PROJECT APPLICATION FORM – FY28

Applicant: Fairhaven Housing Authority **Submission Date:** 10/1/26

Applicant's Address, Phone Number and Email

275 Main Street, Fairhaven, MA 02719
508-993-1144
janet@fairhavenhousing.org

Purpose: (Please select all that apply)

- [ ] Open Space
- [x] Community Housing
- [ ] Historic Preservation
- [ ] Recreation

Town Committee (if applicable) or other sponsoring organization: Fairhaven Housing Authority

Project Name: Window Replacement at Dana Court

Project Location/Address: 180 Adams Street, Fairhaven,MA

Amount Requested: $ 125,000.00

Project Summary: In the space below, or attached sheets if necessary, provide a detailed summary of the project citing the elements of the Guidelines for Submission and Review and Recommendation Criteria found in the Application Guidelines.

Dana Court is a Public Housing Development that consists of fifty-five one bedroom units. They were built in 1988 and the windows are original to the build out and have been repaired but never replaced.

The anticipated project will replace all windows in resident apartments.

We will engage an architect to investigate and design the prospective windows. the spec will highlight products and procedures that will help secure the overall exterior from the elements and protect the interior from pest and moisture. The plan/design will meet all code requirements and safety standards.

The staff architects at the Executive Office of Housing and Livable Communities (EOHLC) will review the design and specifications submitted by the engaged architect and once they approve the design and specifications, the project will go out to bid.

We intend to commit a portion of our annual future formula funding dollars as allocated by the EOHLC for Capital Planning purposes. This project will be using future funds as our current funds are already committed for other Capital Improvement Projects.

Estimated Date for Commencement of Project: 11/1/27

Estimated Date for Completion of Project: 6/1/28

General Criteria for All Projects – Check off and Address each criterion as it applies:

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

Yes

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

40-50% State Formula Funding, State HILAPP funds, and FHA reserves.

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

Yes

☑ Does the project preserve a threatened resource?

Yes

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

Yes

☑ Does the project comply with the zoning regulations?

Yes

☑ Does the project have a means of support for maintenance and upkeep, such as a defined maintenance plan?

Yes

☑ Does the project involve currently owned municipal assets?

State Housing Authority Owned asset.

☑ Does the project serve underserved populations or address more than one focus area of the CPA?

Yes

☑ Does the project reclaim abandoned or previously developed lands?

No

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

Building Permit

☑ Does the project have community support?

Yes

☑ Does the project have sufficient supporting documentation?

Yes

☑ Does the project provide a positive impact to the community?

Yes

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

Yes

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

Yes

Historic Preservation Selection Criteria - Check off and Address each criterion as it applies:

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

☐ Is the property eligible for listing on the National or State Register of Historic Places?

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

☐ Is the property in danger of being demolished?

☐ Are there potential archeological artifacts at the site?

☐ Did the property ever play a documented role in the history or is it noted in published histories of the Town?

☐ Are there any particularly important historic aspects about the property?

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

☐ Could the building be converted for affordable housing use while still retaining its historic character?

☐ Is the owner interested in preserving the historic integrity of the property?

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

☐ Was the structure built before 1921? Has it otherwise been identified as being historic or have cultural value?

Recreation Criteria - Check off and Address each criterion as it applies:

- ☐ Will more than one age group use the project?
- ☐ Can the project be used by more than one activity (multi-use)?
- ☐ How many participants will normally use the project at once?
- ☐ Is this project the first of its kind in the Town or County?
- ☐ Are grants available to help pay for the construction? If so, has application been made for the grant?
- ☐ Does the project include considerations for additional parking?
- ☐ Can the project be used more than 1 of the 4 seasons per year?
- ☐ Does the project match the character of the surrounding area?
- ☐ Does the project include all normal safety considerations?
- ☐ Does the project meet all building and safety codes?
- ☐ Is the project accessible by pedestrians, bicycles, transit?

