The outdated common kitchen will be completely redone, with a revised layout and new appliances that will improve handicapped accessibility.

b. Incorporate sustainable practices and design

Both Cascap and HRI have extensive experience building energy efficiency into their portfolios. Through adding insulation and renewables to specifying sustainable materials and low-flow fixtures, we consistently prioritize sustainability. At Broadway House, new windows and more durable finishes will reduce the property's carbon footprint. EnergyStar appliances and green rated materials will be used throughout the building. Furthermore, utility costs are being tracked and any spikes in electric, gas, or water use reported and addressed by maintenance as part of property operations.

c. Receive endorsements from local stakeholders

We are submitting two support letters from affordable housing professionals, an architect and investor/syndicator, who have worked on many Somerville projects. The City of Somerville initially invested HOME funds in the 1995 redevelopment of Broadway House and is a key stakeholder in this property; we plan to use CPA funds to protect the City's initial investment in this important housing resource for the long term. Furthermore, project supporters are enthusiastic about the proposed preservation of the historic façade and glad these details are included in the Broadway House scope.

d. Are consistent with the goals and priorities established in other current planning documents but not explicitly addressed in this plan

Our plans for the Broadway House renovation are consistent with the City's goals for sustainable, affordable, transit-oriented development articulated in many planning documents. For example, SomerVision 2040 notes that energy retrofits and preserving a diversity of affordable housing options are priorities for local development: "We need to support building retrofits, keeping in mind that improvements resulting in rent increases is an undesirable outcome" (p.20). The long-term affordability restriction at Broadway House also ensures that residents will not see any rent increases beyond 30% of their income. Not only will the construction scope improve the energy efficiency of the building and minimize its carbon footprint, but Broadway House is also accessible by bus and close to the Green Line Extension enabling residents to live car-free (reducing transportation-related emissions in addition to lower energy costs at the property).

e. Addresses two or more of the CPA focus areas

The Broadway House project clearly addresses the "Historic Resources" and "Community Housing" focus areas in the planned exterior preservation and stewardship of this affordable, supportive housing resource.

f. Support Somerville's diversity, including support to immigrants regardless of their status

This development is a home for individuals with a history of chronic mental illness; this at-risk population would be unable to access stable housing in a high-cost city like

Somerville without a protected housing resource like Broadway House and similar CASCAP properties. Residents all qualify as Very Low Income (VLI) based on HUD's metrics and would be unable to afford market rents in Somerville (or other metro Boston communities).

2) Use CPA funding strategically, which includes projects that:

- a. Leverage other funds or in-kind contributions and/or implement cost-saving measures*

As described in the "Financial" narrative section and further detailed in the budget attachment, the Broadway House replacement reserve will fund the non-historic construction scope.

- b. Address long-standing or urgent needs in the community*

Housing insecurity and displacement of vulnerable Somerville residents are both long-standing *and* urgent needs for the City. Both Cascap and HRI, as owner/developers of affordable housing in the high-cost metro Boston area, are acutely aware of the vulnerability of our resident community and the deep need for more affordable housing.

- c. Take advantage of exceptional, time-sensitive opportunities*

The opportunity to address both exterior repairs and window replacements as part of CPA-funded historic renovations at Broadway House will maximize the impact of these scarce resources. The accessibility scope is time-sensitive (these improvements will better meet changing needs for the resident community); therefore, the replacement reserve source proposed in the Project Budget will be less robust in the next CPA funding round and the property will be less able to match available funds.

In addition to the General Priorities described in the City's Community Preservation Plan, the Broadway House renovation addresses many of the plan's **housing-specific priorities**:

- The proposed rehabilitation scope will preserve Broadway House as an affordable, supportive group home for the long-term.
- Broadway House qualifies as transit-oriented development – it is located near existing bus lines, Sullivan Square, and future Green Line stations.
- The population living at Broadway House either has experienced homelessness and/or would be at great risk of homelessness if this housing was not available.

Measuring Success

1) What are the goals of this project?

The 181 Broadway renovation is intended to address much-needed exterior renovations within historic guidelines, as well as use replacement reserve funding to improve building accessibility for current and future residents. Through these renovations, the project team will preserve the building's historic features, increase resident comfort, facilitate better use of community spaces, and support the long-term durability of Broadway House.

2) How will the success of this project be measured?

The improvements proposed have several clear metrics of success: exterior trim and siding work and replacement windows will minimize leaks and/or drafts observed, plus reducing frequency of work orders related to these envelope issues. Furthermore, improving the condition of the exterior and installing tighter, more efficient windows will minimize the property's energy use and lower operating costs over time. A positive evaluation of the quality of the historic preservation scope is also an essential metric of success for this project.

Better building accessibility related to improvements in the exterior side entrance and common kitchen renovation may be measured by the project contractor and reported by residents and site staff. Less damage to common area finishes over time, especially related to use by wheelchair-bound residents, will be a key determinant of success for the interior scope.

Financial

- 1) *Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. Describe any cost-saving measures to be implemented.*

Both Cascap and HRI have extensive experience applying for state, federal, and local funds for the preservation and development of affordable, supportive housing. As we have all seen in the affordable and supportive housing sector and especially during our current pandemic and economic crisis, housing needs far exceed the available funds. When Cascap acquired Broadway House in the 1990s, we were fortunate to receive HUD 811 funding for housing for very low income persons with disabilities. While HUD funding provides rental subsidies, the property's rental income has not been sufficient to meet long-term capital needs or fund the proposed scope of work.

Several cost saving measures will be incorporated into this renovation: streamlining the exterior siding, trim, and window work cut costs related to labor and equipment and re-using existing entry doors and exterior lift reduces the accessibility-related expense. The marginal cost increase for high-quality materials now will limit repairs and funding needed over time.

- 2) *How was the total CPA funding request determined?*

The project team worked diligently over several months to define capital work needed, and specifications for pricing. The CPA funding request is also defined by eligible historic uses., CPA funds will be earmarked for exterior historic scope and the remaining work will be funded through a Replacement reserve contribution. Please see budget documents for more detail on project sources and uses.

- 3) *Will the project require funding over multiple years? If so, please provide annual funding requirements. (The CPC does not commit to funding projects over multiple years. If multiple years of funding is necessary, the applicant will need to submit a new application for funding each year).*

Our preference is to receive CPA funds in one calendar year, in order to maximize the efficiency of exterior historic work and reduce the overall cost for labor and equipment. While we understand that the CPA has many funding requests and may need to provide funds in

multiple years, we are also aware that 1) construction costs may escalate over time and 2) eligible construction scope may increase if we are unable to fund renovations soon.

4) How will the project be affected if it does not receive CPA funds or does not receive the full amount requested?

If Broadway House is not awarded CPA funds in this round, the project team would prepare an application for a subsequent round. In the meantime, we would be pushed to re-prioritize construction scope and extend the timeframe for completing the exterior and accessibility work described in this submission. Regretfully, the historic scope would likely be delayed because it has a less direct impact on the residents' daily experience at Broadway House. This would likely increase the overall cost of the historic preservation in the future.

Project Management

1) Describe the applicant

Cascap is a local non-profit that is based in Somerville, MA. Founded in 1973, Cascap has developed 242 units of affordable housing in Somerville, Cambridge, Watertown, Newton and Lowell. Cascap is dedicated to providing stable, healthy affordable housing for individuals and families who are disadvantaged through poverty, disability, and other vulnerable circumstances.

