

# **News Articles FY 2016**

**July 1 – June 30**

# Marlborough to apply for public housing grants

By Joan F. Simoneau  
Community Reporter

**Marlborough** - The city of Marlborough is applying for funding to modernize housing and to modify construction upgrades to enable seniors to age in place. The

397 Bolton St. complex has met the criteria established by the new Modernizing Public Housing and Supporting Elders (ModPHASE) initiative, provided by the Department of Housing and Community Development (DHCD).

If the city is awarded the

grant funding, Douglas Bushman, executive director of the Housing Authority, said it will be used at the 60-unit senior housing to replace all of the cabinets, upgrade the electrical systems, renovate bathrooms and replace water tanks with a tank-less system.

"This will save water and reduce electricity," he said. "We have conducted meetings with area service providers, including the Council on Aging and Bay Path Elder services to determine the current range of services and how we can expand them and/or bring in additional services."

The city is also re-applying for a federal Housing and Development grant jointly with the town of Hudson. They had applied for one earlier this year but their request for funding was denied. The two communities requested \$992,000 for housing rehabilitation, street improvements, day care vouchers and administrative help. If approved, the funding will be used to help income-eligible

families living in blight-target areas fix health and safety code violations on their properties. The grant would also include \$3,000 to \$5,000 in day care vouchers for low- and moderate-income families.

A \$3 million project is planned at 29 Pleasant St., funded by another DHCD grant awarded earlier this year. Planned projects include re-

placing electrical units, bathroom and kitchen flooring, windows, balconies and appliances.

The Marlborough Housing Division maintains a total of 230 units throughout the city. Bushman and his staff moved from the Walker Building to 240 Main St. last December after the senior center moved to a new building on New Street.

community  
advocate

September 30, 2016



**Tuesday, January 31<sup>st</sup>, 2017**  
**DOORS OPEN AT 6:15 PM**

**MARLBOROUGH COMMUNITY  
DEVELOPMENT AUTHORITY  
CDBG GRANT APPLICATION**

Marlborough is applying for a  
FY2017 Community Development  
Block Grant (CDBG) to support a  
variety of activities to improve  
the area.

**PLEASE JOIN US TO  
SHARE YOUR THOUGHTS  
AND IDEAS!**

**LOCATION:**

250 MAIN STREET  
AND TOWN  
MARLBOROUGH, MA

**HANDICAP  
ACCESSIBLE**

**REFRESHMENTS  
WILL BE SERVED**



For more information, contact:  
Cynthia Boudreau, Director of Community Development  
Phone: 508-524-4700 ext. 40101  
Email: [cboudreau@marlboroughma.gov](mailto:cboudreau@marlboroughma.gov)

metrowest Daily  
NEWS

January 30, 2016





## **\$3 million project planned at Pleasant Street housing development**

*By Joan F. Simoneau  
Community Reporter*

Marlborough - Marlborough Community Development Authority (MCDA) Housing Director Douglas Bushman and members of the MCDA Board are currently working with architects to design plans to renovate housing at 29 Pleasant St. With the exception of the

MCDA page 12

## **\$3 million project planned at Pleasant Street housing development**

MCDA

Continued from front page

original construction of the city's three housing properties, this \$3 million project will be the largest undertaken.

"Two-thirds of the project is being funded by a Department of Housing and Community Development grant, with the balance paid for by savings generated by the MCDA's solar net-metering credit program which will be starting in August," said Bushman. "The MCDA is the last housing authority to be funded under the innovative program, High Leveraged Asset Preservation Program (HLAPP)."

Replacing electrical units, bathroom and kitchen flooring, windows, balconies and appliances are projects planned. Also being considered is updating outside walls, sprinkler systems, security and fire alarms. They are hoping to have the design completed by November, go out to bid in January, and begin activity in the spring of 2017.

Through the state Relocation Act, tenants will be pro-

vided with suitable housing while renovations are taking place and move back as each unit is completed and safe.

More than \$1 million has been expended during this past fiscal year, from July 1, 2015 to June 30, 2016.

