

Memorandum

Newton Housing Rehabilitation Fund

To: Community Preservation Committee

From: Mike Duff – Rehabilitation Program Manager

Date: January 17, 2006

Re: Housing Office Review of CPA application for 11-13 Cambria Road – Can Do

The Housing Office has reviewed the Can Do application for CPA funding. Attached are our findings and recommendations to the CPC relating to same. We have used a somewhat similar format as with Brigham House; providing an evaluation of the entire structure, and relating the rehabilitation needs of the property with the applicant's proposal to the CPC and NHRF.

Unlike Brigham House, but similar to the previous Can Do application for 18-20 Cambria Road, this is a joint funding proposal between CPA and CDBG/HOME. The City of Newton funding assistance is as follows:

| | |
|---------------------------------------------------------------------------------|----------------------|
| ▪ Housing Development (HD) Forgivable Loan for purchase/down payment assistance | \$ 200,000.00 |
| ▪ CPA Forgivable Loan/grant for Mortgage Buy down assistance | \$ 350,000.00 |
| ▪ NHRF Rehabilitation/Lead Abatement Loan - Direct loan 0% for 360 months | \$ 49,975.00 |
| ▪ NHRF Lead Paint Abatement Grant | \$ 30,000.00 |
| Total requested City of Newton funding | \$ 599,975.00 |

The funding from HD has been expended and NHRF funding is nearing closing. At present the specifications for rehabilitation and lead abatement are complete and competitive bidding is complete with contractors selected to do construction.

We have inspected the site several times with the Architect Deb Crossley and are in agreement with her evaluation of the structure. The applicant has also secured a comprehensive and competent home inspection and we concur that the applicant's scope of rehabilitation best meets the needs of the structure and future l/m rental occupant families. The preparation of specifications and contractor procurement was a joint effort of the architect and our Rehab. Specialist, Dennis Johnson. Dennis prepared the attached evaluation of the structure.

The building is in generally sound condition, and the noted deficiencies (particularly attic structure failure and lead abatement) will be rectified as part of scheduled NHRF funded rehabilitation. From a construction vantage point, we feel the application is appropriate for CPA funding for "Creation of Affordable Housing".

CC: Stephen D. Gartrell – Assoc. Dir. For CD and Housing
Jennifer Goldson CPA Planner

Newton Housing Rehabilitation Fund

11 & 13 Cambria Street -CPA Application

Below are our findings and comments relative to the Can -Do Inc. proposal for CPA/DHCD funding for the two family home at 11 & 13 Cambria Road, Newton, Ma.

Property Profile

This is a two- story wood frame structure. Both the first and second floor units have two bedrooms, living room, kitchen and a full bath.

Structure:

The structure and framing as visible are in generally sound condition *except as noted below*. In the areas we were able to inspect no damage from termites or other wood destroying insects was noted. Foundation walls are generally in sound condition along with the joists and lally columns. Bulkhead steps are in need of repair and a handrail is required for safety code requirements. The concrete slab in the basement is in generally sound condition.

Roofing:

The roof material is asphalt 3-tab shingle with the approximate age of 7 to 10 years and should service the structure for many years. The main roof structure has signs of deflection sag. The architect has specified corrective actions. The chimney was evaluated and the chimney flashing needs to be replaced.

Exterior:

The primary siding is vinyl and is in sound condition. A small section of missing siding at the rear wall by deck railing needs replacing. Fascias and soffits are covered with metal and vinyl and are in sound condition. Gutters and downspouts are properly attached and are adequate.

The upper right side wall bows outward. This is below the sagging of the roof structure. A structural engineer has been consulted and corrective measures will be taken as part of the rehabilitation.

Steps/Porches:

Front and rear steps are sound but the front steps have inconsistent rise and could pose a tripping hazard. Open risers on rear deck can also be a tripping hazard. Railings on the rear deck have excessive openings and recommend rebuilding with vertical balusters, to current safety code standards.

Front/Rear walk:

Both front and rear walks are in sound condition except that the front brick walk has settled and the rear stone walk will require regrouting in the future.

rating and are adequate for the structure.

Proposed Rehabilitation Work

On November 29, 2005 a lead paint report was generated by inspector Robert DeLuca and an extensive amount of lead was found in the interior of the house. The abatement project was put out to bid and a deleader has been awarded the contract. As part of the contract, all wood windows will be replaced with vinyl replacement windows. Abatement of lead paint will start in early March.

The Architectural firm of Deborah Crossley Architect was hired and a scope of work was generated on January 7, 2006 The project was put out for bid and a general contractor has been selected.

A few highlights of the scope of work are as follows:

- Front porch and Rear deck issues as listed have been addressed and repairs will be made.
- Structural repairs to repair bulging sidewall will be corrected.
- Chimney flashing to chimney where deteriorated will be replaced.
- Basement bulkhead side entry stairs and door will be replaced.
- Existing stairs from units 11 and 13 to basement will be repaired.
- Both kitchens will be renovated. (Cabinets, countertops and appliances will be donated).
- Both bathrooms will have minor renovations.
- Electrical upgrades will be made in all rooms. GFIC outlets will be added.
- All interior walls and ceilings will be repaired and painted.
- Existing wood floor will be sanded and finished.
- Electrical repairs and upgrades will be made at panel service area.

Summary

It is our opinion that this two family structure is in sound condition. The Sanitary Inspector, Structural Engineer and the Architect have addressed our concerns and remediation is included in the scope of proposed work.. Competitive deleading and general contracting bids have been obtained and this is a valid project for CPA/CD/HOME funding.

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