FY28 COMMUNITY PRESERVATION ACT APPLICATION

Applicant: Julio and Nellie Barbosa
Property: 54 Main Street, Fairhaven, Massachusetts 02719
Total Project Cost: Approximately $4,000,000
CPA Request: $150,000
Residential Units: 12 one-bedroom apartments
Affordable Units: 4
Market-Rate Units: 8
Existing Retail Spaces: 3

I. PROJECT PURPOSE AND SUMMARY

We seek Community Preservation Act funding for the rehabilitation and adaptive reuse of the existing building at 54 Main Street, Fairhaven, Massachusetts.
The project falls primarily within the CPA categories of:

- Community Housing
- Historic Preservation

The project will preserve and rehabilitate an existing building dating to approximately 1910, retain three existing retail spaces, and convert the former American Legion portion of the building into twelve one-bedroom apartments.

Four of the twelve apartments, or approximately 33.3% of the residential units, will be permanently restricted as affordable housing for eligible households at or below the applicable income limits.

Fairhaven's CPA Plan expressly authorizes CPA funds for the creation, preservation and support of community housing and for rehabilitation of community housing. It also identifies rehabilitation of historic resources and adaptive reuse as appropriate CPA purposes.
The project is therefore a combined community-housing and historic-preservation rehabilitation project.

GENERAL CRITERIA FOR ALL PROJECTS

- **Is the project consistent with the goals of the Town of Fairhaven Community Preservation Plan?**

YES.
The project directly addresses two of the principal CPA purposes identified in Fairhaven's plan; community housing and historic preservation. Fairhaven's CPA Plan encourages creation, preservation and support of community housing and specifically gives preference to reuse of existing buildings and development on previously developed sites. The Plan also establishes historic-preservation goals that include protecting historic properties and assisting owners with adaptive reuse. The project accomplishes both objectives through one rehabilitation.

- **Does the project have other sources of funding? If so, indicate percentage.**

YES.
We will provide substantial private capital toward the project. We have already invested approximately $180,000 in the property/project and intends to contribute approximately $800,000 of additional personal capital.The property also has an existing mortgage of approximately $330,000.The remaining project financing will be structured through private financing and other appropriate sources.The CPA request is therefore part of a larger financing structure rather than the sole source of project funding.

- **Does the project leverage additional or multiple sources of public and/or private funding?**

YES.
We are requesting $150,000 in CPA funding to support the revitalization and preservation of the building's exterior. The project will also utilize approximately $2 million in financing and private funds, and we are actively pursuing additional state, local, and other grant opportunities to help fund the remaining project costs.

- **Does the project preserve a threatened resource?**

YES.
The building dates to approximately 1910 and is therefore more than 100 years old. Fairhaven's CPA Plan notes that older structures can be threatened by demolition or replacement and specifically encourages preservation and adaptive reuse of historic properties. The proposed project will preserve the existing structure and give it a viable long-term use.

- **Is the project consistent with existing Planning Documents such as the Master Plan and Open Space Plan?**

YES.
The 54 Main Street project directly implements these concepts. It is consistent with the Town of Fairhaven's established planning objectives, including the goals and policies identified in the Fairhaven 2040 Master Plan and the Fairhaven Open Space Plan.

Planning Objective	Our Project
Appropriate redevelopment	Rehabilitates an existing developed property
Housing	Creates 12 apartments
Economic development	Rehabilitates existing retail space
Community character	Preserves and improves existing building
Infrastructure	Replaces/modernizes major building systems
Public safety	Upgrades fire protection and life-safety systems
Accessibility	Improves building and site accessibility
Natural-resource protection	Concentrates development within an existing developed site
Responsible land use	Avoids unnecessary greenfield development
Quality of life	Improves housing, building condition and neighborhood appearance
Existing-property reuse	Converts substantial investment into productive long-term use
Sustainability/resilience	Provides opportunity for improved building systems and weather protection

- **Does the project comply with zoning regulations?**

YES.