Cascap properties are primarily small multifamily buildings with mostly studios, single room occupancies or one bedrooms. Many are historically significant buildings and provide supportive, accessible housing. The majority of residents are disabled or elderly adults. All properties are affordable to those earning less than 80% of median income (\$67,400), and more than 90% of tenants have incomes below 50% of AMI (\$44,800).

In addition to owning and operating supportive housing resources, Cascap provides Representative Payee services (staff assist those in need with budgeting and bill payment). This has proved extremely effective in helping many formerly and chronically homeless individuals stabilize their living situation.

Cascap's Service Coordinator team provides assistance to elder residents in accessing and coordinating social services (e.g. crisis intervention, outreach, short term case management, advocacy, and financial eligibility screening).

Cascap has also been working closely with HRI since 2019 in order to support capital asset management, property management and development capabilities. Property management is provided by Wingate Management.

2) N/A—City of Somerville is not applying as co-applicant.

3) Demonstrate that the applicant has successfully completed projects of similar type and scale or able to complete.

Cascap is known for successfully renovating deteriorated multifamily buildings into attractive, affordable housing. Most of our properties have historic elements, and we have received numerous awards for the complicated rehabilitation work that was done to repair, replace or restore the historic elements. See photos below for select examples of prior projects.

Somerville Place, Somerville

Cascap renovated this property, creating affordable housing for individuals with disabilities.



Center House Somerville

Cascap renovated this property, creating affordable housing for individuals with disabilities.



8 Bigelow St. Cambridge
Affordable housing for low income individuals. Cascap renovated this partially abandoned property, and rehabilitated the interior and exterior. Received Historic Preservation Award from both Cambridge Historical Commission and Mass Historical Commission

Auburn St. Cambridge: Affordable housing for disabled adults. Cascap renovated the historic building in the foreground and added extensions to the rear of the building. Received Historic Preservation Award.



Identity and describe the roles of all known participants, including the project manager.

Marcia Hannon (Senior Project Manager, Cascap Inc.)

Marcia brings extensive experience to this Broadway House preservation project. After more than 15 years at Cascap, she is currently working with HRI staff on the refinancing and rehabilitation of Cascap's existing portfolio. An example of Marcia's historic project management work is the preservation of 8 Bigelow Street in Cambridge, which was rehabilitated with Mass Historical Commission Preservation Project funding and City of Cambridge Historical Commission funding, along with other sources.

In addition to coordinating this CPA grant application, Marcia will provide an on-site presence during construction. This will ensure that work is being done with the high-quality materials specified and according to drawings and specs provided.

If Broadway House is awarded funding for planned historic renovations, Marcia will be the grantee contact over the course of the grant period.

Michael Wolfson (Construction Manager, HRI)

For the past several years, Michael has been facilitating historically sensitive renovations throughout HRI's Cambridge portfolio. He also has broad experience in general contracting and carpentry; in addition to his day-to-day work managing HRI renovations at smaller historic developments, Michael supports HRI's Home Improvement Program (helping low-income homeowners maintain their buildings through City of Cambridge grant funds and technical assistance). Michael will work directly with the General Contractor awarded the Broadway House contract for historic renovations. He will also support Marcia in providing an ongoing Owner presence on site during the construction period.

Rebecca Schofield (Project Manager, HRI)

Rebecca is supporting the funding of Broadway House, working with Marcia to determine the scope of work and project budget. She has been at HRI for over five years, working on several mid- and large-scale LIHTC projects. Select projects include: the

renovation/new construction scope at Auburn Court (initially constructed in the 1990s, refinanced in 2015); the historic renovation of Allston Street (a six-unit building that received grant funds from the Cambridge Historic Commission and received a 2016 Preservation Award from the City); and Matheson Apartments, a 70-unit LIHTC development in Worcester that is on the National Registry of Historic Buildings and is receiving state and federal Historic Tax Credits.

Michael Haran (Consultant, Cascap, Inc.)

Michael is the former CEO and founder of Cascap. While he has retired from this role, Michael is still supporting the refinancing and preservation of the Cascap portfolio. He will be an additional resource in managing the rehabilitation of Broadway St.

Additional support staff: James Giusti (Property Management, Wingate Inc.); Lee Ventre (Controller, Cascap, Inc.)

- 4) *Feasibility of the project and how it can be implemented within the timeline and budget included in this application.*
- a. Award notification: December 2020
 - b. Apply for building permits: January 2021
 - c. Non-CPA funded scope (interior renovations): to begin Winter 2021
 - d. General contract for CPA-funded scope awarded December 2020 (after CPA award announcement)
 - e. CPA funded scope (exterior): to begin Spring 2021, after grant closing process and as weather allows

This timeline may be extended into 2022, depending on the size of the CPA award granted to Broadway House. If not all exterior work can be funded in 2021, remaining eligible scope will be completed in Spring 2022.

- 5) *Describe any known or potential barriers to the successful time commencement and completion, including permits and inspections required.*

There are no known barriers to successful project commencement and completion. We will apply for a building permit for the renovation work after receiving positive news of the CPA grant award and amount provided for Broadway House. Our team is experienced with the permitting process in Somerville, as well as inspections required by the Fire Department, Accessibility Lift/other accessibility features, and all other relevant City Departments. HUD approval is required for the use of replacement reserve funds.

- 6) *Describe any ongoing maintenance.*

All preventative, routine and emergency maintenance is provided by Wingate Management; this scope will continue throughout the construction process and both Cascap, Inc. and HRI staff are in close communication with Wingate Management about any issues/concerns. Furthermore, Vinfen provides on-site case management and feedback on both resident needs and physical building conditions.

- 7) *Describe any permits approvals, MAAB variance requests, or restrictions that are required for the project to go forward and the status for each.*

We will apply for building permit from City of Somerville after notice of funding. No zoning variances are needed. Furthermore, no MAAB variances, approvals or variances will be requested; we will meet all required accessibility clearances as part of the interior renovations.

8) Has the applicant previously received CPA funding from the City of Somerville?

Cascap has never received CPA funds from the City of Somerville. We understand that an award of Historic Resources CPA funds requires entering into a long-term historic preservation agreement in perpetuity and are prepared to meet all grant requirements.

Historic Resources - Rehabilitation Project

Describe how the proposed project complies with the US Secretary of the Interior's Standards for Rehabilitation as required by the CPA legislation under the definition of rehabilitation.

Under the US. Sec. of the Interior's standards, rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Broadway House renovations:

- Will repair rather than replace deteriorated historic features whenever possible. Cascap will work with City's historic planner to determine cases when composite materials can be used in place of wood for elements that are prone to rot.
- All distinctive materials, features, and examples of craftsmanship will be preserved (e.g. decorative shingles, slate roofing).
- Energy efficient features, such as low energy windows, will return to the historic window design in keeping with the late 1800's Queen Anne style. Current one-over-one windows are not historically accurate and need replacing. Cascap will use historically accurate and efficient two over two double hung windows.
- Accessibility improvements will provide the highest level of access with the least impact to historic character e.g. the existing door and handicapped lift located on the facade facing Garfield St. will be modified with an automatic door opener.

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.

The Cascap/HRI team is familiar with the Sec. of the Interior's guidelines. We have successfully completed the sensitive rehabilitation of many affordable housing properties with historic elements, receiving numerous awards for this work. Our Project Management staff will make ongoing scope and rehabilitation determinations in consultation with Sarah White, the City of Somerville's Zoning Planner and Historic Planner and in compliance with the Permanent Restriction Agreement.

