

# FY22

## Community Preservation Act Funding Recommendations



### COMMUNITY PRESERVATION COMMITTEE



**OPEN SPACE**



**RECREATION**



**HISTORIC**



**HOUSING**

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## ABOUT THE COMMUNITY PRESERVATION ACT

The Community Preservation Act (CPA) was adopted by the voters of New Bedford in 2014. The CPA is a state law (Massachusetts General Law Chapter 44B) that helps communities preserve open space and historic resource; create community housing; and develop outdoor recreational facilities. The CPA also provides for an annual contribution of state funds from the Community Preservation Trust Fund to each participating municipality.

In New Bedford, CPA funds are generated by a 1.5% surcharge on annual tax assessments. The surcharge is calculated on the value of the property after deducting the first \$100,000 of value. Low-income households and low- and moderate-income senior households may annually apply to be exempted from the surcharge. The median yearly CPA surcharge based on the City's FY22 tax rate is \$35.14, or \$8.79 per quarter.

In accordance with the terms of the CPA and the City of New Bedford's Community Preservation Committee (CPC) Ordinance, the CPC was formed in 2016 and is comprised of nine members: four (4) members of the general public appointed by the Mayor and five (5) required members from each of the following: Conservation Commission, Historical Commission, Park Board, Planning Board, and Housing Authority.

CPC MEMBER	REPRESENTATION
Janine da Silva, Chair	Historical Commission
Ross Nunes, Vice Chair	General Public
Melissa Chester-Letendre, Clerk	General Public
Christopher Amaral	General Public
Jody Seivert	General Public
Arthur Glassman	Planning Board
Peter Blanchard	Conservation Commission
Leona Fisher	Housing Authority
Peter Boswell	Park Board

By law, the Community Preservation Committee is the entity which administers the community preservation fund locally; writes and adopts a Community Preservation Plan to guide CPA funding decisions; receives and reviews applications from the community for CPA funding; and recommends projects to City Council for funding approval.

The City Council can act on the CPC grant recommendations in three ways:

1. it can approve the full grant amounts recommended;
2. it can approve partial grant amounts recommended;
3. or it can deny funding to a project recommended.

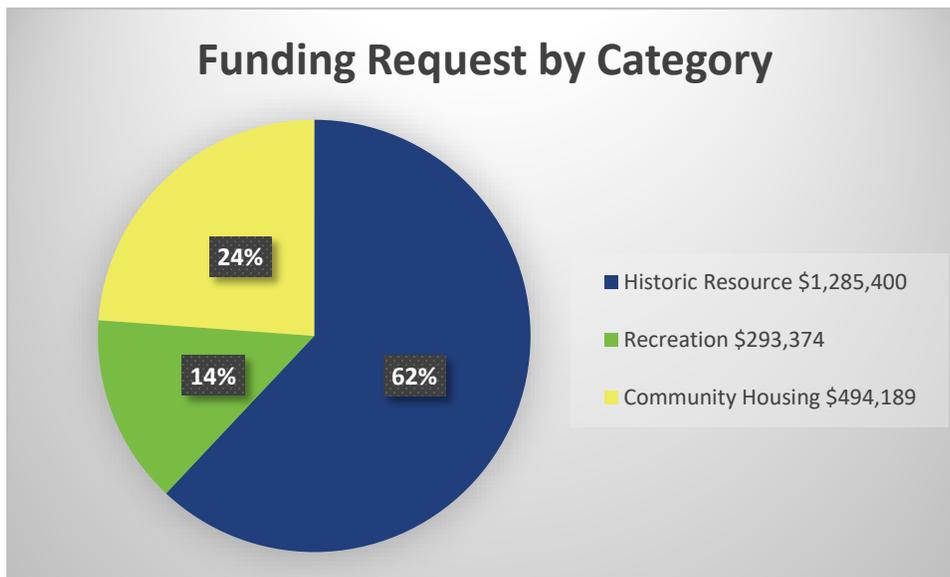
The City Council cannot increase the amounts recommended by the CPC nor can the City Council act on projects the CPC has not recommended.

To guide its decision-making process each year, the CPC utilizes the Community Preservation Plan. The Plan outlines the community's goals and objectives for using CPA funds. The Plan is reviewed and updated annually after a public hearing and is available on the CPC website <https://www.newbedford-ma.gov/planning/community-preservation/>.

## CPA FUNDING REQUESTS

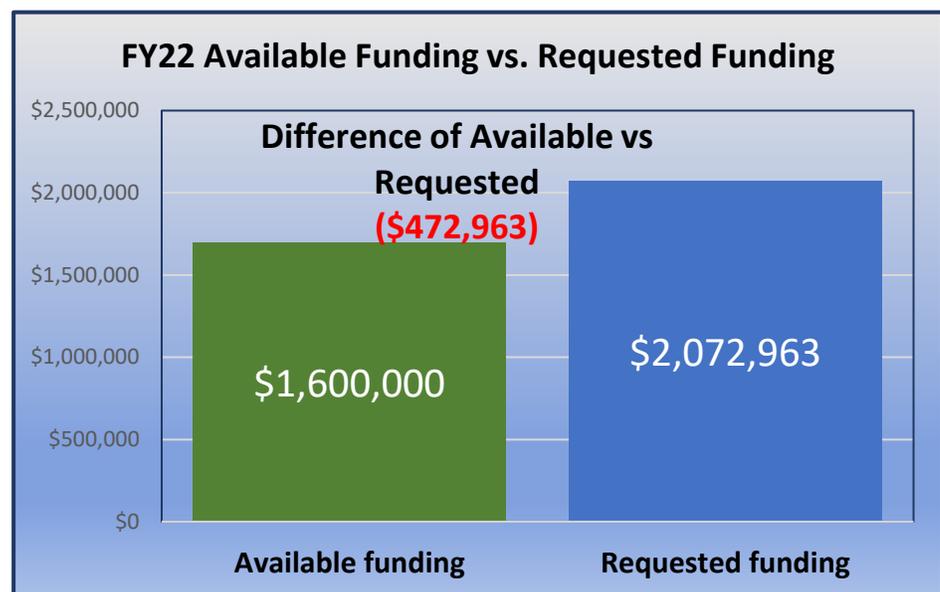
The FY22 Application Cycle began in September 2021. The CPC received twenty-two (22) Step 1 Eligibility Determination Forms for review. Two of the projects were determined to not be eligible under CPA. Twenty (20) eligible projects were invited to submit a Step II Application.

In November 2021, the CPC received seventeen (17) Step 2 Applications, seeking a total of \$2,755,428 in funding for a variety of projects which would benefit the City. These applications can be found at <https://www.newbedford-ma.gov/planning/application-info/>. During the review process, three applicants reduced their initial funding requests by \$682,465. The final total request for funding was \$2,072,963.



In FY22, there were no applications submitted in the Open Space Category

As in previous years, the amount requested exceeded the total available funding.



## CPC FUNDING RECOMMENDATIONS

In FY22, there is \$1,600,000 available for the CPC to recommend for appropriation for grants in three of the CPA categories: Recreation, Historic Resource, and Community Housing.