Open Space Criteria for Parcel Selection - Check off and Address each criterion as it applies:

- [ ] Is the project within the Nasketucket Watershed Area?
- [ ] Is the project with 100 feet of wetlands? Is the project with 200 feet of a river?
- [ ] Is stream and bank protection an issue? Is vernal pool protection a consideration?
- [ ] Would this proposal enhance protection of any FEMA designated floodway?
- [ ] Does the project include any Area of Critical Environmental Concern?
- [ ] Would this proposal contribute to preservation and/or creation of forested land?
- [ ] Will this proposal protect other parcels? Will this proposal impact other parcels?
- [ ] Does this parcel abut protected land? Does this parcel support a significant wildlife habitat?
- [ ] Is this parcel at risk for development? Did this parcel have a past proposal for development? Is it for sale?
- [ ] Are grants available? If so, has application been made?
- [ ] Does the property or structures have historic significance?
- [ ] Are there and stonewalls, old foundations, roads, trails, cart paths or scenic vistas?
- [ ] Are there any active or passive recreation possibilities associated with this parcel?
- [ ] Is this parcel suitable for a community garden or farm?
- [ ] Is this parcel suitable for nature observation and educational programs?

Affordable Housing Selection Criteria - Check off and Address each criterion as it applies:

☑ Will this involve the renovation of an existing building? If so,

- ☑ Is the building structurally sound?
  Yes
- ☑ 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
- ☑ Does the building comply with building, sanitary and handicap accessibility codes?
  Yes
- ☑ Is this a conversion of market rate to affordable housing?
  No
- ☑ Is this a tax title property?
  No

☐ Does this project involve the building of a new structure? If so,

- ☐ Will the structure be built on tax title property, on Town owned land or donated land?
- ☐ Will the building be free of environmental hazards?
- ☐ Are there programs such as Habitat for Humanity involved?
- ☐ Will the project be built on a previously developed site?

☑ Does the project provide housing that is similar in design and scale with the surrounding community?
Yes

☑ Does this serve the 60% income level population? Does this serve the 80% income level population?
Yes, 60% income level population

☑ Is long-term affordability assured? Will this be geared to one age group?
Yes, units are geared to families that fall in the FMR family income guidelines.

☑ Will there be more than two bedrooms? Will there be multiple units?
Yes

☑ Will it be located near services (grocery, mass transit, etc.)?
Yes

☑ Will priority be given to local residents or employees of local businesses?
Preference is given to local residents, veterans and those that work in Fairhaven.

Fairhaven Housing Authority
275 Main Street
Fairhaven, Massachusetts 02719-3370
(508) 993-1144

Fairhaven CPC Application 2028

Window Replacement

At

Dana Court 667-4 – Units 1 – 60 (no 13,27,55,57 or 59) 55 one-bedroom units

Narrative

We are asking the Community Preservation Committee to provide a portion of the funding needed to install new windows at Dana Court, Units 1 through 60. There are no apartments numbered 13,27,55,57 or 59.

The original Dana Court Building was built in 1982. The current windows were installed in 1982. The life span of the windows is listed as 30 years according to the Commonwealth's Housing Authority Capital Planning System and technically should have been replaced as of 2012. The windows need to be replaced to continue to preserve the limited affordable housing available in the Town of Fairhaven that is a valuable asset.

We will engage an architect to investigate and select the best window product available that requires minimal maintenance, provides energy efficiency, is aesthetically coordinated, has an acceptable long life span, and is a system secure from the elements and well protected from pests and moisture. The architect will also define the removal and installation procedures and the entire specification will be put out to bid. We will look to install a new window system that will save the Authority money and be as efficient and ecological as possible. The architect engaged for the design will be expected to spec an energy efficient, sustainable window product that meets code requirements and the highest safety standards.

We intend to commit a portion of our annual future Formula Funding dollars as allocated by the Executive Office of Housing & Livable Communities (EOHLC) for Capital Planning purposes. This project will be using future funds as our current and immediate dollars are already committed to other Capital Improvement Projects. We will also look to allocate a portion of our Operating Reserves, if needed, to complete the installation of the new windows. If CPC funds are secured, we will apply for HILAP funding through EOHLC to complete the project.

Site Control

Dana Court, located at 180 Adams Street, is owned by the Fairhaven Housing Authority. This housing complex is managed by the Fairhaven Housing Authority and regulated by EOHLC (Executive Office of Housing & Livable Communities). Preference is given to Fairhaven residents, and further preference is given if they are a veteran who lives in the Town of Fairhaven.