Accessibility Requirements

Cascap purchased and renovated Broadway House (181 Broadway) in the late 1990s. The group home has eight (8) single-occupancy rooms (SROs) and is 100% affordable for

residents with a history of mental health challenges. Vinfen also provides on-site supportive services through a Department of Mental Health (DMH) contract.

Initial Renovation

In the 1990s, Cascap built an extension onto the back of the Broadway House (at the parking lot/Garfield street façade) and installed a handicapped lift as part of this extension. In this way, the historic character of the front façade facing Broadway was not altered and the handicapped lift is easily accessed from the off-street handicapped parking space. Cascap further modified the interior units to create one fully handicapped accessible SRO on the first floor with a private accessible bathroom and a fully handicapped accessible shared bathroom. The communal kitchen was also renovated to be handicapped accessible by standards in place at that time, installing an accessible cooktop and adjustable countertops with clearances as required by MAAB. The design and completed renovations were approved by the City of Somerville's Building Department and Housing and Urban Development (HUD).

Planned Accessibility Improvements

The accessibility improvements proposed in this application include the installation of an automatic door opener at the accessible entrance on Garfield St. This would allow someone with mobility impairments to automatically open the door from inside or outside the building, or from the handicapped lift. The existing door is in good condition and can be modified to include this opener. Installation work will be completed by a contractor specializing in automatic door systems and the design will be approved by the Building department prior to construction start.

Cascap will also update the communal kitchen with new accessible appliances, cabinets, and countertops that conform to current MAAB standards.

Cascap will provide drawings and specifications for the proposed kitchen design to be reviewed and approved by the City of Somerville's Building Department prior to construction start. No variances to MAAB regulations are planned, and Cascap is not proposing any changes to the existing building footprint.



GRANT AND TRUST FUNDS DISCLOSURE FORM
PURSUANT TO CITY OF SOMERVILLE CODE OR ORDINANCES SEC. 15

(copies of the Ordinance are available upon request)

Instructions: All applicants for grant and/or trust funds administered by the City must complete this form as part of its application submission to the City of Somerville. Complete all sections of this form.

Section 1

Legal Name of Applicant: Cascap, Inc.

Indicate whether the applicant had any grant, contract, or agreement with a federal, state or local agency terminated within the last three (3) years.

Check One:

- Yes (If yes, please identify the grant, contract, or agreement including parties, term, and cause of termination on an additional page.)
☐ No

Section 2

Applicants are required to disclose any circumstances constituting a conflict of interest or potential conflict of interest arising from or relating to the proposed grant or trust disbursement, whether real or apparent.

Conflict of Interest Prohibited. No employee, officer or agent of the grantee shall participate in any particular matter, including but not limited to, the selection, or in the award or administration of a contract, grant or subgrant, or employment agreement administered by way of funds received by the City of Somerville if a conflict of interest, real or apparent, would arise. Such a conflict would arise when:

- 1) an employee, officer or agent, or
 - 2) any member of his or her immediate family, or
 - 3) a business organization in which he or she is serving as officer, director, trustee, partner, or employee; or
 - 4) any person or organization with whom he or she is negotiating or has any arrangement concerning prospective employment,
- has a financial or other interest in the person or entity selected for an award, or a contract, grant, subgrant, or employment agreement of the grantee or the funds for which originate from or are awarded through the city.

Check One: ☒ No Conflict Of Interest

Potential or Actual Conflict of Interest (If checked, disclose in detail all relevant facts, including names of individuals or organizations, relevant contract, grant, subgrant or employment agreement, and source of funding on an additional page.)

Section 3

Attach a copy of applicant's policy addressing conflicts of interest that may arise involving management, employees and the members of its board of directors or other governing body. See the *City of Somerville Code of Ordinances Section 15-42(c)* for complete requirements. Should the policy be revised during the grant term, a copy of the revised policy must be submitted to the City within thirty (30) days of being revised.

Section 4

Identify all officers, employees, contractors, subgrantees or other persons providing any type of service in relation to the proposed grant activity, in the following format. Use additional page(s) as necessary.

Name (Individual or Entity)	Association	Service Provided	Value of Service (\$)	Amount of City Funds Supporting Service (\$)	Mark "X" if individual or entity has had any grant, contract, or agreement with a federal, state or local agency terminated within the last 3 years.*

*If yes, please identify the grant, contract, or agreement including parties, term, and cause of termination on an additional page.

Section 5

This form is hereby completed on behalf of the applicant named above. Through the undersigned individual, the applicant hereby certifies that the completed form is true and accurate. The applicant acknowledges that it has read, understands, and agrees to comply with, the requirements of *City of Somerville Code of Ordinances Section 15*.

During the term of any grant, grantees have a continuing obligation to submit an updated Disclosure Form to the City of Somerville immediately as to any circumstances which constitute a potential or actual conflict of interest.

Signature:



Print Name of Authorized Individual: *Marcia Hannon*

Title: *Senior Project Manager, Cascap Inc.*

Date: *September 10, 2020*

SCHEDULE A – APPLICANT INFORMATION

INSTRUCTIONS: FOR EACH OF APPLICANT'S PRINCIPALS, CHIEF EXECUTIVE OFFICER, PRESIDENT, CHIEF FINANCIAL OFFICER, TREASURER, CHIEF OPERATING OFFICER, CHIEF PROCUREMENT OFFICER, DIRECTORS, OR PERSONS PERFORMING SIMILAR FUNCTIONS, OR SHAREHOLDERS IN EXCESS OF TEN PERCENT AND MANAGING AGENT TO THE EXTENT APPLICABLE, COMPLETE THE FOLLOWING. ATTACH ADDITIONAL PAGES IF REQUIRED.

IF NOT APPLICABLE, CHECK HERE: ☒

[illegible]

SCHEDULE B- CONTRIBUTION DISCLOSURE INFORMATION

INSTRUCTIONS: FOR EACH CONTRIBUTION, YOU MUST DISCLOSE THE FOLLOWING INFORMATION. ATTACH ADDITIONAL PAGES IF REQUIRED.

Note: Contributions made before January 1, 2017 are not required to be disclosed.

IF NOT APPLICABLE, CHECK HERE: ☒

[illegible]

SCHEDULE C – SUBCONTRACTOR INFORMATION

INSTRUCTIONS: LIST THE NAME, BUSINESS ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR AND THE AMOUNT OR PERCENTAGE TO BE PAID TO EACH SUBCONTRACTOR. ATTACH ADDITIONAL PAGES IF REQUIRED.

[illegible]



**CITY OF SOMERVILLE CAMPAIGN CONTRIBUTION ORDINANCE SEC. 15-72*
MANDATORY DISCLOSURE AND CERTIFICATION FORM**

INSTRUCTIONS: APPLICANTS, PLEASE COMPLETE THE ENTIRE FORM AND FILE WITH THE SAME CITY OFFICE OR AGENCY WITH WHOM YOU FILED OR WILL FILE BELOW APPLICATION.