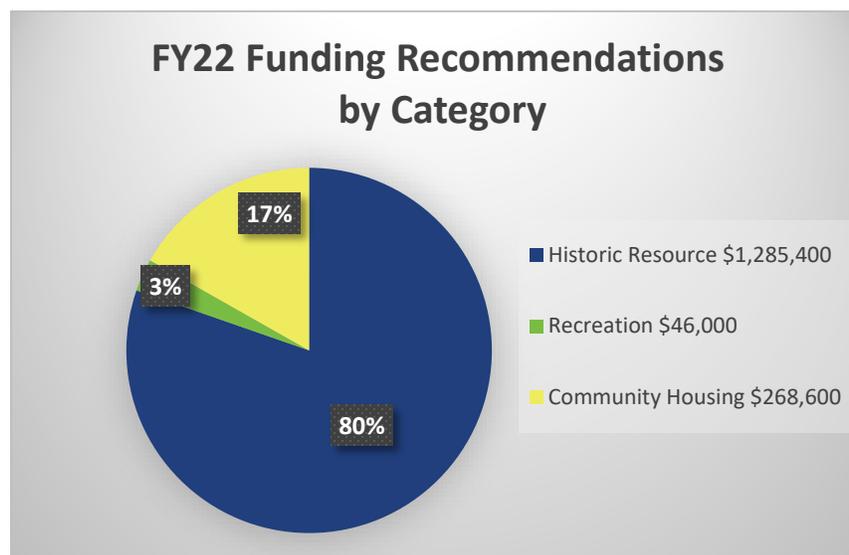
In deciding how to allocate funds through a competitive application process, the CPC evaluated projects against the priorities established in the FY22 Community Preservation Plan, and took into consideration other relevant factors such as the amount of funding available, the ability to fully or partially fund projects, and the distribution among the CPA categories.

The CPC reviewed the project applications over the course of several months and held three public meetings in January 2022 at which the applicants were invited to present their proposals to the CPC and the community. These public meetings were filmed for broadcast by New Bedford Cable Access.

At its February 10, 2022 meeting, the CPC voted to recommend to the City Council a total expenditure of \$1,600,000 in CPA funds to sixteen (16) project applicants. The CPC determined, among other factors, that the recommended projects met the goals in the Community Preservation Plan, provided a public benefit, addressed a critical need, were shovel-ready, and demonstrated the ability to leverage non-CPA funds.

Due to a significant gap between requested funds and available funds, the CPC was unable to fully fund all the submitted project applications and, based on lengthy and thoughtful deliberations, passed over one (1) project, inviting the applicant to resubmit in a future funding round. If approved by the City Council, all recommended projects must enter into an agreement with the City and submit regular progress reports. Additional specific conditions are listed as applicable to each project within this document.

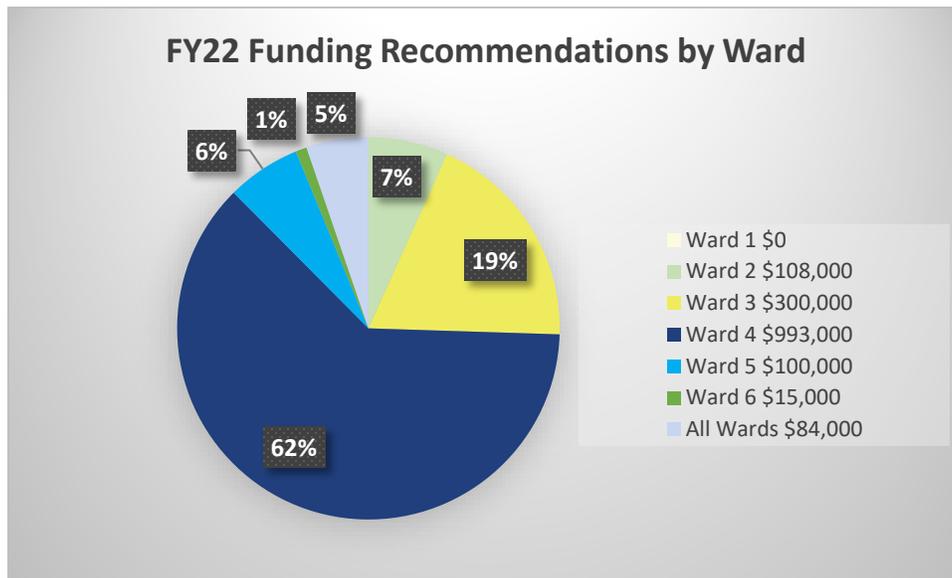
FY22 FUNDING RECOMMENDATIONS BY CATEGORY			
CPA Category	Number Submitted	Number Recommended	Total Recommended
Community Housing	2	2	\$268,600
Historic Resource	12	12	\$1,285,400
Recreation	3	2	\$46,000



## FY22 FUNDING RECOMMENDATIONS

Project #	CPA CATEGORY: HISTORIC RESOURCES	FUNDING SOURCE	AMOUNT
3	Cliftex II	Historic Resource	\$40,436
		Budgeted Reserve	\$45,564
4	Digitization of Maritime Records	Budgeted Reserve	\$14,000
5	Digitization of Milton Silvia Collection Part II	Budgeted Reserve	\$20,000
6	First Baptist Church Restoration	Historic Resource	\$108,000
7	Gallery X Painting	Budgeted Reserve	\$86,000
8	George Washington Portrait Conservation	Budgeted Reserve	\$26,000
10	James Arnold Mansion Roof Final Phase	Budgeted Reserve	\$100,000
11	LGBTQ+ Community Center Handicap Access	Fund Balance	\$200,000
12	NB Whaling Museum: Bourne Masonry	Budgeted Reserve	\$187,500
13	RJD Masonry Repairs	Budgeted Reserve	\$50,604
		Fund Balance	\$92,296
14	Strand Restoration	Budgeted Reserve	\$300,000
16	Thomas Department Store Envelope Assessment	Budgeted Reserve	\$15,000
Project #	CPA CATEGORY: OPEN SPACE/RECREATION	FUNDING SOURCE	AMOUNT
1	Brooklawn Skate Park Design Phase I	Open Space/Recreation	\$22,000
2	City Wide Signage	Open Space/Recreation	\$24,000
Project #	CPA CATEGORY: COMMUNITY HOUSING	FUNDING SOURCE	AMOUNT
9	Holy Family Apartments	Community Housing	\$54,836
		Budgeted Reserve	\$120,164
15	Temple Landing II	Community Housing	\$93,600
<b>TOTAL FUNDING RECOMMENDED</b>			<b>\$1,600,000</b>

FY22 FUNDING RECOMMENDATIONS BY WARD			
Ward	Number Submitted	Number Recommended	TOTAL RECOMMENDED
1	0	0	\$0
2	2	2	\$108,000
3	1	1	\$300,000
4	8	7	\$993,000
5	1	1	\$100,000
6	1	1	\$15,000
ALL	4	4	\$84,000

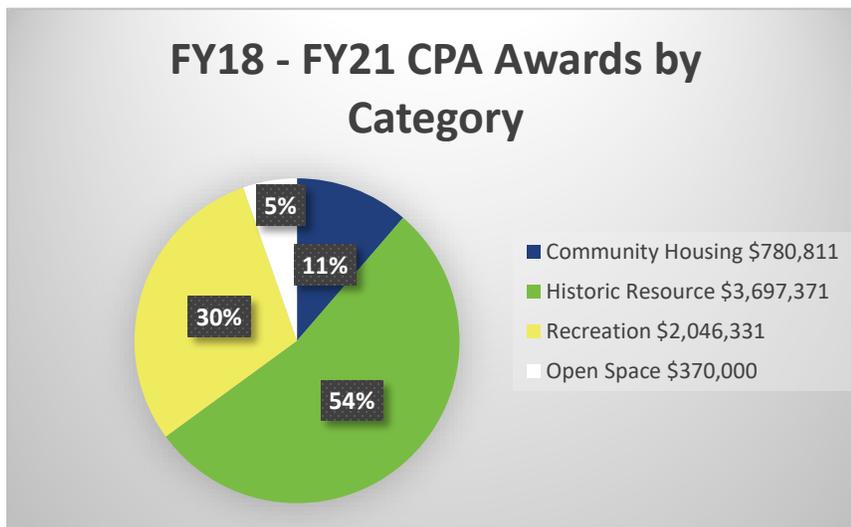


The CPC engages in outreach to encourage the submission of applications from across the City. This outreach includes public meetings, social media outreach, and community engagement. In addition, the CPA Coordinator provides technical assistance to organizations. The CPC takes into consideration the need to fund projects across the City for the benefit of all taxpayers when determining recommendations.