Project Scope

Source funding to complete the job, hire an architect to design the project and ensure that the components meet the Commonwealth's and the Town of Fairhaven requirements, put the project out to bid and award the project to the lowest responsive and responsible bidder. A contract will be signed, work scheduled and installation will commence. We would expect this project to be 100% complete within one year of the awarding of the funds from all funding sources. This project will require to be bid and paid using Comm of MA Prevailing Wage Rates. EOHLC Scope of work enclosed.

Fairhaven Housing Authority

Dana Court 667-4

Window Replacement Project

General Scope of Project and Condition Narrative:

Windows are original to the development (1982) and are beyond their useful life. Elderly tenants struggle to open and close the windows due to the conditions and windows are not energy efficient. Maintenance has been able to make some repairs in some cases, but repairs are becoming more difficult and challenging due to the age and condition of the windows.

All windows are to be replaced with new energy efficient windows throughout the development.

Resilient design element considerations related to extreme heat and heavy precipitation should be reviewed during the design phase e.g. tinting/shades and weatherization.

Cost Estimate from Capital Planning System 2022 and FY2027

Estimated Costs

Design & Soft Costs	$83,443.00
Windows, Double Hung, Medium	$333,772.00

TOTAL ESTIMATED CONSTRUCTION COST $417,215.00

Feasibility- This project is entirely feasible. Completion of this work is needed to ensure tenants housed at Dana Court have residential buildings with working windows that are fully operational, easily operated and ensure their safety.

Maps- Assessors map provided

Photographs- Attached

Capital Planning System

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Projects

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LHA: FAIRHAVEN HOUSING AUTHORITY
Development: 094-667-04 -- DANA COURT
Facility: 094-667-04-001 -- 180 ADAMS ST - 1
Unit: ALL (ALL Implied if not selected)
Project: 094-667-04-001-22-724 -- Window Replacement 667-4

Project Information | Project Estimation | Project Management | Project Templates

Related Inventory Components

Remove All Related Components

Facility Number	Class	Subclass	Description	Quantity	Unit	Year Installed	Lifespan	Life Adj	Exp Year	Cond. Assess.	Note	Resiliency
094-667-04-001	Building Envelope	Windows	Window, Double Hung, Medium	87	EACH	1982	30	24	2036		: Windows are beyond their useful life. Some of wich are hard for elderly tenants to open and close. KM 5/22	
094-667-04-001	Building Envelope	Windows	Window, Fixed, Large	14	EACH	1982	40	4	2026			

Labor

Craft	Labor Description	Rate	Hours	Cost Type	Subtotal
Select			0	Dwelling	Add

Labor Total:

Project Estimation Components (Labor Inclusive)

Add Related Inventory Components to Estimation Components

	Description	Notes	Unit Cost	Unit	Quantity	Cost Type	SubTotal	
Delete	Window, Double Hung, Medium		$2,015.00	EACH	87	Dwelling	$175,305.00	Edit
Delete	Window, Fixed, Large		$2,160.00	EACH	14	Dwelling	$30,240.00	Edit

Add

Materials Total: $205,545.00

Other Cost

	Description	Notes	Unit Cost	Unit	Quantity	Cost Type	Subtotal	
Delete	Asbestos abatement		$18,000.00	LUMP	1	Dwelling	$18,000.00	Edit
Delete	Disposal		$3,500.00	LUMP	1	Dwelling	$3,500.00	Edit
Delete	Furniture moving and storage		$5,200.00	LUMP	1	Dwelling	$5,200.00	Edit
Delete	Haz-Mat Testing		$2,500.00	LUMP	1	Dwelling	$2,500.00	Edit
Delete	Permits		$2,000.00	LUMP	1	Dwelling	$2,000.00	Edit
Delete	Possible rotted framing		$8,000.00	LUMP	1	Dwelling	$8,000.00	Edit
Delete	Tinting/shade elements to resist heat gain		$200.00	EACH	87	Dwelling	$17,400.00	Edit
Delete	Weatherization		$5,000.00	LUMP	1	Dwelling	$5,000.00	Edit
Delete	Window treatment		$100.00	EACH	87	Dwelling	$8,700.00	Edit
						Dwelling	Add	

Others Total: $70,300.00

Totals

Edit

? General Conditions 10% Amount: $27,584
? Change Order Contingency 10% Amount: $30,343
Hard Cost Total: $333,772
? Soft Cost 25% Total: $83,443
Total Development Cost: $417,216