PART I. APPLICATION FOR ITEM

Describe the item you have, or will apply for, relating to this disclosure:

ITEM:	Community Preservation Act (CPA) / Historic Preservation Funds			
TYPE (X):	<input type="checkbox"/> Contract	<input type="checkbox"/> Zoning Relief	<input type="checkbox"/> Real Estate	<input checked="" type="checkbox"/> Financial Assistance
CITY DEPT. OR AGENCY:	Community Preservation Committee (CPC)			

PART II. APPLICANT INFORMATION

Provide the following information for the Applicant:

NAME:	Cascap, Inc.
ADDRESS:	231 Somerville Ave, Somerville MA 02143
TELEPHONE NO.:	(617) 492-5559
E-MAIL:	mhannon@cascap.org

On Schedule A, you must also provide the same information for the Applicant's principals, chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, or persons performing similar functions, or shareholders in excess of ten percent and managing agent to the extent applicable. **Please complete Schedule A. If not applicable, please check N/A on Schedule A.**

PART III. CAMPAIGN CONTRIBUTION DISCLOSURE

On Schedule B, Applicants must disclose all contributions made by the applicant during the 12 months prior to the application (identified in Part I), to any person who was a candidate for elective office of the City of Somerville (mayor, board of aldermen, and school committee). The attribution rules in Section 15-73 of the Somerville Code of Ordinances shall apply to the contributions that must be disclosed. **On Schedule B**, applicants must also disclose such contributions made by persons attributed to the applicant under the ordinance. If the applicant is an individual, any such contributions made by the individual, any spouse of the individual, and any children of the individual must be disclosed. If the applicant is not an individual but a corporation, partnership or limited liability corporation, then any contributions made by any of its chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, members, managers, principals, or persons performing similar functions, or shareholders in excess of ten percent, and their spouses and children, must be disclosed. **Please complete Schedule B. If disclosure is not required, please check N/A on Schedule B.** *Note: Contributions made before January 1, 2017 are not required to be disclosed.*

* Please see the Pay to Play and Campaign Contribution Ordinance for definitions and all requirements.

PART IV. SUBCONTRACTOR INFORMATION

Have you applied for a Contract and intend to use a subcontractor on this Contract? ☐ Yes ☒ No

If "Yes", complete Schedule C. If "No", proceed to Part V.

PART V. SIGNATURE, CERTIFICATION, AND ATTESTATION:

I, the undersigned applicant, hereby further certify as follows: If awarded the item that is applied for (as identified above) under subsections (a), (b), (c), or (d) in Section 15-72 of the Somerville Code of Ordinances, the Applicant, and anyone attributed to the Applicant, and if the application is for a contract any subcontractor used on the contract, will not make any contribution in any calendar year in an amount in excess of \$500.00 to any individual incumbent or to any individual candidate for elective office of the City of Somerville for the next four (4) calendar years following the award of the item, or for the duration of the term of the contract, whichever is longer.

Signed under the pains and penalties of perjury:

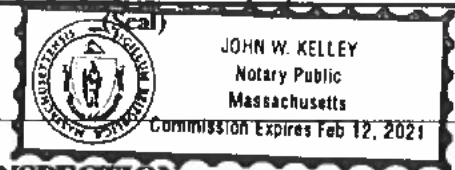
Signature of Affiant: Marcia Hannon Title: Senior Project Manager, Cascap Inc.

Printed Name of Affiant: Marcia Hannon Date: September 10, 2020

Subscribed and sworn before me this 10 day of
September, 2020

My Commission expires: FEB 12, 2021

John W. Kelley
(Witnessed or attested by)



THIS FORM SHALL BE OPEN TO PUBLIC INSPECTION



SOMERVILLE ORDINANCE TO SAFEGUARD VULNERABLE ROAD USERS
CITY OF SOMERVILLE CODE OF ORDINANCES ARTICLE VIII, SEC. 12-117 et seq.

Prospective contractors must familiarize themselves with the City of Somerville's Ordinance to Protect Vulnerable Road Users. The full text of this local law can be found [here](#).

1. **Request for Inspection:** Inspections are conducted on Thursdays from 4pm-7pm at the Somerville Department of Public Works, located at 1 Franey Road. Each inspection takes approximately 20 minutes.
 - a. Any vendor covered by this Ordinance shall complete an inspection request form and email it to fleetinspections@somervillema.gov.
 - b. Please submit request form no later than 3pm on the Tuesday before the requested inspection date.
2. **Fee:** The fee for the initial inspection is \$100. The fee for a renewal inspection (every two years) is \$50.
 - a. Payment of the fee is due upon scheduling of the inspection. The fee can be paid via check or credit card. Checks should be made out to the City of Somerville and include the vendor's phone number.
3. **Approval:** Vehicles inspected and approved by the Fleet Division will have an inspection approval sticker affixed to the windshield of the vehicle. A copy of the inspection report and certificate of inspection shall be issued to the vendor.
 - a. Inspection stickers are not transferable.
 - b. Any major overhaul of safe guard equipment shall be required to be re-inspected.
4. **Rejection:** If a vehicle is rejected for failing to comply with any of the technical specifications outlined in the ordinance, it shall be corrected and henceforth re-inspected within 30 days at no additional fee.
 - a. If a second inspection results in a rejection, a fee of \$50 will be required for any subsequent inspections.
 - b. Any vendor who fails to comply within 60 days of their first inspection may be subject to having their contract cancelled.
5. **Questions:** Please direct questions about vehicle inspections to Fleet Superintendent Ron Bonney at rbonney@somervillema.gov or at (617) 625-6600, ext. 5524.

Acknowledgement

In accordance with Sec. 12-119 "Requirements" in the Ordinance, bidders must sign the following:

Unless certified that the Ordinance is not applicable to this contract or otherwise waived by the City, I acknowledge that my company has installed (or will install prior to commencing work for the contract) side guards, cross-over mirrors or equivalent blind spot countermeasures, convex mirrors or equivalent blind spot countermeasures, side-visible turn signals, and appropriate warning signage, in accordance with SCO Chapter 12, Article VII on all large vehicles it uses or will use within the City of Somerville in connection with any contract.

Marcia Hannon <u>Marcia Hannon</u> Authorized Signatory's Name	9/10/2020 Date
Cascap, Inc. Company Name	

I certify that the Ordinance does not apply to this contract for the following:

- ☐ Vehicles do not meet or exceed Class 3 GVWR
 ☐ Vehicles do not exceed 15 MPH
 ☒ No vehicles on project
☐ Other: _____

Project Timeline – Broadway House, Historic Rehabilitation

Activity	Dates
Community Preservation Committee Decision	December 2020 (expected)
Confirm bids, select vendors (if approved)	December 2020- mid January 2021
Sign contracts, apply for building permit	By January 31, 2021
CPA Grant Agreement - executed	February-March 2021
Construction Timeline	February-August 2021 (weather and funding permitting)
Permits received, construction mobilization	February
Exterior work (siding replacement as needed)	March-April
Window and exterior trim replacement	April-June
Historic detailing, exterior painting	June-July
Project completion, inspections	August



JOSEPH A. CURTATONE
MAYOR



CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY20 FUNDING CYCLE
BUDGET SUMMARY

PROJECT NAME: Broadway House (181 Broadway)

APPLICANT: Cascap, Inc.