## CPA FUNDING RECOMMENDATIONS OVERVIEW FY18 – FY21

The FY22 application cycle represents the fifth year of CPA awards. To date, sixty-three (63) grants have been recommended by the CPC and approved by City Council, totaling \$6,894,513 in CPA funds awarded. The award breakdown by fiscal year is as follows:

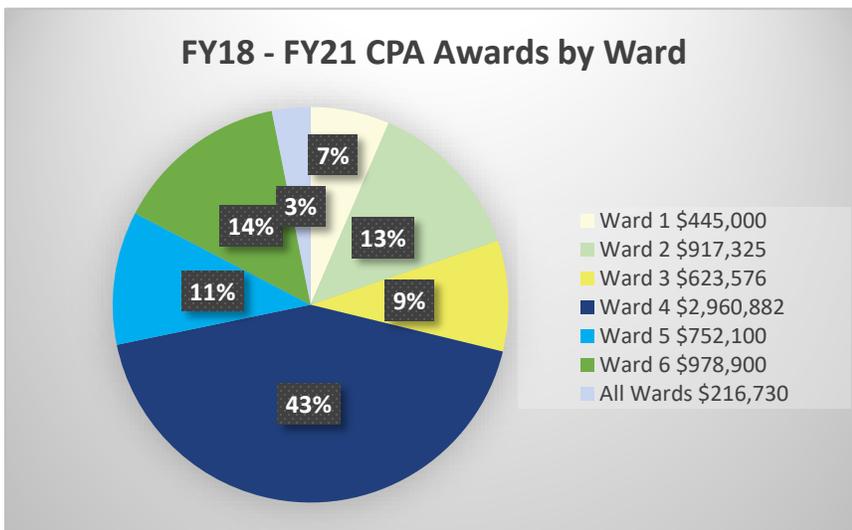
- **FY18 application cycle:** The CPC recommended seventeen (17) grants, totaling \$2,599,223, to City Council. All grants were fully approved by City Council.
- **FY19 application cycle:** The CPC recommended seventeen (17) grants, totaling \$1,547,875, to City Council. All grants were fully approved by City Council.
- **FY20 application cycle:** The CPC recommended eleven (11) grants, totaling \$1,145,011, to City Council. All grants were fully approved by City Council.
- **FY21 application cycle:** The CPC recommended eighteen (18) grants, totaling \$1,602,404 to City Council. All grants were fully approved by City Council.



Due to the historic nature of the City, many of the applications received are in the Historic Resource category. The CPC takes into consideration the need to fund across all categories each year in order to address the goals within the CPA Plan when determining recommendations.

FY18 – FY21 CPA AWARDS BY CATEGORY			
CPA Category	Number Of Grants Awarded	Total Awards	Percentage of Total Awards
Community Housing	3	\$780,811	11%
Historic Preservation	41	\$3,697,371	54%
Open Space	1	\$370,000	5%
Recreation	18	\$2,046,331	30%
	63	\$ 6,894,513	100.0%

FY18 – FY21 CPA AWARDS BY WARD				
	Number of Applications Received	Number of Applications Awarded CPA Funds	Award Total	Percentage of Total Awards
Ward 1	3	2	\$445,000	7%
Ward 2	9	5	\$917,325	13%
Ward 3	11	5	\$623,576	9%
Ward 4	39	29	\$2,960,882	43%
Ward 5	18	10	\$752,100	11%
Ward 6	10	6	\$978,900	14%
All city	8	6	\$216,730	3%
	98	63	\$ 6,894,513	100.0%



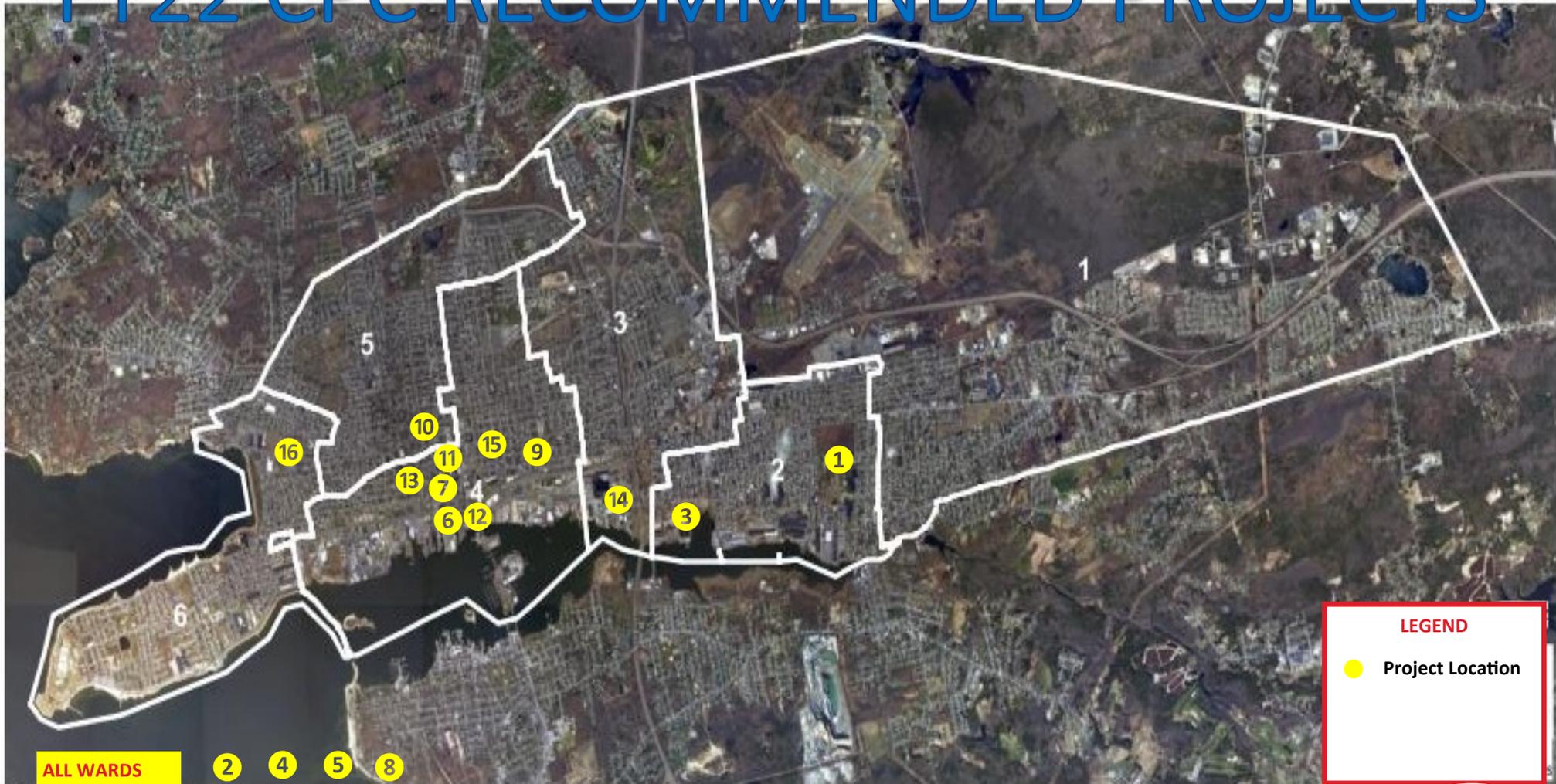
The CPC engages in outreach to encourage the submission of applications from across the City. This outreach includes public meetings, social media outreach, and community engagement. In addition, the CPA Coordinator provides technical assistance to organizations. The CPC takes into consideration the need to fund projects across the City for the benefit of all taxpayers when determining recommendations.