- **Does the project have a means of support for maintenance and upkeep?**

YES.
The completed property will contain three existing commercial spaces and twelve residential apartments. The three retail spaces currently generate approximately: $2,915 per month or approximately: $34,980 per year in gross scheduled rent. Upon completion, the residential units will provide an additional operating revenue source. The combined commercial and residential income will provide an ongoing financial basis for building operations, maintenance, insurance, utilities where applicable, repairs and long-term stewardship. We intend to retain and operate the property as a long-term mixed-use asset.

- **Does the project involve currently owned municipal assets?**

NO.
The property is privately owned.

- **Does the project serve underserved populations or address more than one CPA focus area?**

YES.
The project serves multiple needs and populations.
It will provide:

- Affordable housing;
- Market-rate housing;
- Housing for smaller households;
- Preservation of an existing historic-era building;
- Continued retail space;
- Main Street revitalization;
- Adaptive reuse of an existing property.

Four of the twelve apartments will be affordable. Fairhaven's CPA Plan identifies affordable housing as a significant community need and reported that, as of June 2023, approximately 6.89% of Fairhaven's housing stock was certified deed-restricted affordable housing, below the state's 10% benchmark. The project therefore directly responds to an identified community housing need.

- **Does the project reclaim abandoned or previously developed land?**

YES.
The project is entirely located on an existing developed property. No undeveloped parcel is being consumed for the residential development. The project instead makes more efficient use of an existing building and existing infrastructure.

- **Does the project require a Special Permit, NOI, Building Permit, or other permitting? Please list all the local and State permits you are aware of that the project will need?**

We anticipate that the project will require some combination of the following, as applicable to the final scope:

- Building Permit; approved
- Special Permit; approved
- Plumbing Permit;
- Electrical Permit;
- Mechanical/HVAC permits;
- Fire Department review/approval;
- Fire suppression approval;
- Certificate(s) of Occupancy;

We will coordinate with the Town's Building, Fire, and other applicable departments to complete the remaining approvals.

- **Does the project have community support?**

YES.
We have letters from nearby businesses, existing commercial tenants, community organizations, residents, and other organizations interested in Main Street revitalization and affordable housing. Letters are included with our application.

- **Does the project have sufficient supporting documentation?**

YES.
The application will be supported by documentation including:
- Property deed;
- Existing property photographs;
- Proposed plans;
- Architectural drawings;
- Detailed project scope;
- Professional cost estimates; and
- Project schedule;

- **Does the project provide a positive impact on the community?**

YES.
The project will provide a positive impact to Fairhaven by simultaneously addressing housing, affordable housing, historic preservation, commercial activity and adaptive reuse.
Upon completion, the property will contain:
12 apartments
- 4 affordable
- 8 market-rate

and:
3 retail spaces
The project will also provide approximately $4 million of investment in an existing Fairhaven property.

- **Has the applicant/team demonstrated the ability and competency to implement the project as proposed?**

YES.
We have the experience, professional resources, and demonstrated competency necessary to successfully implement the proposed project in Fairhaven.

Collectively, we have more than 25 years of real estate experience, including ground-up construction, renovations, property improvements, and management of multi-unit properties. We

have extensive experience with planning, budgeting, permitting, construction coordination, contractor oversight, and project management.

We are supported by an established team of general contractors, architects, engineers, and other qualified professionals who provide the expertise necessary to successfully execute the project. Our commitment is also demonstrated through the acquisition of the property, significant expenditures already made, and our willingness to invest additional personal capital. We have a direct financial and personal commitment to the successful completion of this project and the experience and resources necessary to carry it through from planning to completion.

- **Does the applicant have site control, or the written consent by the property owner to submit an application?**

YES.
We own the property.

HISTORIC PRESERVATION SELECTION CRITERIA

- **Is the building on the National or State Register of Historic Places?**

NO.

- **Is the property eligible for listing on the National or State Register of Historical Places?**

NO.

- **Has the property been included in the local Survey of Historic Properties (MACRIS)?**

NO.

- **Is the property in danger of being demolished?**

NO.
The project's purpose is specifically to preserve the existing structure through adaptive reuse.