SUMMARY OF PROJECT COSTS						
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i>						
PROPOSED SOURCE		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	Somerville CPA				\$125,000	\$125,000
2	Replacement Reserve				\$56,785	\$56,785
3	Sponsor Contribution		\$11,993			\$11,993
4						
5						
6						
TOTAL PROJECT COSTS						\$193,778
*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.						
** Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses						

EXPLANATION OF FUNDING SOURCES			
<i>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</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
1	Replacement Reserves	Yes	Currently Available
2	Somerville CPA	No	Submitting Application
3	Sponsor Contribution	Yes	Available as needed (e.g. predevelopment costs)
4			
5			

Itemized Budget – Broadway House, Historic Rehabilitation

	<i>Vendors</i>				
<i>Scope</i>	<i>Newell</i>	<i>Edwards Construction</i>	<i>Arch Painting</i>	<i>Smart Coats</i>	<i>Star Construction</i>
<i>Window Replacement</i>	\$121,120	\$72,325		\$67,360	\$75,000
<i>Exterior siding, trim replacement</i>	\$41,980			\$53,340	
<i>Exterior paint</i>	(incl. above)		\$25,225	\$22,400	\$25,000

From: info@newellcontracting.com <info@newellcontracting.com>
Sent: Monday, September 14, 2020 12:07 PM
To: Marcia Hannon <mhannon@cascap.org>
Subject: 181 Broadway Somerville: windows, siding repairs and paint, 3 bay windows work.

Hi Marcia,

Please see attached proposal for the siding repairs and painting work at 181 Broadway Somerville which was done June 25, 2020 prior to the window spec of 8/27/20.

Please see below my estimated cost of the windows replacement and working on the 3 bay windows.

Installation of new " New Construction Windows". Aluminum clad, two over two double hung, black exterior, wood interior, with 1/2 screen, Low E glazing, Marvin or equivalent.

Remove wood stops from existing window openings interior. Remove existing window sashes and vinyl/fiberglass sliding rails.

Exterior, remove existing window trims and wood sills only . Install new ice and water flashing around perimeter of window opening. Install new wood sill. Install new, new construction window unit with nailing flange. Install additional ice&water flashing over nailing flange. Install new wood exterior trim and paint new exterior trim and sills, caulk all joints between existing siding and new trims and sills. Install new interior extension jam as needed and quarter round trim .Paint touch ups to affected areas on interior.

Price per window opening approximately " depending on cost of windows and the amount of windows replaced " \$ 2650.00. Discussed 38-40 windows.

3 Bay Windows work, 2 on Broadway and 1 on McGrath .

Remove existing siding and trims to expose substrate/sheathing.

Verify condition of substrate/sheathing.

Repair or replace substrate/sheathing as needed.

Cover entire bay area with ice&water flashing.

Install new siding and trims to owners spec.

\$ Rate: carpenter and skilled laborer 8 hour day = \$ 1080.00 per day.

Estimate time to complete all work on 3 Bay Windows, approximately 14 days plus the cost of materials.

Please let me know if you require any addition information.

Thank you,

Robert Newell.

\$106,000

materials

\$15,120

labor

window replacement
TOTAL = \$121,120



Newell Contracting Corporation
Phone: 617-817-2512
Email: info@newellcontracting.com
www.newellcontracting.com

PROPOSAL

June 25th 2020

Marcia Hannon
Cascap Inc.
231 Somerville Ave.
Somerville, MA 02143

RE: 181 Broadway Somerville MA 02145. Exterior minor carpentry repairs and full repainting.
Newell Contracting Corporation is pleased to offer the following proposal:

Front façade:

1. Repair areas of damaged siding and window sills.
2. Repair areas of siding, gutter and flashing at connection of vestibule to main building.
3. Repair crown molding on the two front corners of vestibule.
4. Scrape and lightly sand front façade removing any loose paint only.
5. Prep, spot prime and apply two coats of paint to front façade.

Cost for the above scope of work..... \$ 10,980.00

Right façade:

1. Repair areas of damaged siding and window sills.
2. Repair 6' section of fascia board back corner.
3. Repair hole in metal flashing above gutter midpoint.
4. Scrape and lightly sand right side façade removing any loose paint only.
5. Prep, spot prime and apply two coats of paint to front exterior.

Cost for the above scope of work..... \$ 11,650.00

Left façade:

1. Repair areas of damaged siding and window sills.
2. Repair fascia board above down pipe.
3. Install metal flashing above gutter (to match right hand side).
4. Scrape and lightly sand full front exterior removing any loose paint only.
5. Prep, spot prime and apply two coats of paint to front exterior.

Cost for the above scope of work..... \$ 11,800.00

24 Denby Street, Suite 205, Boston, MA 02134



Newell Contracting Corporation
Phone: 617-817-2512
Email: info@newellcontracting.com
www.newellcontracting.com

Back façade and dormer windows:

1. Repair areas of damaged siding and window sills, back façade and dormer windows.
2. Scrape and lightly sand back façade and dormer windows removing any loose paint only
3. Prep, spot prime and apply two coats of paint to front exterior.

Cost for the above scope of work..... \$ 7550.00

Notes:

The above scope of work is based on visual inspection of the building. If areas of damaged/rotted substrate or framing are discovered the repairs to these areas will be at an additional cost.

ACCEPTANCE:

Date : June 25th , 2020

Date : _____

A handwritten signature in black ink, appearing to read 'R. Newell', written over a horizontal line.

Robert Newell,
Newell Contracting Corporation.

Cascap representative.

EDWARDS CONSTRUCTION CO LLC

General Contractor Masonry Restoration and Waterproofing Commercial Painting

Michael Wolfson
Homeowners Rehab Inc.
280 Franklin St..
Cambridge, Ma 02125

Job Site: 181 Broadway St.
Somerville, MA . 02145

RE: Exterior restoration

Dear Mr. Wolfson:

September 8, 2020

In accordance with specifications and our walkthrough, we will provide all necessary, supervision, labor, materials, permits, equipment and supplies to complete tthe following:

1. Supply/Install 40 windows per specifications/performance requirements.
 - a. Aluminum clad , wood interior stained on interior to match existing.
 - b. 2 over 2 GBG – Black facing out
 - c. ½ FG screen
 - d. Remove and re-install interior stopping trim pieces
2. Replace all exterior window trim at all new window locations.
 - a. 1" x 6" x 5/4" composite
 - b. Historic composite sill nose
 - c. Install membrane flashing to specifications.
3. Remove existing clapboard siding to sheathing at Bays.
 - a. Check sheathing for repairs.
 - b. Install felt paper previously covered by window flange.
 - c. Install ½" x 6" Grade A cedar clapboards.
4. Painting will be priced separately.
5. Any additional Carpentry/Masonry work to repair will be charges as extra.
6. Access to units and basement will be provided by management company.
7. Contractor to clean up areas and remove debris daily.
8. Total Cost \$ 72,325

... assuming windows at average of \$ 900 cost

Sincerely yours,

Mark Routhier
General Manager
Edwards Construction Co. LLC.

781-844-4417 P.O. Box 161 Wollaston, MA 02170 edwardscompany@aol.com



Arch Painting Inc.
1 Presidential Way
Suite 109
Woburn, MA 01801

Contact Information

Rep: PMartin Patrick Martin
Phone: (781) 933-9335
Fax: (781) 933-9918

Proposal/Contract

Date: 9/3/2020
Project: 26830 EXT: 181 Broadway Somerville
Project Address: 181 Broadway, Somerville MA

Mail To

Home Owners Rehab Inc. : Michael Wolfson
Home Owners Rehab Inc.
280 Franklin Street
Cambridge MA 02139

Bill To (Fill In If Different from Mail To)

Contact _____
Address _____
City _____ State _____ Zip _____
Email _____

Agreement of Terms and Conditions

This agreement between the Customer and Arch Painting, Inc. is subject to the following terms and conditions:

Exterior preparation and painting; Power wash to remove dirt, algae, and mildew, full scrape and sanding to remove all loose and peeling paint, apply spot oil prime, caulk all seams, voids, and gaps, apply 100% acrylic finish, protect grounds and clean up. Includes labor and all top quality materials from Sherwin Williams.