**Leveraged Funding:** CPA awards can be used to leverage monies from other funding sources, such as state and federal grants, other local funds, and private entities, by being used as a match for those funds or as an example of the local commitment to a project.

Of the sixty-three (63) grants awarded, twenty-four (24) grantees have reported receiving additional outside funding as a result of leveraging CPA funding. To date, these grantees have received **\$2,522,408** in CPA funds, yet have leveraged an additional **\$6,923,944** from other sources – 2.8 times the CPA amount awarded to these projects.

The impact of CPA awards leveraging outside funds is significant as only one third of the grantees have reported receiving leveraged funds. Yet, these outside funds have resulted in over a 100% match of all CPA funds awarded to date. This additional \$6,923,944 comes from state, federal, and private money and strengthens CPA’s impact in the city.

# FY22 CPC RECOMMENDED PROJECTS



- |   |   |  |
|---|---|--|
| 1. Brooklawn Skate Park Design Phase I              | 7. Gallery X Painting                       | 13. Rotch Jones Duff Masonry Repairs       |
| 2. City Wide Signage                                | 8. George Washington Portrait Conservation  | 14. Strand Restoration                     |
| 3. Cliftex II                                       | 9. Holy Family Apartments                   | 15. Temple Landing II                      |
| 4. Digitization of Maritime Records                 | 10. James Arnold Mansion Roof Final Phase   | 16. Thomas Dept. Store Envelope Assessment |
| 5. Digitization of Milton Silvia Collection Part II | 11. LGBTQ+ Community Center Handicap Access |  |
| 6. First Baptist Church                             | 12. NB Whaling Museum: Bourne Masonry       |  |



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #1**

<b>PROJECT TITLE</b>	<b>Brooklawn Skate Park Design Phase I</b>				
<b>PROJECT LOCATION</b>	<b>Brooklawn Park</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>New Bedford Department of Parks, Recreation, and Beaches</b>				
<b>CO-APPLICANT/ORGANIZATION</b>	<b>Friends of Brooklawn Park</b>				
<b>FUNDING AMOUNT</b>	<b>\$22,000</b>	<b>CPA CATEGORY</b>	<b>Recreation</b>	<b>CITY WARD</b>	<b>2</b>

#### PROJECT DESCRIPTION

Brooklawn Park’s existing skate park needs renovation to accommodate the City’s growing skate boarding community. This project recommendation will fund the creation of design drawings, construction drawings, and budget for a renovated skate park.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$22,000 from the Open Space/Recreation Reserve Fund** for a grant to New Bedford Department of Parks, Recreation, and Beaches and Friends of Brooklawn Park for the Brooklawn Skate Park Design Phase I project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by expanding the range of recreational opportunities for residents of all ages and enhancing the condition of a recreational facility open to all City residents.

#### MEASURES OF SUCCESS

The success of the project will be measured by the successful completion of the design process with drawings and budget provided as the final product.

#### FUNDING CONDITIONS

1. CPA funds are only to be used for creation of design drawings, construction drawings, and a budget for a skate park.
2. No disbursement of funds may occur until the design work has begun.
3. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$ 25,000	\$	\$	\$ 25,000
<b>TOTAL PROJECT COSTS</b>		\$	\$25,000	\$	\$	\$25,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



**JONATHAN F. MITCHELL**  
MAYOR

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### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #2**

<b>PROJECT TITLE</b>	<b>City Wide Signage</b>				
<b>PROJECT LOCATION</b>	All city owned parks, playgrounds, and athletic fields				
<b>APPLICANT/ORGANIZATION</b>	New Bedford Department of Parks, Recreation, and Beaches				
<b>FUNDING AMOUNT</b>	\$24,000	<b>CPA CATEGORY</b>	Recreation	<b>CITY WARD</b>	ALL

#### PROJECT DESCRIPTION

City parks and recreational areas lack a comprehensive, standardized signage system which would provide visitors with relevant information such as activities at the park, rules, and maps. The signage would increase access to the parks for underserved populations; provide visitors of all ages and abilities with the information needed to enjoy the parks; and provide this information in various languages. This project recommendation will fund the design phase of the project.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$24,000 from the Open Space/Recreation Reserve Fund** for a grant to the City of New Bedford Department of Parks, Recreation, and Beaches for the City Wide Signage project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by expanding outdoor recreational opportunities for New Bedford residents of all ages and abilities and harnessing the City's open space for tourism.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the design process.

#### FUNDING CONDITIONS

1. CPA funds are only to be used for creation of design drawings, construction drawings, and a budget for the city wide signage project.
2. No disbursement of funds may occur until the project has received all necessary permits and approvals.
3. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

**PROJECT BUDGET SUBMITTED WITH APPLICATION (Revised)**

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$ 24,000	\$	\$	\$24,000
<b>TOTAL PROJECT COSTS</b>		\$	\$ 24,000	\$	\$	\$24,000

\* 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.

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### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #3**

<b>PROJECT TITLE</b>	<b>Cliftex II</b>				
<b>PROJECT LOCATION</b>	<b>170 Riverside Avenue</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Manomet II Limited Partnership/Winn Development</b>				
<b>FUNDING AMOUNT</b>	<b>\$86,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>2</b>

#### PROJECT DESCRIPTION

Cliftex II is the second phase of the adaptive reuse of the historic Cliftex textile mill. This project will create 76 high quality, affordable apartments for residents 55 and older. Units will be ADA accessible and be a mixed-income development. In addition, amenities such as an adult day health center, library, and small gathering spaces will add to the overall amenities offered at the Cliftex complex. This project recommendation will fund the interior and exterior restoration of the mill space to be converted into the adult day health center. The project will follow the U.S. Secretary of the Interior Standards for Rehabilitation.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$40,436 from the Historic Resource Reserve Fund and \$45,564 from the Budgeted Reserve Fund for a \$86,000 grant** to Manomet II Limited Partnership/Winn Development for the Cliftex II project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by preserving a significant historical resource; is an adaptive re-use of an historic building; is located in a pivotal location; and can be a catalyst for further neighborhood stabilization.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful restoration and renovation of the mill space and conversion into an adult day health center.