"We have a track record of expending capital funds to such a degree that there is only one other state housing authority in Massachusetts with a higher record and that is Worcester," said Bushman. "It helps with the local economy and it is improving our housing stock and per 'the broken windows theory of crime control,' the cleaner the property the less crime and mischief we will experience."

The Marlborough Housing Division maintains a total of 230 units throughout the city at 29 Pleasant St., 397 Bolton St. and 240 Main St. Bushman and his staff moved to its new location at 240 Main St. in December. The relocation has centralized operations and enhanced communication between the MCDA staff and tenants at the adjacent apartment complex.

community  
advocate

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By Jeff Malachowski  
Daily News Staff

**MARLBOROUGH**  
- Patti Foti lived at the Bolton Street apartments for only a year, but her influence on the people living there and at the Housing Authority's other complexes was enormous.

A home health aide, Foti provided comfort and care to several residents of the Main Street apartments and seniors across the city. Shortly after moving into the Bolton Street apartments, Foti became the first president of the Bolton Street Tenants Organization and was often seen lending a hand in any way she could.

"She brought everybody together," said Douglas Bushman, Housing Authority executive director. "Patti loved the city of Marlborough. She was passionate about it. Patti is a diamond of Marlborough."

Foti died unexpectedly in March at the age of 63. Foti's family, city officials and tenants of the Bolton Street apartments gathered to dedicate the

complex's recreation area in her memory. A plaque was placed Wednesday.

"I know today Patti is looking down on us," said Barbara Maguire, president of the Housing Authority Tenant Board.

Bolton Street resident Dru Duval met Foti a year ago and "we became good friends almost immediately." Duval described Foti as a person everyone could confide in and someone

who always lent a helping hand.

Mayor Arthur Vigeant characterized Foti as a "special person."

"Patti was dedicated in making this place better," he said.

Helping others was in Foti's blood from a young age, said Larry Foti, her brother.

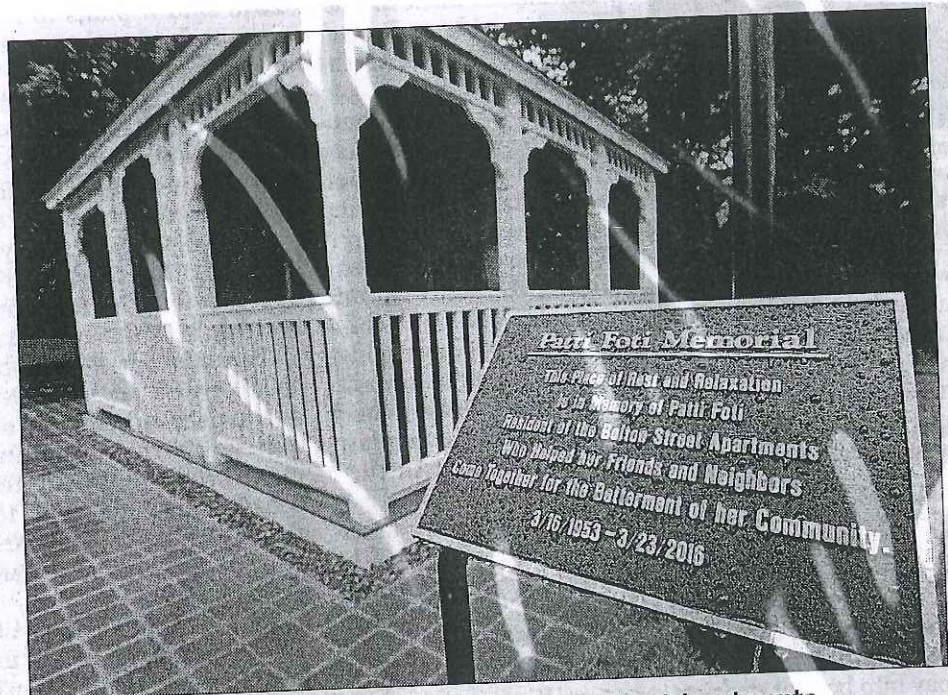
"I swear she was born to help people," he said. "She never complained. She got to know everyone

at the Housing Authority. She loved them all."