Capital Planning System

Facilities

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LHA: FAIRHAVEN HOUSING AUTHORITY
Development: 094-667-04 -- DANA COURT
Facility: 094-667-04-001 -- 180 ADAMS ST - 1

LHA Info | Development Info | Facility Info | Unit Info | Accessibility Info | HazMat | Resiliency

Edit | Delete | New | Duplicate this Facility

Facility Number:
094-667-04-001
Facility Name:
180 ADAMS ST - 1
Address:
180 ADAMS ST
City:
FAIRHAVEN
Zip:
02719

Geo Address:
Lat:
Lon:

Facility Description:
The Dana Court building is a 2-story low-rise elderly wood-frame brick-veneer building on a slab. Construction of the building was completed in 1982. There is a total of 55 dwelling units in the building. Egress from this facility is via interior stairs.

Facility Type:
Wood Frame/Masonry Enclosure (1-3 floors)

# of Floors:	Total Dwelling Units:	Gross SF:	Built:	
2	55	57600	1982	☐ Condo

Deferred Cost: $6,875
Replacement Value: $26,899,200



Name: Front
Date: 8/06/2026
Edit



Name: Left Side
Date: 8/06/2026
Edit



Name: Rear
Date: 8/06/2026
Edit



Name: Right Side
Date: 8/06/2026
Edit

Facility Condition Index History

Calculate Current FCI 0.0%

Date	FCI	Replacement Value	Expired Cost
07/05/2026	14.27%	26,899,200.00	3,838,676.29
01/01/2026	14.27%	26,899,200.00	3,838,676.29
02/19/2025	14.27%	26,899,200.00	3,838,676.29
01/01/2024	13.91%	26,899,200.00	3,744,351.29
11/01/2023	13.91%	26,899,200.00	3,744,351.29
10/01/2023	13.91%	26,899,200.00	3,744,351.29
09/01/2023	13.91%	26,899,200.00	3,744,351.29
08/01/2023	13.91%	26,899,200.00	3,744,351.29
07/01/2023	13.91%	26,899,200.00	3,744,351.29
06/01/2023	13.91%	26,899,200.00	3,744,351.29
05/01/2023	13.91%	26,899,200.00	3,744,351.29
04/01/2023	13.91%	26,899,200.00	3,744,351.29
03/01/2023	13.91%	26,899,200.00	3,744,351.29

Capital Planning System

Facilities

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LHA: FAIRHAVEN HOUSING AUTHORITY
Development: 094-667-04 -- DANA COURT
Facility: 094-667-04-001 -- 180 ADAMS ST - 1

LHA Info | Development Info | Facility Info | Unit Info | Accessibility Info | HazMat | Resiliency

Edit | Delete | New

Development No: 094-667-04
Development Name: DANA COURT
Public Development Name: (Street numbers are not included)
DANA COURT 667-04
Geo Address: 180 ADAMS ST - 1
Special Needs Agency: N/A
Special Needs Agency Notes:
Lat: 41.652220
Lon: -70.906036
Management Office Address: 275 Main Street
Address 2:
City: Fairhaven
State: MA
Zip Code: 02719
# of Buildings: 1
Year Built: 1982
Year Occupied: 1982
Acreage: 3.8000
Units/Acre: 14.47
Manager: Janet Falone
Manager Phone: 508-993-1144
Manager Fax:
Supervisor:
Total # of Dwelling Units: 55
# of Accessible Dwelling Units: 6

- ○ Federal
- ◉ State
- ○ Other
- ○ Section 8 NCSR
- ○ Mixed Finance State
- ○ Converted Section 8 NCSR
- ○ Archived

General Description:

The Dana Court development consists of 1 low-rise elderly 2-story building on a site of approximately 4 acres. Construction of the development was completed in 1982. There is a total of 55 dwelling units and a combined residential floor area of 57,600 square feet.