#### FUNDING CONDITIONS

1. CPA funds are to be used for exterior and interior historic restoration of the masonry and window replacements in the adult day health facility space at 170 Riverside Avenue.
2. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
3. The grantee agrees to execute the project complying with the U.S. Secretary of the Interior Standards for Rehabilitation.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

**PROJECT BUDGET SUBMITTED WITH APPLICATION (Revised)**

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$86,000	\$86,000
2	Equity LIHTC/HTC	\$	\$3,833,175	\$2,175,063	\$18,024,714	\$24,032,952
3	State soft debt(HOME, AH)	\$	\$3,277,973	\$	\$2,372,028	\$5,650,001
4	New Bedford HOME	\$	\$	\$	\$400,000	\$400,000
5	Deferred Developer Fee	\$	\$369,645	\$	\$	\$369,645
6	Sponsor Loan	\$	\$	\$200,000	\$	\$200,000
7	MHP Permanent Loan	\$	\$	\$	\$1,250,000	\$1,250,000
<b>TOTAL PROJECT COSTS</b>		<b>\$</b>	<b>\$7,480,793</b>	<b>\$2,375,063</b>	<b>\$22,132,742</b>	<b>\$31,988,599</b>

\* 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.

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



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### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #4**

<b>PROJECT TITLE</b>	<b>Digitization of Maritime Records: Whaling Logbooks</b>				
<b>PROJECT LOCATION</b>	<b>New Bedford Free Public Library</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>New Bedford Free Public Library</b>				
<b>FUNDING AMOUNT</b>	<b>\$14,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>ALL</b>

#### PROJECT DESCRIPTION

New Bedford Free Public Library owns the third-largest collection of whaling logbooks held worldwide. This collection is a significant resource for the City as well as to historians and researchers as it contains historic meteorological data and presents the American whaling industry’s impact on the social, economic, and cultural life of New Bedford. This project recommendation will fund the second phase of the preservation and digitization of the whaling logbooks and journals in the collection, providing world-wide digital access to those resources.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$14,000 from the Budgeted Reserve Fund** for a grant to the New Bedford Free Public Library for the Digitization of Maritime Records project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by preserving a significant historical and cultural resource, protecting a city owned resource of historical significance, and providing public access to the resource.

#### MEASURES OF SUCCESS

The success of this project will be measured by the preservation of the logbooks; the tracking of use of the resource on digital platforms; and the tracking of the circulation statistics.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the digitization, conservation, and archiving of the logbook collection.
2. The Grantee agrees to provide public access to the collection through an on-line platform such as Digital Commonwealth.
3. No disbursement of funds may occur until the project has received all necessary approvals.
4. Other conditions as deemed necessary and defined with the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$200	\$	\$13,800	\$14,000
2	New Bedford Free Public Library	\$	\$6,000	\$	\$	\$6,000
3	FY20 CPA FUNDS	\$	\$	\$	\$10,000	\$10,000
<b>TOTAL PROJECT COSTS</b>		\$	\$6,200	\$	\$23,800	\$30,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



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### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #5**

<b>PROJECT TITLE</b>	<b>Digitization of the Milton Silvia Collection Part II</b>				
<b>PROJECT LOCATION</b>	164 William Street				
<b>APPLICANT/ORGANIZATION</b>	Spinner Publications, Inc.				
<b>FUNDING AMOUNT</b>	<b>\$20,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>ALL</b>

#### PROJECT DESCRIPTION

Spinner Publications, Inc. holds the Milton Silvia Collection which contains over 100,000 negatives and over 200,000 photographs, all the work of the late Milton Silvia, a *Standard Times* photographer for 40 years. Spinner Publications, Inc. is a non-profit publishing house which records and promotes the history and culture of the region. The Milton Silvia Collection captures over three decades of historic moments in New Bedford's history including Daddy Grace's funeral, the 1970s race riots, and John F. Kennedy's visit to New Bedford as well as the day to day life in the City. This project recommendation will fund the second phase of the preservation, archiving, and digitizing of the negative collection and will provide public access through various on-line platforms.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$20,000 from the Budgeted Reserve Fund** for a grant to Spinner Publications, Inc. for the Digitization of the Milton Silvia Collection Part II project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by protecting, preserving, and enhancing a historic and cultural resource while also benefiting the community at large by expanding public access.

#### MEASURES OF SUCCESS

The success of this project will be measured by the preservation and archiving of the collection, increased public access, and the tracking of access on digital platforms through tools such as Google Analytics.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the digitization, conservation, and archiving of the Milton Silvia collection.
2. The Grantee agrees to provide public access to the collection through an on-line platform such as Digital Commonwealth.
3. No disbursement of funds may occur until the project has received all necessary approvals.
4. Other conditions as deemed necessary and defined with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$2,775	\$ 13,425	\$ 3,800	\$	\$20,000
2	Spinner cash	\$	\$19,575	\$	\$	\$19,575
3	In Kind Contributions	\$	\$23,200	\$	\$	\$23,200
<b>TOTAL PROJECT COSTS</b>		<b>\$2,775</b>	<b>\$56,200</b>	<b>\$3,800</b>	<b>\$</b>	<b>\$62,775</b>
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #6**

<b>PROJECT TITLE</b>	<b>First Baptist Church Restoration Project</b>			
<b>PROJECT LOCATION</b>	149 William Street			
<b>APPLICANT/ORGANIZATION</b>	Your Theatre, Inc.			
<b>CO-APPLICANT/ORGANIZATION</b>	Waterfront Historic Area League, Inc.			
<b>FUNDING AMOUNT</b>	<b>\$108,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD 4</b>

#### PROJECT DESCRIPTION

First Baptist Church, built in 1829, is the birthplace of *Robert's Rules of Order* and was named a National Treasure by the National Trust for Historic Preservation. It is also listed on the National Register of Historic Places. Once renovated, the Church will be the home to Your Theatre, Inc. as well as community partners. This adaptive re-use of the church will serve as a catalyst for change in the Upper William Street area. All work will comply with the U.S. Secretary of the Interior Standards for Rehabilitation. This project recommendation will fund site improvements and historic restoration which include installation of an ADA compliant chair lift, ADA compliant ramps, and historically accurate lighting.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$100,000 from the Historic Resource Reserve Fund**, for a grant to Your Theatre, Inc. and Waterfront Historic Area League, Inc. (WHALE) for the site improvements and historic restoration which include installation of an ADA compliant chair lift, ADA compliant ramps, and historically accurate lighting in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria. This project meets the urgent need criteria as the installation of the ADA chair lift and ramps will allow the use of the building by the public. The rehabilitation of this building is a catalyst for transformative change for that area of downtown and is an adaptive re-use of a historic building.

#### MEASURES OF SUCCESS

The success of the project will be measured by successful installation of all elements which will allow for the public use of this historic building by Your Theatre, Inc. and other non-profit arts and cultural organizations.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the purchase and installation of handicap chairlift, exterior ramp, and the purchase and installation of the historic light poles at 149 William Street.
2. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$108,000	\$108,000
2	Cultural Facilities Fund	\$	\$180,000	\$	\$220,000	\$400,000
3	CDBG	\$	\$	\$	\$150,000	\$150,000
4	State Historic Tax Credits	\$	\$	\$	\$461,400	\$461,400
5	Your Theatre, Inc.	\$	\$	\$150,000	\$215,000	\$365,000
6	CPA FY18, FY19, FY20, FY21 grants	\$	\$	\$	\$497,400	\$497,400
7	Capital Campaign/Foundations	\$	\$37,359	\$	\$537,641	\$575,000
<b>TOTAL PROJECT COSTS</b>		\$	\$217,359	\$150,000	\$2,189,441	\$2,556,800

\* 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.