Foti is grateful for the city's gesture.

"This is a wonderful, wonderful feeling to know not only her name, but her memory will live on," Foti said proudly.

*Jeff Malachowski can be reached at 508-490-7466 or jmalachowski@wickedlocal.com. Follow him on Twitter @JmalachowskiMW.*



The plaque in memory of Patti Foti at the Bolton Street Apartments.

metrowest  
Daily News

August 11, 2016



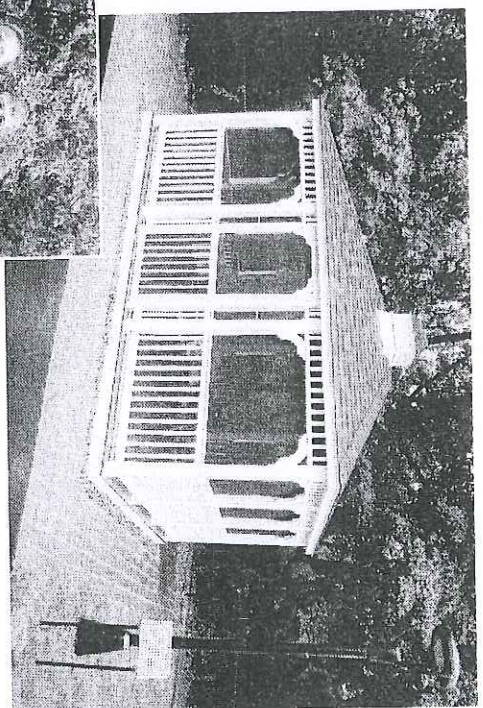
# A friend and advocate is remembered in Marlborough

By Bonnie Adams  
Managing Editor

community advocate  
Aug 19, 2016



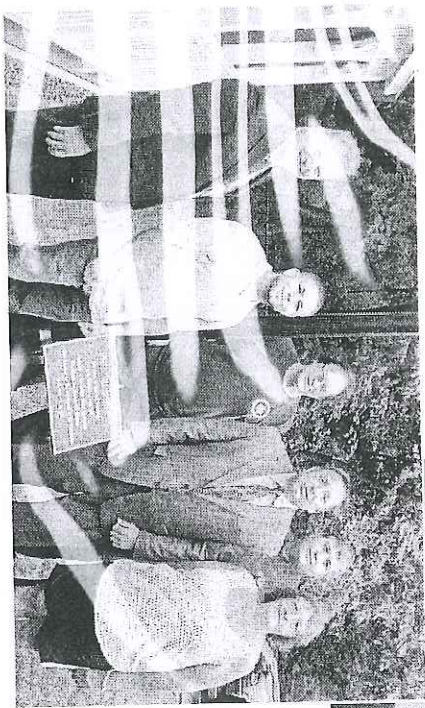
Patti Foti



PHOTOS/BONNIE ADAMS

Above: The gazebo dedicated to Patti Foti.

Left: (l to r) Mayor Arthur Vigeant; Christopher Foti, Patti Foti's son; Frank Hincley, MCDA staff; Douglas Bushman, executive director, MCDA; Anthony Foti, Patti Foti's son; and Dru Deval, Bolton Street tenant and friend of Patti Foti



matter if you are 18, 80 or 90 - be sure to live the fullest every day because you really don't know," he added.

After the ceremony, for a few short moments, the rain let up, allowing Foti's son Anthony and Christopher to take a look at the gazebo and plaque which honored their mother.

It reads:  
*Patti Foti Memorial  
This Place of Rest and  
Relaxation  
Is in memory of Patti Foti  
Resident of the Bolton Street  
Apartments  
Who helped her Friends and  
Neighbors  
Come Together for the  
Betterment of her Community  
3.16.1953-3.23.2016*

Before they left, her sons posed for a few pictures and remarked how much their mother would have loved the gazebo.