The inventory was conducted on 2-4-09, and the assessment was conducted on 1-12-09, with the assistance of the following LHA staff: ED Kris Sheedy, Rick Borges, and John (maintenance). The units sampled included 5, 8, 9, 10, 15, 20, and 50.

picture not available	picture not available	picture not available	picture not available
Name:	Name:	Name:	Name:
Date:	Date:	Date:	Date:
Edit	Edit	Edit	Edit

Generally Accepted Accounting Principles Cost Summary:

Land Cost:	0
Dev. HC:	0
Dev. SC:	0
Dev. Cost ST:	0
Mod. HC:	0
Mod. SC:	0
Mod. Cost ST:	0
Grand Total:	0

Facility Condition Index History

Calculate Current FCI 0.0%

Date	FCI	Replacement Value	Expired Cost
07/05/2026	12.78%	31,037,400.00	3,968,492.95
01/01/2026	12.78%	31,037,400.00	3,968,492.95
02/19/2025	12.78%	31,037,400.00	3,968,492.95

Capital Planning System

Projects

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LHA	FAIRHAVEN HOUSING AUTHORITY
Development	094-667-04 -- DANA COURT
Facility	094-667-04-001 -- 180 ADAMS ST - 1
Unit	ALL (ALL Implied if not selected)
Project	094-667-04-001-22-724 -- Window Replacement 667-4

Project Information | Project Estimation | Project Management | Project Templates

Edit Delete New

Project Number: 094-667-04-001-22-724

Project Name: Window Replacement 667-4

EOHLC FISH #:

Condition Assessment Narrative: Windows are original to the development and are beyond their useful life. Elderly tenants struggle to open and close the windows. Maintenance has been able to make some repairs in some cases, but repairs are becoming more difficult and challenging due to the age and condition of the windows. Resilient design element considerations related to extreme heat and heavy precipitation should be reviewed during the design phase e.g. tinting/shades and weatherization.