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# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #7**

<b>PROJECT TITLE</b>	<b>Gallery X Painting</b>				
<b>PROJECT LOCATION</b>	<b>169 William Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Gallery X, Inc.</b>				
<b>FUNDING AMOUNT</b>	<b>\$86,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

Gallery X was built in 1855 as the First Universalist Church and, over the last 167 years, has served as the home of the Pilgrim Church, Temple Sinai, and Douglass Memorial AME Church. Situated in the Upper William Street area, this building is also part of the County Street Historic District. Since 1990, the property has been the home of Gallery X, a vibrant arts center. This project recommendation will fund the exterior rehabilitation and painting of this historic building.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$86,000 from the Budgeted Reserve Fund** for a grant to Gallery X, Inc. for the Gallery X Painting project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by restoring a significant historic building which is located in a visually prominent location and is of notable and distinctive architecture.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the exterior restoration, rehabilitation, and painting of this historic property.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the exterior painting, restoration, and preservation of the building located at 169 William Street.
2. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION (Revised)						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$86,000	\$86,000
2	Gallery X Maintenance	\$	\$	\$	\$3,000	\$3,000
3	1772 Foundation/Preservation MA	\$	\$	\$	\$10,000	\$10,000
4	Raffle Fundraiser	\$	\$	\$	\$2,500	\$2,500
5	Targeted Fundraiser	\$	\$	\$	\$4,500	\$4,500
<b>TOTAL PROJECT COSTS</b>		\$	\$	\$	\$106,000	\$106,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



**JONATHAN F. MITCHELL**  
MAYOR

# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740  
Telephone (508) 979.1488

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #8**

<b>PROJECT TITLE</b>	<b>George Washington Portrait Conservation</b>				
<b>PROJECT LOCATION</b>	<b>New Bedford Free Public Library</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>New Bedford Free Public Library</b>				
<b>FUNDING AMOUNT</b>	<b>\$26,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>ALL</b>

#### PROJECT DESCRIPTION

The George Washington portrait was owned by James Arnold and was painted by an unknown artist in the style of Gilbert Russell. Due to its age and condition, there is an urgent need for immediate conservation of this large painting. This project recommendation will fund the conservation of this city owned artwork.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$26,000 from the Budgeted Reserve Fund** for a grant to the New Bedford Free Public Library for the George Washington Portrait Conservation project in accordance with the terms and conditions of the Community Preservation Act Municipal Project Memorandum of Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by preserving and protecting a significant historical and cultural resource owned by the City and providing public access to the resource.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful conservation of the portrait and the increased public access to this city owned artwork.

#### FUNDING CONDITIONS

1. CPA funds are only to be used for conservation of the George Washington Portrait.
2. No disbursement of funds may occur until project has received all necessary approvals.
3. Other conditions as deemed necessary and defined within the Community Preservation Act Municipal Project Memorandum of Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$26,000	\$26,000
2	In Kind Contribution	\$	\$1,000	\$	\$	\$1,000
<b>TOTAL PROJECT COSTS</b>		\$	\$1,000	\$	\$26,000	\$27,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #9**

<b>PROJECT TITLE</b>	<b>Holy Family Apartments</b>				
<b>PROJECT LOCATION</b>	<b>123 North Street/563 County Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Holy Family Apartments, LLC</b>				
<b>FUNDING AMOUNT</b>	<b>\$175,000</b>	<b>CPA CATEGORY</b>	<b>Community Housing</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The Holy Family Re-Use project will create 15 units of affordable housing in the long-vacant Holy Family High School building. The project will consist of 5 HOME units and 10 workforce units, comprised of 4 studio and 11 one-bedroom apartments. All units will be rented to individuals earning between 50% and 100% of the Average Median Income of the region. The project recommendation will fund the handicap lift and exterior improvements.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$54,836 from the Community Housing Reserve Fund and \$120,164 from the Budgeted Reserve Fund for a \$175,000 grant** to Holy Family Apartments, LLC. for the Holy Family Apartments project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by addressing the need for workforce housing units; developing ADA compliant units; utilizing a historic, long vacant building through adaptive re-use; and serving as a catalyst for transformative change in the neighborhood.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful construction of the 15 units of housing.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the handicap lift and Phase II exterior improvements.
2. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
3. Disbursement of funds will begin only after the project's other required funding sources have been committed to the project and construction has begun.
4. The Grantee agrees to execute and record an Affordable Housing Restriction for this project.
5. Other conditions as deemed necessary and defined with the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$175,000	\$175,000
2	New Bedford Development Corp	\$	\$125,000	\$25,000	\$	\$150,000
3	City HOME Funds	\$	\$	\$	\$875,000	\$875,000
4	Mass Development Construction Loan	\$	\$467,807	\$320,000	\$1,062,193	\$1,850,000
<b>TOTAL PROJECT COSTS</b>		<b>\$</b>	<b>\$ 592,807</b>	<b>\$345,000</b>	<b>\$2,112,193</b>	<b>\$3,050,000</b>
* 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.						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #10**

<b>PROJECT TITLE</b>	<b>James Arnold Mansion Roof Final Phase</b>				
<b>PROJECT LOCATION</b>	<b>427 County Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>James Arnold Mansion, Inc.</b>				
<b>FUNDING AMOUNT</b>	<b>\$100,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>5</b>

#### PROJECT DESCRIPTION

The James Arnold Mansion, Inc. is dedicated to the preservation, restoration, and maintenance of the 1821 mansion. The final phase of the roof repairs will address the original roof area of the mansion. The project recommendation will fund the final roof repairs.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$100,000 from the Budgeted Reserve Fund** for a grant to the James Arnold Mansion, Inc. for the James Arnold Mansion Roof Final Phase project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by preserving and restoring a historic and architectural resource of significance located at a visually prominent location; benefiting the community at large through the building's historic value and aesthetic (green space); and addressing the building envelope which requires immediate attention without which the resource is at risk for significant damage or loss if unaddressed.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful repairs to the original roof area.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the roof repairs of the property located at 427 County Street.
2. The Grantee agrees to execute and record a Preservation Restriction on the property located at 427 County Street, New Bedford.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
5. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$100,000	\$100,000
2	Private Contributions	\$	\$	\$	\$10,000	\$10,000
3	Other grants	\$	\$	\$	\$10,000	\$10,000
<b>TOTAL PROJECT COSTS</b>		\$	\$	\$	\$120,000	\$120,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #11**

<b>PROJECT TITLE</b>	<b>LGBTQ+ Community Center Handicap Access</b>				
<b>PROJECT LOCATION</b>	60 Eighth Street				
<b>APPLICANT/ORGANIZATION</b>	South Coast LGBTQ+ Network, Inc.				
<b>FUNDING AMOUNT</b>	<b>\$200,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The South Coast LGBTQ+ Network’s vision is to support a thriving LGBTQ+ community in the SouthCoast. The creation of a community center in this historic building will meet the community’s needs, providing space for social connections, educational programs, cultural programming, and other services. The building is located in the County Street National Register Historic District. This project recommendation will fund the creation of handicap access to the building which includes an elevator, an exterior ramp, and the construction of handicap accessible bathrooms.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$200,000 from the Fund Balance** for a grant to South Coast LGBTQ Network, Inc. for the LGBTQ+ Community Center Handicap Access project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by preserving an architecturally significant building; is the adaptive re-use of a historic building; is located in a pivotal location; has the potential to benefit the community at large; is a resource of notable and distinctive architecture; and without immediate attention, the building envelope is at risk of significant damage or loss.