- **Are there potential archaeological artifacts?**

NO.

- **Did the property play a documented role in Fairhaven history?**

NOT THAT IS KNOWN.
The former American Legion use is an important part of the property's more recent community history.

- **Are there particularly important historic aspects about the property?**

The structure's approximate 1910 construction date, existing Main Street presence and former American Legion use warrant further documentation as part of the preservation review.

- **Are there other potential uses for the property, which could benefit the Town?**

YES.
The proposed mixed-use rehabilitation is itself a community-beneficial use. The property will provide housing, affordable housing and commercial space while preserving the existing structure.

- **Could the building be converted to affordable housing while retaining its historic character?**

YES.
This is one of the central purposes of the project. The proposed project would involve converting and modernizing the interior of the building into twelve one-bedroom apartments, while preserving its existing historic exterior appearance and architectural character.

- **Is the owner interested in preserving the historic integrity of the property?**

YES.
Our decision to rehabilitate and reuse the existing structure rather than demolish it demonstrates a commitment to preservation.

- **Does the proposal conform to the Secretary of the Interior's Standards for the Treatment of Historical Properties? Has previous work on the building conformed to the Standards?**

NO.
The property is not currently listed or formally designated as a historic property, and therefore the Secretary of the Interior's Standards have not been formally applied to the property.

- **Was the structure built before 1921? Has it otherwise been identified as being historical or have cultural value?**

YES.
The building dates to approximately 1910. Fairhaven's CPA Plan specifically identifies structures built before 1921 as a relevant historic-preservation consideration.

RECREATION CRITERIA

- **Will more than one age group use the project?**

YES.
The twelve one-bedroom apartments will provide housing for eligible residents of varying ages. The units are not proposed to be restricted to a single age group.

- **Can the project be used by more than one activity (multi-use)?**

YES.
The primary use of the property will be residential housing. However, the adaptive reuse of the existing building will provide residents with a variety of potential uses within their individual units.

- **How many participants will normally use the project at once?**

Not more then 24 residents would be able to reside in all twelve, one bedroom units.

- **Is this project the first of its kind in the Town or County?**

NO.
The Oxford School and Rogers School have both converted schools into multi-unit buildings. There are numerous examples in Bristol County, particularly in New Bedford and Fall River, where historic mills, commercial buildings, schools, and other institutional buildings have been converted into housing.

- **Are grants available to help pay for the construction? If so, has application been made for the grant?**

YES.
There are a few that we are looking into applying for.

- **Does the project include considerations for additional parking?**

NO.
A special permit was issued for the property addressing various aspects of the proposed conversion, including parking. Due to 54 Main Street being located within the downtown area, the project is subject to the parking provisions applicable to that location, and the standard parking requirements for a residential development are not applied in the same manner as they would be to a property located outside the downtown area. The project will utilize the existing developed site and will not require the creation of a new parking area on previously undeveloped land.

- **Can the project be used more than 1 of the 4 seasons per year?**

YES.
The proposed residential apartments will provide year-round housing and will be occupied throughout all four seasons.

- **Does the project match the character of the surrounding area?**

YES.
Community Preservation Act funds are being requested specifically to support the preservation and adaptive reuse of the existing building and its exterior character. CPA funding will help ensure that the historic appearance and architectural features that contribute to the property's character are retained as the building is converted to residential use.

- **Does the project include all normal safety considerations?**

YES.
The conversion will incorporate the applicable life-safety requirements associated with residential occupancy, including appropriate means of egress, fire protection, emergency access, smoke and carbon-monoxide detection, lighting, electrical systems, and other required safety measures. The project will comply with applicable Massachusetts and local building, fire, plumbing, electrical, sanitary, and life-safety requirements.

- **Does the project meet all building and safety codes?**

YES.
The project will be designed and constructed in accordance with applicable Massachusetts building and safety codes and Fairhaven requirements. The necessary permits, inspections, and approvals will be obtained as required before the residential units are occupied.