Recommendation: Replace windows

Category: Building Envelope

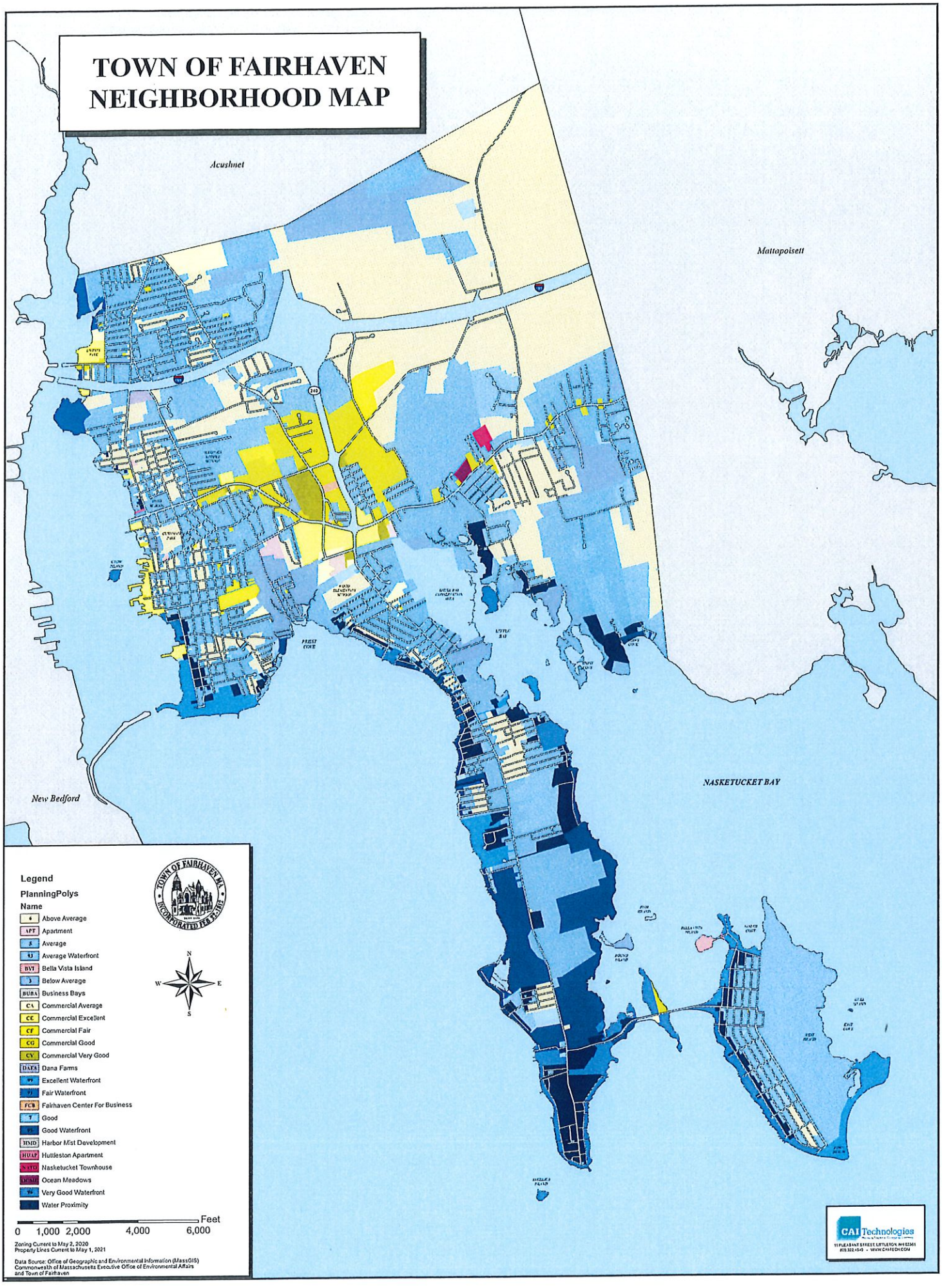
Project Type: Dwelling Project