#### MEASURES OF SUCCESS

The success of this project will be measured by the creation of handicap access to the building which will enable the applicant to operate the community center at that location.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the creation of handicap access to the building to include an elevator and ramp and the construction of handicap accessible bathrooms for the property located at 60 Eighth Street, New Bedford.
2. The Grantee agrees to execute and record a Preservation Restriction on the property located at 60 Eighth Street.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
5. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$ 200,000	\$200,000
2	Network Capital Campaign	\$	\$	\$	\$ 159,200	\$159,200
3	Grants	\$	\$	\$	\$ 180,000	\$180,000
<b>TOTAL PROJECT COSTS</b>		\$	\$	\$	\$539,200	\$539,200

\* 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.

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #12**

<b>PROJECT TITLE</b>	<b>New Bedford Whaling Museum: Bourne Masonry Restoration</b>			
<b>PROJECT LOCATION</b>	<b>18 Johnny Cake Hill</b>			
<b>APPLICANT/ORGANIZATION</b>	<b>Old Dartmouth Historical Society/New Bedford Whaling Museum</b>			
<b>FUNDING AMOUNT</b>	<b>\$187,500</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b> <b>4</b>

#### PROJECT DESCRIPTION

The Whaling Museum is dedicated to telling the region's rich history within the walls of these historic buildings. The exterior masonry on all elevations of the Bourne building needs critical, urgent repair to prevent further water infiltration, mold growth, and deterioration of the exterior brick. This project recommendation will fund exterior masonry restoration of the Bourne building.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$187,500 from the Budgeted Reserve Fund** for a grant to Old Dartmouth Historical Society for the New Bedford Whaling Museum Bourne Masonry Restoration project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by restoring and preserving a historic building with distinctive architectural merit; is located at a pivotal site; benefits the community at large in terms of historical, social, and cultural value; and addresses urgent repairs needed to the building envelope without which the resource is at risk for significant damage or loss if unaddressed.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the exterior masonry repairs work according to the U.S. Secretary of the Interior Standards for Rehabilitation.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the masonry restoration work for all exterior elevations of the Bourne Building located at 18 Johnny Cake Hill, New Bedford.
2. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$187,500	\$187,500
2	NPS-Saving America's Treasures	\$	\$	\$	\$125,000	\$125,000
3	MOTT-Destination Development	\$	\$	\$	\$37,500	\$37,500
4	NBWM-Operating Funds	\$	\$	\$	\$25,000	\$25,000
<b>TOTAL PROJECT COSTS</b>		\$	\$	\$	\$375,000	\$375,000

\* 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.

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

JONATHAN F. MITCHELL

MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #13**

<b>PROJECT TITLE</b>	<b>Rotch-Jones-Duff House Masonry Repairs</b>				
<b>PROJECT LOCATION</b>	396 County Street				
<b>APPLICANT/ORGANIZATION</b>	Rotch-Jones-Duff House and Garden Museum, Inc.				
<b>FUNDING AMOUNT</b>	<b>\$142,900</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

The Rotch Jones Duff House and Garden Museum is the only authentic whaling mansion and garden estate in the city. The property is a National Historic Landmark and is listed on the National Register of Historic Places. The RJD grounds are open to the public and the museum hosts special events, private events, school groups year round. This project recommendation will fund the preservation and repair of exterior masonry at the property.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$50,604 from the Budgeted Reserve Fund and \$92,296 from the Fund Balance** for a grant to the Rotch Jones Duff House and Garden Museum, Inc. for the Rotch Jones Duff House Masonry Repairs project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by preventing further deterioration of the building's masonry; meets the goals of preserving and rehabilitating an architecturally significant building; is located in a pivotal location; has the potential to benefit the community at large; is a resource of notable and distinctive architecture; and without immediate attention, the building envelope is at risk of significant damage or loss.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful restoration and rehabilitation of the property's masonry.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the preservation and repair of exterior masonry at the property located at 396 County Street, New Bedford.
2. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$142,900	\$142,900
2	MASS PPF	\$	\$	\$	\$152,900	\$152,900
3	1772 Foundation	\$	\$	\$	\$10,000	\$10,000
4	ARPA	\$	\$	\$	\$350,000	\$350,000
<b>TOTAL PROJECT COSTS</b>		\$	\$	\$	\$ 655,800	\$655,800
<i>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</i> <i>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</i>						

The full application is available at <https://www.newbedford-ma.gov/planning/application-info/>



# City of New Bedford

## COMMUNITY PRESERVATION COMMITTEE

133 William Street, New Bedford, Massachusetts 02740

Telephone (508) 979.1488

**JONATHAN F. MITCHELL**

**MAYOR**

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #14**

<b>PROJECT TITLE</b>	<b>Strand Theater Restoration</b>				
<b>PROJECT LOCATION</b>	<b>1157 Acushnet Avenue</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Cape Verdean Association in New Bedford</b>				
<b>FUNDING AMOUNT</b>	<b>\$300,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>3</b>

#### PROJECT DESCRIPTION

The Strand Theater is located in the near North End neighborhood and is the future home of the Cape Verdean Association in New Bedford (CVANB). The CVANB is transforming this blighted property into the Cape Verdean Cultural Community Center. This project recommendation will fund the exterior restoration of the original wooden Italianate façade.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$300,000 from the Budgeted Reserve Fund** for a grant to Cape Verdean Association in New Bedford for the Strand Theater Restoration project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project meets the urgent need criteria to prevent further deterioration of the building; meets the goals of preserving and rehabilitating an architecturally significant building; is located in a pivotal location; has the potential to benefit the community at large; and is a resource of notable and distinctive architecture.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the facade restoration.

#### FUNDING CONDITIONS

1. CPA funds are to be used for the exterior restoration and repair of the building façade for the property located at 1157 Acushnet Avenue, New Bedford.
2. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior Standards for Rehabilitation and secure contractors who have demonstrated experience successfully completing projects to these standards.
3. No disbursement of funds may occur until the project has received all necessary permits and approvals.
4. The Grantee agrees to execute and record a Preservation Restriction on the property.
5. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$	\$	\$300,000	\$300,000
2	CPA FY20	\$	\$	\$	\$200,000	\$200,000
3	Capital Campaign/Foundations	\$	\$100,000	\$	\$ 100,000	\$200,000
4	MCC CFF	\$	\$100,000	\$	\$200,000	\$300,000
5	State Historic Tax Credits	\$	\$20,000	\$	\$335,000	\$355,000
6	NB and State ARPA	\$	\$	\$	\$800,000	\$800,000
<b>TOTAL PROJECT COSTS</b>		\$	\$220,000	\$	\$ 1,935,000	\$2,155,000
<p>* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.</p> <p>** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.</p>						

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MAYOR

### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #15**

<b>PROJECT TITLE</b>	<b>Temple Landing II</b>				
<b>PROJECT LOCATION</b>	285 Ash Street				
<b>APPLICANT/ORGANIZATION</b>	POAH United Front Four, LLC				
<b>FUNDING AMOUNT</b>	<b>\$93,600</b>	<b>CPA CATEGORY</b>	<b>Community Housing</b>	<b>CITY WARD</b>	<b>4</b>

#### PROJECT DESCRIPTION

Temple Landing II will develop senior (62+), ADA compliant housing in the existing Temple Landing neighborhood. The building will consist of 26 units of community housing which incorporates elements such as Universal Design and Passive House Design while connecting senior residents to management services and POAH's Community Impact programming. The project recommendation will fund the creation of 26 units of community housing for low-income seniors.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 7-1, the Community Preservation Committee recommended appropriating **\$93,600 from the Community Housing Reserve Fund** for a grant to POAH United Front Four, LLC. for the Temple Landing II project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria as it creates safe, affordable, ADA compliant housing for seniors.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful construction of the 26 units of affordable housing, providing safe, community housing for seniors in the city.