- **Is the project accessible by pedestrians and/or cars?**

YES.
The property is located at 54 Main Street in an established portion of Fairhaven and is accessible by both automobile and pedestrian travel. The project will make use of existing roadway and pedestrian infrastructure rather than requiring the creation of a new access system to a previously undeveloped site.

OPEN SPACE CRITERIA FOR PARCEL SELECTION

- **Is the project within the Nasketucket Watershed Area?**

NO.

- **Is the project within 100 feet of wetlands? Is the project within 200 feet of a river?**

NO.

- **Is stream and bank protection an issue? Is vernal pool protection a consideration?**

NO.

- **Would this proposal enhance protection of any FEMA-designated floodway?**

NO.

- **Does the project include any Area of Critical Environmental Concern?**

NO.

- **Would this proposal contribute to preservation and/or creation of forested land?**

NO.

- **Will this proposal protect other parcels? Will this proposal impact other parcels?**

YES.
The adaptive reuse of 54 Main Street allows twelve residential units to be created within an existing developed property. By utilizing an existing building and site, the project reduces the need to develop additional undeveloped land elsewhere for the same housing opportunity.
The project is therefore consistent with the principle of maximizing the use of existing developed land while minimizing pressure for new land development.

- **Does this parcel abut protected land? Does this parcel support significant wildlife habitat?**

NO.

- **Is the parcel at risk for development? Did this parcel have a past proposal for development? Is it for sale?**

NO.

- **Are grants available? If so, has application been made?**

YES.
We are currently researching and intending to apply for additional grant and funding opportunities that may be available to support the project. These potential funding sources will be pursued to supplement CPA funding and help offset eligible costs associated with the preservation, rehabilitation, and adaptive reuse of the existing building.

- **Does the property or structures have historic significance?**

YES.
The property has documented historical significance within Fairhaven. The building has been associated with the Princess Theatre and subsequently with American Legion Post 166.
The American Legion's use of the property represents an important part of the building's community history. The proposed project will preserve the existing building and its recognizable exterior appearance while adapting the interior to a new residential use. CPA funding will help support this preservation-oriented adaptive reuse.

- **Are there any stonewalls, old foundations, roads, trails, cart paths, or scenic vistas?**

NO.

- **Are there any active or passive recreation possibilities associated with this parcel?**

NO.

- **Is this parcel suitable for a community garden or farm?**

NO.

- **Is this parcel suitable for nature observation and educational programs?**

NO.

AFFORDABLE HOUSING SELECTION CRITERIA

- **Will the project involve renovation of an existing building?**

YES.
The twelve apartments will be created through rehabilitation and adaptive reuse of the existing building.

- **Is the building structurally sound?**

YES.
The building was evaluated by a licensed engineer.

- **Is it free of lead paint?Is it free of asbestos, pollutants and other hazards?**

YES.

- **Is there Town sewerage? Or is the septic system in compliance with Title 5?**

YES, Town Sewage.

- **Does the building comply with building, sanitary and handicap accessibility codes?**

The project will include code-related improvements necessary to obtain final approvals and certificates of occupancy.

- **Is this a conversion of market-rate housing to affordable housing?**

NO.
The project is creating new housing through conversion of the former American Legion/ community-use space. Four of the twelve newly created apartments will be affordable.

- **Is this a tax-title property?**

NO.
The property is privately owned

- **Does this project involve the building of a new structure?**

NO.

- **Does the project provide housing that is in design and scale with the surrounding community?**

YES.

The project retains the existing building and its established Main Street presence. The residential conversion occurs within the existing structure.

Does this serve the 60% income-level population? Does this serve the 80% income-level population?

YES.
At least four units will be restricted to households eligible under the applicable 80% AMI standard.

- **Is long term affordability assured? Will this be geared to one age group?**

NO.
The one-bedroom apartments are intended to serve eligible households generally rather than a single age group.

- **Will there be more than two bedrooms? Will there be multiple units?**

NO.
All twelve apartments are proposed as one-bedroom units.

YES.
There will be 12 units.

- **Will it be located near services (grocery, mass transit, etc.)?**

YES.
The property is located on Main Street within an established commercial area and is therefore positioned near existing businesses and services.