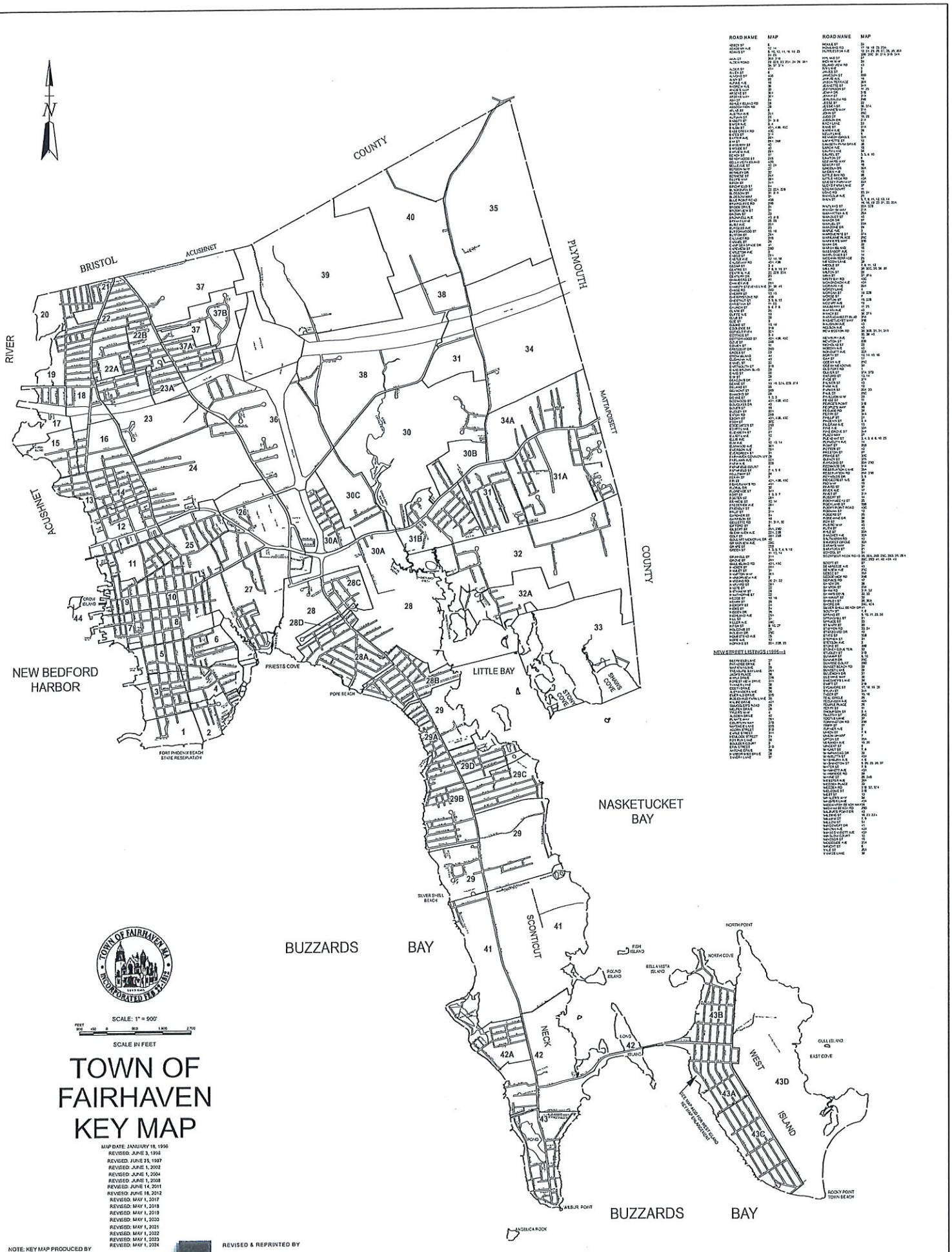
LHA Priority Selection	EOHLC/Consultant Priority Selection
1. Currently Critical (Immediate)	