#### FUNDING CONDITIONS

1. CPA funds are to be used for creation of affordable housing for seniors (age 62+) which is ADA compliant and incorporates Passive House Design.
2. No disbursement of funds may occur until the project has received all necessary permitting and approvals.
3. Disbursement of funds will begin only after the project's other required funding sources have been committed to the project and construction has begun.
4. Construction of the project must begin within two years of the grant award approval by City Council.
5. The Grantee agrees to execute and record an Affordable Housing Restriction for this project.
6. Other conditions as deemed necessary and defined with the Community Preservation Act Grant Agreement.

**PROJECT BUDGET SUBMITTED WITH APPLICATION (Revised)**

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$ 319,189	\$	\$	\$319,189
2	First Mortgage	\$	\$ 767,252	\$	\$100,000	\$ 100,000
3	Federal 9% LIHTC Equity	\$	\$	\$	\$8,373,635	\$ 8,373,635
4	MA State LIHTC	\$	\$ 1,580,000	\$	\$	\$ 1,580,000
5	DHCD soft debt funds (HST, AHT, HOME)	\$	\$ 175,137	\$	\$2,524,863	\$2,700,000
<b>TOTAL PROJECT COSTS</b>		<b>\$</b>	<b>\$2,841,578</b>	<b>\$</b>	<b>\$ 10,998,498</b>	<b>\$13,840,076</b>

\* 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.

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### COMMUNITY PRESERVATION COMMITTEE FY22 FUNDING RECOMMENDATION

Date: February 28, 2022  
To: The Honorable City Council

**PROJECT #16**

<b>PROJECT TITLE</b>	<b>Thomas Department Store Envelope Assessment</b>				
<b>PROJECT LOCATION</b>	<b>414-430 Rivet Street</b>				
<b>APPLICANT/ORGANIZATION</b>	<b>Freedom Trust</b>				
<b>FUNDING AMOUNT</b>	<b>\$15,000</b>	<b>CPA CATEGORY</b>	<b>Historic Resource</b>	<b>CITY WARD</b>	<b>6</b>

#### PROJECT DESCRIPTION

The Thomas Department Store is a historic building located at a visually prominent location in Goulart Square. This property is historically significant and will be converted into affordable housing for families and individuals. The building assessment is the first step in the preservation of this building so it can continue to serve the community. This project recommendation will fund the building assessment.

#### RECOMMENDED FUNDING

On February 10, 2022, by a vote of 8-0, the Community Preservation Committee recommended appropriating **\$15,000 from the Budgeted Reserve Fund for a grant**, to Freedom Trust for the Thomas Department Store Envelope Assessment project in accordance with the terms and conditions of the Community Preservation Act Grant Agreement, and for the overall purposes summarized in this document.

#### ALIGNMENT WITH FY22 CPA PLAN

This project aligns with the FY22 CPA plan needs, priorities, and criteria by preserving and rehabilitating a significant historic, cultural, and architectural building. This building is in a pivotal location and has the potential to benefit the community.

#### MEASURES OF SUCCESS

The success of this project will be measured by the successful completion of the building assessment and development of a phased rehabilitation plan.

#### FUNDING CONDITIONS

1. CPA funds are to be used for a building assessment of the property located at 414-430 Rivet Street, New Bedford.
2. Grantee agrees to execute the project complying with the U.S. Secretary of the Interior Standards for Rehabilitation.
3. No disbursement of funds may occur until the assessment has begun.
4. Other conditions as deemed necessary and defined within the Community Preservation Act Grant Agreement.

PROJECT BUDGET SUBMITTED WITH APPLICATION						
FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA- <b>REQUESTED</b>	\$	\$ 15,000	\$	\$	\$15,000
<b>TOTAL PROJECT COSTS</b>		\$	\$15,000	\$	\$	\$15,000

\* 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.

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## FY22 SUBMITTED CPA APPLICATIONS WITH CPC FUNDING RECOMMENDATIONS

PROJECT	APPLICANT	REQUEST	CPC RECOMMENDATION	CPA CATEGORY
<b>Brooklawn Skate Park Design</b>	New Bedford Parks, Recreation, and Beaches & Friends of Brooklawn Park	\$25,000	<b>\$22,000</b>	Recreation
<b>City Wide Signage for Parks</b>	New Bedford Parks, Recreation, and Beaches	\$24,000	<b>\$24,000</b>	Recreation
<b>Cliftex II</b>	Manomet II Limited Partnership/Winn Development	\$86,000	<b>\$86,000</b>	Historic Resource
<b>Digitization of Maritime Records</b>	New Bedford Free Public Library	\$14,000	<b>\$14,000</b>	Historic Resource
<b>Digitization of Milton Silvia Negative Collection Part II</b>	Spinner Publications, Inc.	\$20,000	<b>\$20,000</b>	Historic Resource
<b>First Baptist Church Restoration</b>	Your Theatre/WHALE	\$108,000	<b>\$108,000</b>	Historic Resource
<b>Gallery X Exterior Painting</b>	Gallery X, Inc.	\$86,000	<b>\$86,000</b>	Historic Resource
<b>George Washington Portrait Conservation</b>	New Bedford Free Public Library	\$26,000	<b>\$26,000</b>	Historic Resource
<b>Holy Family High School Adaptive Re-Use Project</b>	Holy Family Apartments	\$175,000	<b>\$175,000</b>	Community Housing
<b>James Arnold Mansion Roof Final Phase</b>	James Arnold Mansion, Inc.	\$100,000	<b>\$100,000</b>	Historic Resource
<b>LGBTQ+ Community Center Handicap Accessibility</b>	South Coast LGBTQ Network	\$200,000	<b>\$200,000</b>	Historic Resource
<b>New Bedford Whaling Museum Bourne Building Masonry Repair</b>	Old Dartmouth Historical Society	\$187,500	<b>\$187,500</b>	Historic Resource
<b>Rotch-Jones-Duff House Masonry Repairs</b>	Rotch-Jones-Duff House & Garden Museum	\$142,900	<b>\$142,900</b>	Historic Resource
<b>Strand Theater Restoration</b>	Cape Verdean Association in New Bedford	\$300,000	<b>\$300,000</b>	Historic Resource
<b>Temple Landing II</b>	POAH United Front Four LLC	\$319,189	<b>\$93,600</b>	Community Housing
<b>Thomas Department Store Envelope Assessment</b>	Freedom Trust	\$15,000	<b>\$15,000</b>	Historic Resource
Save the Bells Tower	New Bedford Parks, Recreation & Beaches and Save the Bells Foundation	\$244,374	Not Recommended	Recreation

\*All projects not recommended for funding in FY22 are invited to apply for funding during the FY23 application cycle.