Description of the Work:

21926

Contract Amount: The Customer shall pay Arch Painting the contract sum of _____ for the work referenced above. The Customer further agrees to pay a deposit of **0%**. It is understood that work will not commence until receipt of a signed agreement and deposit. The contract balance is due and owing upon completing the work. Arch Painting shall submit an invoice and the Customer shall pay Arch Painting within **Net 14** days from the date of the invoice.

Contract Sum

Miscellaneous:



21926

Subtotal \$25,255.00

Total Tax (%)

STAR CONSTRUCTION, CO.

403 Windsor Street

Cambridge, MA02141

Phone: (617) 354-6510

Fax: (617) 354-2791

Cell: (617) 212-9842

Date: September 8, 2020

To: Homeowner's Rehab, Inc. (HRI)

Project: 181 Broadway, Somerville

Work	Quote
Paint (whole building, primer + 2 coats)	\$25,000
Window (replace window, new trim)	\$75,000
TOTAL	\$100,000

Excl. exterior siding, trim repair.

Thank you for your consideration.

Page 1
Statement Period
From 08/01/2020
Thru 08/31/2020
Enclosures 0

REPLACEMENT RESERVE ACCOUNT
231 SOMERVILLE AVE
SOMERVILLE MA 02143

IMPORTANT: Due to a system integration, CSB's
Banking Services will have a planned outage from
10/2 at 5:00 PM-10/5.
Learn more at cambridgesavings.com/outage

-----Commercial Savings-----

Account		YTD Withholding	0.00
		YTD Interest	82.05

Date	Description	Amount	Balance
08/01	Beginning Balance		53,730.85
08/15	Deposit Monthly RR Deposit	1,417.00	55,147.85
08/31	Interest Credit	11.54	55,159.39
08/31	Ending Balance		55,159.39
	Annual Percentage Yield Earned (Apy-E)	0.25%	
	Interest Earned This Statement Period	\$11.54	

181 Broadway

Bus stops within 3 blocks:

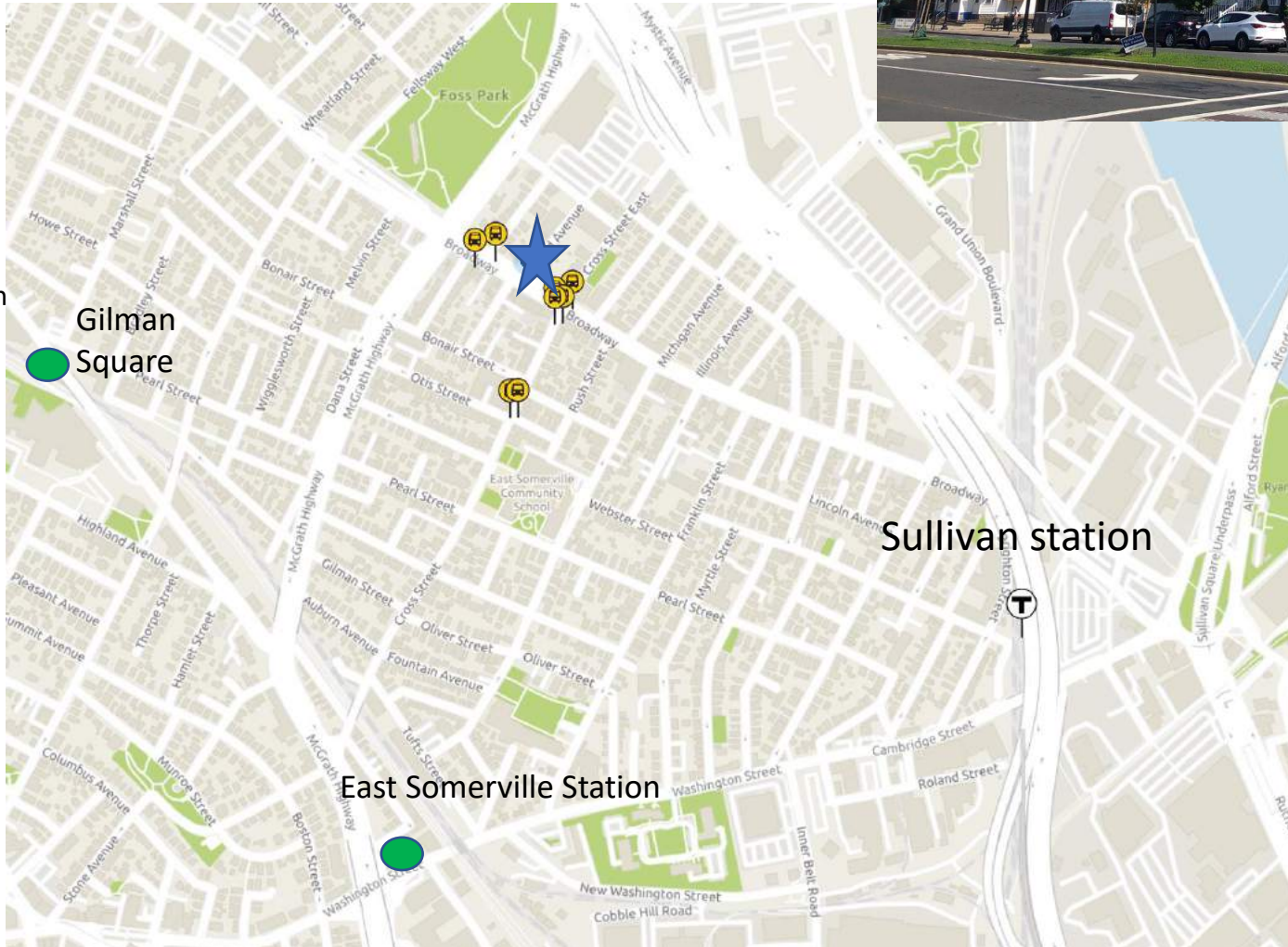
89 Clarendon Hill-
Sullivan Station

101 Malden Center
Station- Sullivan Station

90 Davis Station-
Assembly Row

★ Location of
181
Broadway

● Green Line
Stations
under
construction



MBTA available at Sullivan Station:

Orange Line

Buses:

CT2,86,89,90,91,92,93,95,101,104
,105,109



View of 181 Broadway and streetscape



Cascap application Photos of the project site

181 Broadway façade facing Broadway



181 Broadway façade facing Garfield St. and rear parking lot



Cascap application Photos of the project site

181 Broadway façade facing McGrath Highway



Cascap application Photos of the project site



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

William Francis Galvin
Secretary of the
Commonwealth

Date: August 31, 2020

To Whom It May Concern :

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

is a domestic corporation organized on **May 22, 1973**

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: 20090002270

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

Processed by: ili



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

William Francis Galvin
Secretary of the
Commonwealth

Date: August 31, 2020

To Whom It May Concern :

I hereby certify that according to the records of this office,
CSHD 3, INC.

