

CCDD HOUSING ACTIVITY - 7/1/81-6/30/82 (continued)

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
F. SPECIAL PROJECTS (continued)						
3. Fair Housing "Hot-line"	The C.D. Dept. provided extensive assistance in grantsmanship to establish an office of fair housing assistance. The City provides free office space and phone service.	Development of program underway			\$25,000 (HUD)	
4. MCAD Community Profile	The Dept. is formulating a Fair Housing strategy, plan and reports for MCAD.	On-going				
5. Mayor's Commission on the Administration of Rent Control	The Dept. supplied staff support on data collection and analysis to the Commission.	Report completed Implementation in process				
6. Condo Conversion Research	The Dept. supplied data collection and analysis of condo conversions in hybrid buildings.					

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E. COMPREHENSIVE MODERNIZATION (CHA) (continued)						
2. Jefferson Park	Turnkey comprehensive modernization project with state and federal finding. C.D. Dept. provided technical assistance in planning and acquisition of private properties.	Developer selected working drawings underway	175 202	\$105,000	\$12,485,000	
TOTAL COMPREHENSIVE MODERNIZATION			552	\$135,000	\$20,800,000	
F. SPECIAL PROJECTS						
1. Limited Equity Ownership	At the request of the City Council the C.D. Dept. organized a task force to explore the feasibility of a pilot program to enable conversions of rental properties to limited equity cooperatives without displacement. The Department is also represented on an area-wide coop task force.	Planning. Committee findings will be reported to the City Council early in 1983	---	---		
2. Community Housing Resource Board (CHRB)	The C.D. Dept. was instrumental in forming the CHRB to further fair housing in the sale and rental of housing, the financing of housing, and the provision of brokerage services. The Department provides staff support.	On-going				

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D. HOUSING DEVELOPMENT PROGRAMS (continued)						
4. 2050 Mass. Ave. Elderly Housing (CHA)	New elderly housing development in North Cambridge to be financed with State 667 funding. C.D. Dept. has provided technical assistance in planning zoning, neighborhood participation, land acquisition and coordination with public agencies.	Working drawings 98% completed. Out for bid by 1/1/83	51	--	\$2,350,000 (State 667) \$250,000 (Russell School funds)	
5. Putnam School Elderly Housing (CHA)	State financed (667) reuse project for elderly housing in East Cambridge. C.D. Dept. has provided funding for exterior rehab.	Construction 90% complete	29	\$ 84,000	\$1,100,000	
6. Scattered Site Public Housing for families (CHA)	State financed (705) family housing project. C.D. Dept. assisting in site selection & property acquisition.	Site selection underway	20	\$100,000	\$1,200,000	
TOTAL HOUSING DEVELOPMENT	-----	-----	188	\$149,900	\$4,675,000	\$3,743,160
E. COMPREHENSIVE MODERNIZATION (CHA)						
1. Washington Elms	Complete redesign of 15 buildings, demolition of 3 buildings, minor improvements in 3 buildings, construction of community building & complete site design. C.D. Dept. provided funds for legal, architectural and advocacy assistance for tenants.	90% working drawings 94% tenants re-located temporarily	175	\$ 30,000	\$8,800,000	

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PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
D. HOUSING DEVELOPMENT PROGRAMS						
1. Cherry Street Infill Homeownership Project (HRI)	8 Townhouse units to be built on a City-owned site for low & moderate income homeownership. C.D. Dept. provided extensive technical assistance in citizen participation, planning, feasibility, land transfer, and homeowner selection process.	Bid process near completion. Construction loan closing by 3/15/83	8	\$ 140,000	\$ 250,000 (MHFA mortgage commitment)	\$ 267,200 (construction loan)
2. Just-A-Start Infill Homeownership Project (JAS)	Scattered site infill development on CRA sites of single and two-family houses for low and moderate income homeownership. Just-A-Start has used a variety of housing systems including manufactured, panelized, pre-cut and stick built. C.D. Dept. has provided assistance in obtaining HUD approval, planning, and financing.	4 units complete and occupied. Additional sites under consideration.	4	\$ 190,000 (loan)		\$ 200,000
3. Portland Street Homeownership Project (Wellington-Harrington Development Corp.)	Mixed income development of 54 townhouse units on 5+ acres of CRA land. 40% of units will be sold to low- and moderate-income families. C.D. Dept. has provided technical support in coordination with public agencies in obtaining below market mortgage funds.	permits obtained; 235 & MHFA mortgage commitments; bid process complete	54	0	8 MHFA 14 - 235 mortgage commitments	\$3,275,960

CCDD HOUSING ACTIVITY - 7/1/81-6/30/82 (continued)