After they were done, heavier rains started up again. Patti Foti was once again taking care of things.

that Foti would always be remembered, Duval added. Mayor Arthur Vigeant also spoke, noting that Foti was one of those people dedicated to making things better. "She was a special person. I think she would also say no

On Aug. 10, her family left a huge hole in the heart of Marlborough when she passed away unexpectedly at age 63 in March, her death held them accountable. What needed to be done was a memorial. In a firm but gentle way, she let city officials know that she needed to be done a memorial. In a firm but gentle way, she let city officials know that she needed to be done a memorial. In a firm but gentle way, she let city officials know that she needed to be done a memorial.

The ceremony was originally intended to be held outside but a summer rainstorm forced officials to move into the property's clubhouse. But that was OK, Douglas Bushman, the Marlborough Community Development Authority executive director said.

"We just planted out the rain, he said. "This is her gift to us." During the short ceremony, Bushman and others remembered the woman who was dedicated to helping others. "She did things and made things happen with no publicity or demands," Bushman said. "She brought people together," he added. "She loved Marlborough - she was proud of it."

Marlborough - Patti Foti, a friend and advocate, is remembered in Marlborough. A friend and advocate is remembered in Marlborough. A friend and advocate is remembered in Marlborough.



MARLBOROUGH

## 'She brought everybody together'



**At the dedication of the plaque in memory of Patti Foti at the Bolton Street Apartments, Housing Authority Director Doug Bushman, right, speaks with Larry Foti, Patti's brother. DAILY NEWS STAFF PHOTOS/ART ILLMAN**

Friends, city honor Patti Foti's spirit of giving, community



MARLBOROUGH: HOUSING

# Councilors: Moratorium is wise

Would give city time to plan

By Jeff Malachowski  
Daily News Staff

MARLBOROUGH — City councilors Tuesday characterized a proposed six-month moratorium on special permits for housing projects as a wise move that will provide city officials time to craft a comprehensive housing strategy.

Mayor Arthur Vigeant recommended devising a housing plan that will catalog the existing housing stock, gauge demand and determine the effect on municipal services,

such as education and public safety, before the city approves more home building through special permits.

Upwards of 16 new housing projects have been discussed recently, Vigeant told Urban Affairs Committee members Tuesday. Though not all may end up as formal proposals, developers are eager to build, he said.

The city has approved more than 950 homes of various kinds since 2010, including the Ice House Landing condos, Talia apartments and Avalon apartments.

"There are a lot of good people coming into the

city," said Vigeant. "I don't want to see that stop. I want to protect the city from over building."

Committee members and councilors agreed, saying the plan must review how new projects will affect the schools and public safety. City Council President Ed Clancy stressed the housing plan must analyze the strain additional housing would put on the water and sewer utilities.

"It's not just about the kids in the schools," he said.

A review will allow the city to determine what type of housing is needed — over 55, condos, single-family home, apartments — and the best place to put them,

said Clancy and Joseph Delano, Urban Affairs Committee chairman.

"People are just chomping at the bit because Marlborough is the place to be," said Clancy.

The city could also implement more architectural and design standards to ensure quality projects are coming to Marlborough, said Delano.

"The absolute last thing we want is low quality units," he said.

City Councilor Mark Oram asked for the study and housing plan to examine if the city needs affordable housing for senior citizens. He said it is difficult for many seniors

to downsize.

Donald Landers, Urban Affairs Committee member, compared the process to the recent efforts to rezone downtown.

Committee members and councilors do not expect the moratorium will have a major affect on developers because the cessation is a short period of time. Developers and residents will have an opportunity to voice their opinion at a public hearing during the council's Feb. 6 meeting and at the Planning Board's Feb. 27 meeting.

An informational meeting for residents will also be held sometime in February. The Urban Affairs

Committee tabled voting on the moratorium because of the upcoming public hearings.

If the matter is approved by the committee, Planning Board and full City Council, the Marlborough Economic Development Corporation will contract with a planning agency to conduct the study. An ad hoc committee will oversee and report the findings of the study to the City Council.

—Jeff Malachowski can be reached at 508-490-7466 or [jmalachowski@wickedlocal.com](mailto:jmalachowski@wickedlocal.com). Follow him on Twitter @JmalachowskiMW.