is a domestic corporation organized on **March 15, 1994**

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: 20090002340

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

Processed by: ili

CERTIFICATE OF GOOD STANDING

PLEASE PRINT

NAME OF PERSON REQUESTING CERTIFICATE: MARCA HANNON

BUSINESS LOCATION: 181 Broadway

TAXPAYER'S HOME ADDRESS:

TAXPAYER/APPLICANT PHONE: DAY: 617-413-2542 EVENING: 617-610-1055

BUSINESS NAME: CASCAP INC

BUSINESS ID NUMBER:

BUSINESS PHONE: 617-413-2542

I (print name) MARCA HANNON, the undersigned Taxpayer, do hereby certify that all the information contained herein is true and correct and all taxes and fees due to the City of Somerville have been paid or that the Taxpayer has entered into an agreement to pay all taxes and fees and is current on said agreement.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, this 2 day of September 2020. Marca Hannon (Taxpayer's Signature)

CITY'S ACKNOWLEDGEMENT

DATE OF ISSUANCE: 09/09/2020

TAXES AND ACCOUNT NUMBER(S)

**REAL ESTATE ID

**WATER/SEWER ID

**PERSONAL PROPERTY

**OTHER

077-D00013-000000

101028001

A/A

N/A

B.I.# 2118

B.I.# 152658

N/A

NOTES:

CLERKS INITIALS: AB

BUSINESS or BUILDING
PERMIT

ORIGINAL STAMP

received
09/09/2020

Internal Revenue Service

District
Director

Department of the Treasury
P. O. BOX 1680 GPO
B'KLYN., NY 11202

CASCAP
678 Massachusetts Avenue, 10th Fl.
Cambridge, MA 02139

Attn: David Frisch

Date: DEC 15 1987

Person to Contact:

M. Vera

Contact Telephone Number:

(718) 780-6508

Re: 23-7299493

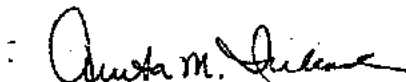
Dear Sir or Madam:

Reference is made to your request for verification of the tax exempt status of CASCAP, Inc.

A determination or ruling letter issued to an organization granting exemption under the Internal Revenue Code of 1954 or under a prior or subsequent Revenue Act remains in effect until exempt status has been terminated, revoked or modified.

Our records indicate that exemption was granted as shown below.

Sincerely yours,



Anita Ireland
District Disclosure Officer

Name of Organization: CASCAP, Inc.

Date of Exemption Letter: January, 1974

Exemption granted pursuant to 1954 Code section 501(c)(3) or its predecessor Code Section.

Foundation Classification (If Applicable): Not a private foundation as you are an organization described in section 509(a)(1) of the Internal Revenue Code.

QUITCLAIM DEED

CASCAP, Inc., a Massachusetts non-profit corporation, for consideration paid and in full consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS AND NO/100 (\$185,000.00) grants to CSHD 3, Inc., a Massachusetts non-profit corporation, whose principal place of business is 678 Massachusetts Avenue, Cambridge, MA 02139

WITH QUITCLAIM COVENANTS

a parcel of land with the buildings thereon, known and numbered 181 Broadway, Somerville, Massachusetts, located on the north side of Garfield Avenue and the east side of Broadway, beginning at a point at the intersection of Garfield Avenue and Broadway, running

N 53° - 31' - 39" W	47.51'	along the east sideline of Broadway to a point marked with a drill hole, at land of Trodella, thence
N 37° - 59' - 46" E	101.21'	along land of Trodella to a point at land of CASCAP and shown as Lot #12 on the plan referenced hereafter, thence
S 52° - 04' - 05" E	47.50'	along said Lot #12 to a point on the north sideline of Garfield Avenue marked by a P.K. nail, thence
S 38° - 00' - 00" W	100.00'	along the northerly sideline of Garfield Avenue to a point located 4.19' northeast of a drill hole, said point marking the intersection of Garfield Avenue with Broadway, said point being the point of beginning.

Said parcel contains 4,778 square feet land area and is shown as Lot #13 on a plan entitled Plan of Land in Somerville, MA prepared for CASCAP, 1" - 10', September 1, 1995, by Merrimack Engineering Services, 66 Park Street, Andover, MA 01810 and recorded as Plan No. 724 of 1995 with the Middlesex South Registry of Deeds.

Being a portion of the premises conveyed to grantor by Rosemary Nolan, Trustee, by deed dated March 24, 1994, and recorded in Middlesex South Registry of Deeds in Book 24932, Page 288. Subject to a Declaration of Restrictive Covenants recorded with said Registry in Book 24932, Page 299.

This conveyance does not constitute a conveyance of all or substantially all of the assets of the grantor.

IN WITNESS WHEREOF, the undersigned, being the Executive Director and the President of CASCAP, Inc. execute this deed under seal this 13th day of September, 1995.

For corporate authority
see Clerk's Certificate
recorded herewith.

CASCAP, Inc.

By:

Michael Haron
Michael Haron, Executive Director

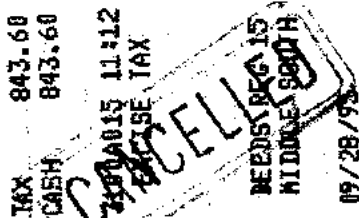
and

By:

Douglas Muir
Douglas Muir, President

Address: 181 Broadway
Somerville, MA

*** MASS. EXCISE TAX: 843.60 ***
MSD 09/28/95 10:29:42 140 25.00



COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

9/13, 1995

Then personally appeared the above-named Michael Haran ~~and~~
~~x x x x x x x x x x x x~~, the Executive Director ~~and~~
~~x x x x x x x x x x x x~~ ~~respectively~~ of CASCAP, Inc. and acknowledged the
 foregoing instrument to be ~~their~~ ^{his} free act and deed, and that of CASCAP, Inc., before me.

KW. Marie Battista
 Notary Public
 My commission expires: 1/27/2000

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
G.P.O. BOX 1680
BROOKLYN, NY 11202

DEPARTMENT OF THE TREASURY

Date: SEP 01 1994

Employer Identification Number:
22-3305236

Case Number:
114175000

Contact Person:
KATHY SOLOMON-FERNAND

Contact Telephone Number:
(718) 488-2315

Accounting Period Ending:
JUNE 30

Foundation Status Classification:
509(a)(2)

Advance Ruling Period Begins:
MARCH 15, 1994

Advance Ruling Period Ends:
JUNE 30, 1998

Addendum Applies:
YES

CSHD 3, INC.
678 MASSACHUSETTS AVENUE, 10TH FL.
CAMBRIDGE, MA 02139

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in section 509(a)(2).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 8/10/2020 3:18:44 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
140	DEED		25689/343	09/28/1995	185000.00
Property-Street Address and/or Description					
181 BROADWAY LOT 13					
Grantors					
CASCAP INC					
Grantees					
CSHD 3 INC					
References-Book/Pg Description Recorded Year					
25689/373 REST 1995					
Registered Land Certificate(s)-Cert# Book/Pg					



21 Custom House Street
8th Floor
Boston, MA 02110
(617) 850-1000

Guilliaem Aertsen
Chairman

Joseph L. Flatley
President and CEO

August 27, 2020

Judith Tumusiime
Community Preservation Act Manager
Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Re: Support for 181 Broadway, Somerville

Dear Ms. Tumusiime,

I am writing to the Community Preservation Committee (CPC) to recommend funding for the historic preservation of CASCAP, Inc.'s supportive housing development at 181 Broadway. In my role as Senior Investment Officer at the Massachusetts Housing Investment Corporation (MHIC), I underwrite various financing products for affordable housing and community development. MHIC invests in a broad range of projects throughout New England, and we are familiar with the high cost of housing and intrinsic challenges to building and preserving affordable, supportive housing in Somerville. Over the past eight years, I have had the privilege of working on numerous projects in the greater Boston area that provide quality housing and essential services to the most vulnerable populations. Through that work, I have seen first-hand how the combination of safe and quality housing along with the services that help ensure a resident is able to remain in such housing can lead to greater emotional and physical stability. Therefore, I believe this project is an essential resource for the community's most vulnerable residents.