1. Currently Critical (Immediate)
   a. CITED Life and/or Health safety conditions/hazards
   b. Building, Fire, Electrical or Mechanical CODE CITATIONS
   c. Component failure or complete deterioration that affects facility operations
   d. Restores facility operations (vacancies)
2. Potentially Critical (will become critical within 1 year)
   a. Correct recurring or intermittent facility operations deficiencies
   b. Potential Life and/or Health safety hazards
   c. Prevent predictable deterioration/collateral damage
   d. Condition has potential to cause downtime or vacancy
3. Necessary/Not yet Critical
   a. Beyond Expected useful life but still serviceable
4. Recommended
   a. Useful/Sensible Improvements to Facility operations
   b. Increases efficiencies of systems/reduces operational costs
   c. Improves overall usability of facilities
5. Modernization
   a. Does not meet current codes/standards
   b. Improves local marketability & quality of life
   c. Hazardous Materials managed but not yet abated

Project Cost Information	

TOWN OF FAIRHAVEN NEIGHBORHOOD MAP





SCALE: 1" = 900'

SCALE IN FEET

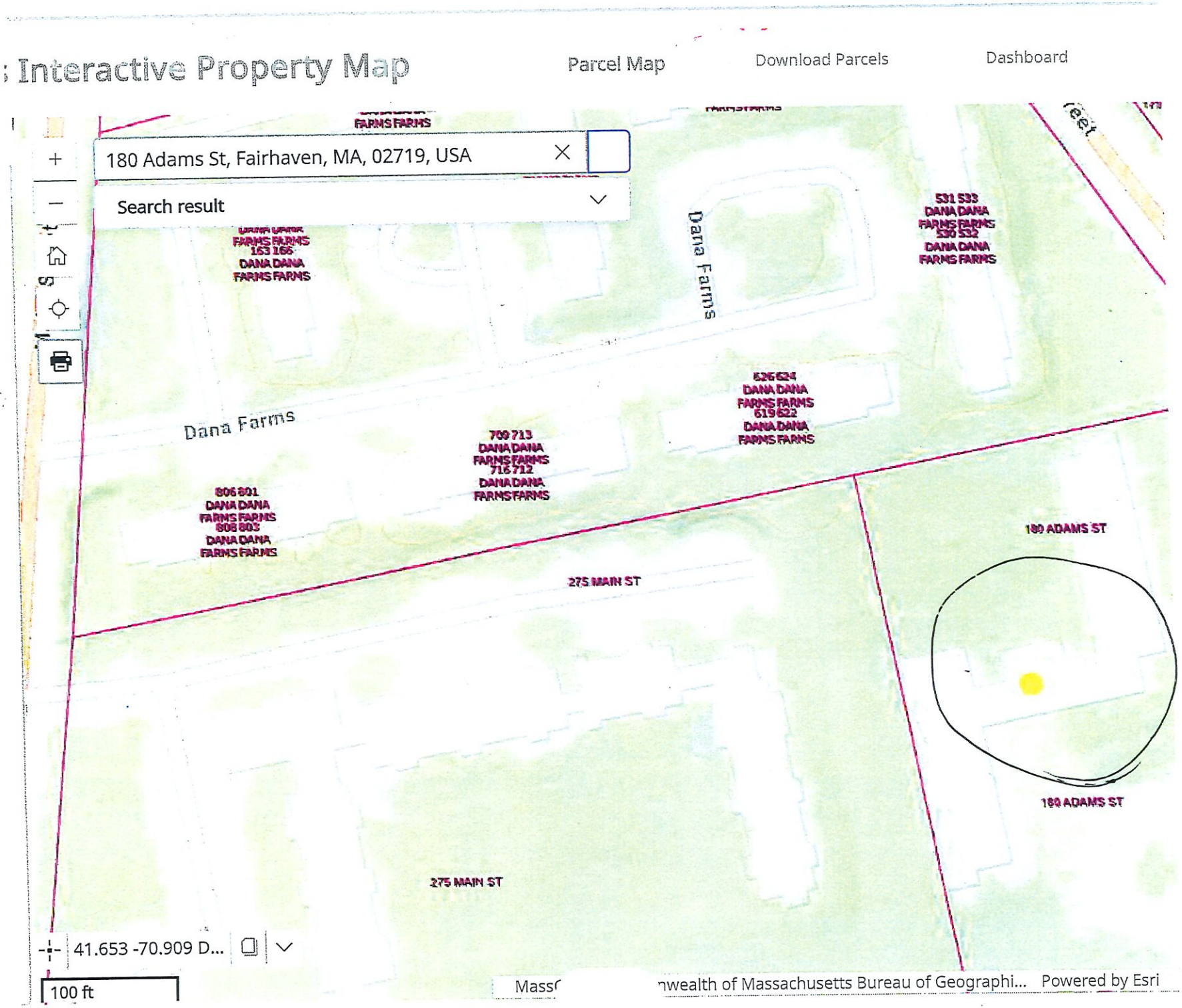
TOWN OF FAIRHAVEN KEY MAP

MAP DATE: JANUARY 18, 1996
REVISED: JUNE 3, 1996
REVISED: JUNE 25, 1997
REVISED: JUNE 1, 2002
REVISED: JUNE 1, 2004
REVISED: JUNE 1, 2008
REVISED: JUNE 14, 2011
REVISED: JUNE 18, 2012
REVISED: MAY 1, 2017
REVISED: MAY 1, 2018
REVISED: MAY 1, 2019
REVISED: MAY 1, 2020
REVISED: MAY 1, 2021
REVISED: MAY 1, 2022
REVISED: MAY 1, 2023
REVISED: MAY 1, 2024

NOTE: KEY MAP PRODUCED BY THOMPSON SURVEYING & ENGINEERING, INC. DERIVED FROM TOWN MAP BY THE GRAPHICS LAB AT THE UNIVERSITY OF MASSACHUSETTS, BOSTON

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Interactive Property Map
Parcel Map
Download Parcels
Dashboard
180 Adams St, Fairhaven, MA, 02719, USA
Search result
Dana Farms
Dana Farms
275 MAIN ST
275 MAIN ST
180 ADAMS ST
180 ADAMS ST
41.653 -70.909 D...
100 ft
Powered by Esri

HOME | SEARCH | SUMMARY | INTERIOR | EXTERIOR | SALES | ABOUT

WebPro

| Assessors Record Card | Summary Record Card | Previous Assessment | Condo Info | Sales | Zoning | Comments |

Card 1 of 1

Location 180 ADAMS ST	Property Account Number	Parcel ID 16-030B
		Old Parcel ID ---

Current Property Mailing Address

Owner FAIRHAVEN HOUSING AUTHORITY	City FAIRHAVEN
	State MA
Address 275 MAIN ST	Zip 02719
	Zoning RA

Current Property Sales Information

Sale Date 6/25/1981	Legal Reference 13619
Sale Price 37,600	Grantor(Seller) N/A

Current Property Assessment

	Card 1 Value
Year 2026	Building Value 2,219,400
	Xtra Features Value 0
Land Area 132422	Land Value 292,600
	Total Value 2,512,000

Narrative Description

This property contains 132422 of land mainly classified as HOUSING AUTH with a(n) APRTMNT-GN style building, built about 1981 , having BRICK exterior and ASPHALT SH roof cover, with 0 commercial unit(s) and 1 residential unit(s), 55 total room(s), 28 total bedroom(s), 28 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images