Nov 4 2016

# City seeks housing grant

By Jeff Malachowski  
Staff Writer

MARLBOROUGH - In hopes of upgrading the Bolton Street apartments to help residents age in place, the Community Development Authority recently submitted its application for a new state grant program aimed at modernizing public housing facilities.

City officials filed the 54-page application last month. Douglas Bushman, Housing Authority executive director, is unsure when the state Department of Housing and Community Development will announce the grant awards.

"We put together a great, comprehensive application," said Bushman.

In the summer, the state agency announced the Modernizing Public Housing and Supporting Elders (ModPHASE) initiative, which provides grants to improve and preserve the existing public housing stock. The program is also aimed at helping seniors age in place, said Bushman. As part of the first grant cycle, DHCD plans to award a total of \$10 million to eligible state elderly public housing developments. The department plans to award a total of \$25 million on ModPHASE capital projects that begin construction in fiscal 2019, 2020 and 2021. Cities and towns can use the grant funding for a variety of projects at elderly housing facilities, including kitchen and bath upgrades, site work that alleviates health

and safety hazards and building system upgrades, such as electrical, fire protection and plumbing. If the city gets the money, the Community Development Authority plans to upgrade kitchens, exhaust fans, and wiring at the 60-unit Bolton Street apartment complex. The upgrades would also include installing grab bars in bathrooms, walk-in showers, adjustable showerheads and new door locks, according to the city's application.

The project would also include cutting utility costs by removing individual hot water tanks and converting to a tankless on demand water system for each unit. The city would hope to replace balcony railings and structural supports, according to the city's application.

"It helps people stay in their community," Bushman said of the new program. "It's good for the community. It makes for a stable population. It reduces turnover."

Bushman lauded his staff, Mayor Arthur Vigeant, Council on Aging Director Trish Pope and employees at Bay Path Elder Services for putting together the application.

The Bolton Street apartments have undergone a number of upgrades over the past few years, including the construction of a new parking lot, new roofing and electrical improvements.

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NEWS

NOVEMBER 4, 2016



MARLBOROUGH

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SEE GRANT, B4

## GRANT

From Page B1

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metrowest  
Daily News

Oct 21, 2016



## BOLTON STREET APARTMENTS

# City seeks housing grant

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Staff Writer

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marlboro enterprise

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*Shown above, Christopher and Anthony Foti stand by the plaque that honors their mother, Patti Foti.*

## RECREATION AREA DEDICATED

*City leaders, friends and family gather to honor Patti Foti*

The Bolton Street Tenant Organization, with the help of the Marlborough Community Development Authority (MCDA), recently held a barbecue in memory of Patti Foti, a resident of the apartments at 397 Bolton Street who passed away unexpectedly in late March of this year.

In her honor, the Bolton Street Tenant Organization and the MCDA placed a plaque in the new recreational area. The plaque reads, "This place of rest and relaxation is in memory of Patti Foti, resident of the Bolton Street Apartments, who helped her friends and neighbors come together for the betterment of her community."

Foti was a home health aide and caregiver to many area families. She previously was a store manag-

er for Jenny Craig in Marlborough for many years. She was known to be outgoing, warm, and compassionate, and she enjoyed Bingo, occasional trips to the casino and spent much of her free time volunteering to help others.

Of particular note, Foti had a large impact on the Bolton Street Community and helped create the tenant organization. In addition, she provided leadership during the Bolton Street parking project that was completed during 2014 and 2015.

Many local leaders joined friends and family to share fond memories of Foti. Among them were Mayor Arthur G. Vigeant, who serves as MCDA chair; MCDA Executive Director Douglas M. Bushman; Bolton Street Tenant Organization President Sally Swartz; and

MCDA Board President Barbara McGuire.

Bushman noted that Foti was instrumental in bringing the Bolton Street Community together. "She was one of the diamonds within the Marlborough community," he said, helping with the other tenants and providing assistance with various projects undertaken at the complex.

Bolton Street tenant Dru Duval became a close friend of Foti's during the short time in which they were neighbors and she spoke as a firsthand witness to "the good things that Patti did during her life." Mayor Vigeant shared his condolences with the Foti family.

Food and refreshments were served after the speaking concluded.

main st. journal

August 27, 2016