Homeowner's Rehab Inc. (HRI), an experienced nonprofit housing developer that MHIC has worked with on many projects over decades, will provide technical assistance for the 181 Broadway preservation. HRI's knowledge of affordable housing financing, construction, historic preservation, and property management will enhance the quality of the renovation. I am also familiar with the work of Vinfen, the services provider. The dedication of the organization and its personell is unmatched. Based on CASCAP's track-record of historic preservation, Vinfen's commitment to the project, and the involvement of HRI, I am confident that this will be a high-quality renovation that will keep 181 Broadway in good condition for its resident community for the long-term.

The preservation of 181 Broadway is a perfect fit for CPC's funding priorities and mission. Somerville is an ideal location for this resident population, with its accessible community resources and comprehensive supportive services. I hope that the CPC will invest in the preservation of this vital community resource.

Sincerely,

A handwritten signature in blue ink that reads "Christine M. Vincenti". The signature is written in a cursive, flowing style.

Christine M. Vincenti
Senior Investment Officer

Judith Tumusiime
Community Preservation Act Manager
Community Preservation Committee
City of Somerville
93 Highland Avenue
Somerville, MA 02143

August 13, 2020

Re: Support for 181 Broadway, Somerville

Dear Ms. Tumusiime,

I'm reaching out to the Community Preservation Committee (CPC) to voice my support for funding the historic preservation of Cascap, Inc.'s supportive housing development at 181 Broadway. As a long-time resident of Somerville and board member of Somerville Community Corporation, it is clear that preserving and creating affordable housing is critical. Additionally, as an architect, I know that we must address our existing building stock as we address climate vulnerability, health, comfort and resiliency. This project addresses both of those fundamental necessities and is an important resource for our most vulnerable residents.

Cascap has an exceptional track-record of historic preservation throughout their portfolio – not just in Somerville, but also in Cambridge, Watertown, and Lowell. Furthermore, Homeowner's Rehab Inc. (HRI) is providing staff support for the preservation of 181 Broadway; they have decades of experience in and awards for historic preservation in Cambridge. The exterior work proposed for 181 Broadway by Cascap and HRI will be a high-quality investment in the property, and the additional scope they are planning will greatly enhance the accessibility and durability of interior common spaces.

The preservation of 181 Broadway is an ideal use of CPC funds. Supporting this much-needed housing in a city like Somerville, with incredible resources and services for vulnerable residents, syncs up well with the CPC's mission. I'm proud to advocate for this important project and am looking forward to next steps in funding and preservation of 181 Broadway.

Sincerely,

A handwritten signature in dark ink, appearing to read 'M. Apigian', with a stylized, flowing script.

Michelle Apigian
46 Spring Street, Somerville

Historic Preservation Commission

Request for Determination of Historic Significance

Broadway House (181 Broadway, Somerville, MA)

This building at 181 Broadway was constructed between 1887 and 1889 by Joseph W. Litchfield. It is a large Queen Anne-style house with stick style features designed as a 2½-story single-family residence by an unknown architect or housewright. The complex plan includes a projecting two-story diagonal bay on the southeast corner of the main façade (the corner of Broadway and Garfield St), a three-sided, two-story bay on the opposite corner (Broadway), a one-story bay on the west elevation (McGrath Highway), and a hip roof with a prominent cross gable facing Broadway. The exterior is covered with wood clapboards and patterned shingles that appear to be consistent with the original cladding.

Joseph Warren Litchfield appears to have built the house between 1887 (when the city directories show him living on Webster Avenue) and 1889 (when he appears at the Broadway address). Litchfield was born in Bedford, Mass in 1848 and shows up in the Somerville directories as early as 1873. He appears to have been successful in his early employment as a milkman, since his substantial house on Broadway was accompanied by a large stable (no longer in existence). Litchfield was retired by 1910 and died in 1914.

The house was acquired by Cascap, Inc. in 1994 to provide affordable housing for eight individuals with a history of mental health challenges. Cascap, completed an historic renovation at that time, with financing from HUD, the Commonwealth of MA, and the City of Somerville. The exterior vinyl siding was removed, the rear extension to the building further extended and a porch added. A handicapped lift was added to the façade facing Garfield St. The interior was remodeled, with historic elements such as the central staircase and stain glass windows repaired. An accessible common bathroom, accessible kitchen and an accessible private bathroom for one of the single room occupancies were added.

Broadway House displays the distinctive characteristics and represents detailed wood craftsmanship that is typical of late 1800's. It exhibits Queen Anne stick style features on the various bays and window trim. The front building roof is an attractive slate hip roof with a prominent gable and there are two brick chimneys. While the rear extension of the building has received some modernization, the front façade and building have retained cladding and trim details appropriate to this style. Through our application to CPA funding, we hope to replace the current single pane double hung windows with historically appropriate two over two double hung windows.

Broadway House exemplifies the cultural, economic and social history of the late 1880s era when Broadway was an important main street in a suburban town; today, it's an important main street in a dense city. The Litchfield house, with its detailed front façade and large adjacent stable (now a parking lot) clearly displayed the success of its owner. Broadway House (located at the corner of Broadway and Garfield) is currently one of the only wood sided residences on Broadway between McGrath Highway and Cross St. This East Somerville neighborhood is now a vibrant mix of businesses and homes, with many of the local businesses showing the diversity of the neighborhood immigrant community. For the residents at Broadway House and the surrounding blocks, preserving historic features and homes in this neighborhood help create a stable, community-based environment in what would otherwise be solely a commercial boulevard.

181 Broadway façade facing Broadway



Cascap Inc. application for CPA Historic Resources funding

181 Broadway façade facing Garfield Street



- The Rehab Scope will include installing historically appropriate 2 over 2 double hung windows that are energy efficient. The new windows will be installed on the on the front section of the building, on the facades facing Broadway, Garfield St. and McGrath Highway.
- The current windows that will be replaced were installed prior to Cascap purchasing the building in the 90's. The windows in the rear portion of the building were replaced by Cascap and are fiberglass windows and will remain.
- The entire building siding and trim will be repaired and repainted.
- The building accessibility will be improved by upgrading the handicapped lift to have an automatic door opener.

181 Broadway façade facing Garfield Street

The outlined area is where the new historically appropriate energy efficient windows will be installed



181 Broadway façade facing Garfield Street



- The Rehab Scope will include installing historically appropriate 2 over 2 double hung windows that are energy efficient on the front section of the building. The new windows will be installed on the facades facing Broadway, Garfield St. and McGrath Highway.
- The current windows that will be replaced were installed prior to Cascap purchasing the building in the 90's. The windows in the rear portion of the building were replaced by Cascap and are fiberglass windows and will remain.
- The entire building siding and trim will be repaired and repainted.

BROADWAY
(PUBLIC - MONTH VARIES)

