

CPC USE ONLY:  
Application # FY2013-1  
Qualifies: \_\_\_\_\_  
Does not qualify: \_\_\_\_\_

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 1

TOWN OF NEEDHAM  
COMMUNITY PRESERVATION COMMITTEE

c/o Park & Recreation Department  
1471 Highland Avenue, Town Hall  
Needham, MA 02492

[www.needhamma.gov/CPC](http://www.needhamma.gov/CPC)

1. **Applicant:** Charles River Association for Retarded Citizens, Inc.  
(d/b/a The Charles River Center) **Submission Date:** 6/14/12
2. **Applicant's Address, Phone Number and Email:**  
59 East Militia Heights Rd.  
Needham, MA 02492  
781-972-1022  
jgrugan@charlesrivercenter.org  
**Contact Name:** John Grugan, President
3. **Purpose:**  
(Please select all that apply)  
Open Space  
 Community Housing  
Historic Preservation  
Recreation
4. **Project Name:**  
South Street Home
5. **Project Location/Address/Ownership (Control):**  
Charles River purchased the property at 1285 South St. in Needham to build a five-bedroom home (five affordable housing units) for adults with developmental disabilities.
6. **Amount Requested:** **\$ 500,000**  
Charles River is seeking \$500,000 to build a new home at 1285 South St. in Needham.
7. **Estimated Total Project Cost (If Different):** **\$ 800,000**  
Charles River purchased this property for \$350,000. This total of \$800,000 includes tearing down the existing structure, clearing the land and building a fully handicap-accessible home (3,000 square feet). A design created for another Charles River Center home will be used here so no costs for design and construction drawings will be incurred. This estimate was provided by Andrew Weaver of Weaver + Associates. Mr. Weaver has designed other homes for The Charles River Center as well as the Paul D. Merritt Building.
8. **Critical Dates: (If Applicable):**  
Bids from contractors are expected in October, 2012. Construction is estimated to begin in early December but the start date is also contingent on funding.

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**Project Name:**

South Street Group Home

**9. Project Summary: In 100 words or less provide a brief summary of the project:**

Charles River would like to build a new 3,000 square-foot, accessible home for five individuals with developmental disabilities. The State Department of Developmental Disabilities (DDS) has already identified five (perhaps six units if DDS provides a waiver) individuals who are in dire need of housing. This home would be occupied by adults who have the most complex physical and cognitive disabilities.

Charles River will also seek funding from individuals and foundations for this project.

**10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.**

At this time, there is a shortage of housing for individuals with disabilities while the demand continues to increase. Those who will occupy this home may be adults still living with their elderly parents or those with moderate to severe disabilities.

Building this home will assist individuals who need housing and also increase the number of low-income affordable units in Needham as outlined in the Community Preservation Committee guidelines. The Charles River Center is a local nonprofit that provides housing for individuals that qualify for community housing.

**Note: This application enables the Community Preservation Committee to review the Request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.**