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
C. RENTAL REHAB PROGRAMS (continued)						
2. RCCC Community Housing Program	RCCC acquisition and moderate rehab of rental property to be owned and managed by RCCC. C.D. Dept. provided equity grant and working capital loans for rehab as well as technical assistance and coordination with CHA Section 8 moderate rehab	complete and in rent-up	60	\$ 60,000 loans (35,000 repaid) 25,000 (grant)	\$ 35,000 AHOP Grant 25,000 LISC 21 Section 8 Mod.	\$ 700,000 acquisition & rehab
3. Neighborhood Apartment Housing Services	Innovative program involving lenders, City agencies, owners, tenants and community groups in partnership to rehab deteriorating rental properties in lower-income areas	Development near completion. Anticipated to begin operations early 1983	--	\$ 225,000	\$ 50,000 (NRC)	\$ 175,000
4. Rental Rehab Demonstration Program	Moderate rehab program for rental properties in neighborhoods 3 & 4. HUD provides 18 Section 8 certificates for in-place tenants.	Program planning in cooperation with JAS	--	\$ 100,000	Section 8 Assistance in excess of \$80,000 per year	\$ 200,000 + (estimated)
TOTAL RENTAL REHAB			84	\$ 415,000		\$1,375,000 (estimated)
TOTAL HOUSING PRESERVATION PROGRAMS			440	\$1,644,686		\$2,320,000 (estimated)

CCDD HOUSING ACTIVITY 7/1/81-6/30/82 (continued)

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
B. HOMEOWNERSHIP PROGRAMS						
1. Work Equity Program (Homeowner's Rehab, Inc. HRI)	Program to acquire and rehabilitate 1-4 unit homes and select owners who complete the interior rehab in lieu of down payment on purchase of com- pleted property.	Ongoing 9 units complete 5 units in pro- gress 5 owner/families placed 3 renter families placed	14	\$ 96,000	\$ 43,312	\$275,800 (private lenders)
2. Neighborhood Improvement Program (RCCC)	Program to acquire and rehab 1-4 unit buildings in the Hoyt Field area. Some sweat equity involved. Limited equity condo ownership being explored	Ongoing 2 units complete 7 units in pro- gress	9	\$ 50,000 10,000 loan	\$ 11,500 3 Section 8 Moderate Rehab	\$144,400 (private lenders)
TOTAL HOMEOWNERSHIP REHAB				\$ 156,000		\$420,200
C. RENTAL REHAB PROGRAMS						
1. Participation Loan Program	Pilot loan program administered by the C.D. Dept. in cooperation with local banks to accomplish moderate rehab of 3-6 unit buildings in CDBG neighborhoods. Section 8 rental assistance provided for low-income tenants	Underway	24	\$ 40,000	\$120,000 (HUD Sec. 312) 6 Section 8 Moderate Rehab	\$300,000 (private lenders)

CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT HOUSING ACTIVITY - JULY 1, 1981 to JUNE 30, 1982

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
A. OWNER-OCCUPIED 1-4 UNIT REHAB						
1. Home Improvement Program (RCCC, HRI, JAS)	Small-scale rehab program to correct health & safety code violations and to improve energy efficiency. Owners with low incomes can get 100% grants, and moderate income owners are able to get partial grants or loans.	Ongoing	307	\$ 542,000	RAP & Historic Preservation listed separately	\$ 347,618
2. Rehab Assistance Program (JAS)	Just-A-Start youth crews provide free labor for owners to do HIP rehab work. Just-A-Start provides GED and work readiness training. 75% of youths secure positive job placements.	Ongoing	88 structures	\$ 328,000	\$175,000 private & work study	
3. Weatherization Programs	Just-A-Start youth crews and RCCC Weatherization crew to bring owner-occupied 1-4 unit buildings up to City and HUD energy efficiency standards.	Ongoing	74	\$ 120,439		\$ 34,000
4. Deleading Program	Just-A-Start youth crew trained to remove lead paint hazards from buildings.	ongoing	18	\$ 27,000		
5. East Cambridge Paint Project	Just-A-Start youth crew does exterior painting of 1-4 unit buildings.	Nearly complete	4 bldgs.	\$ 16,247		N/A
6. Historic Preservation Grants	Grants for rehab of historic building features 1-4 unit owner-occupied	Ongoing	16 bldgs.	\$ 40,000		N/A
TOTAL OWNER-OCCUPIED REHAB				\$1,073,686		\$ 556,618

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COMMUNICATION TO THE CITY COUNCIL

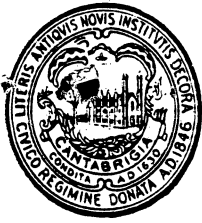
December 21, 1982

From: Housing and Land Development Committee:
Saundra Graham, Chairperson
David Sullivan
Daniel Clinton

The Committee is pleased to transmit herewith the Housing Activity Report for F.Y.82, prepared by the Cambridge Community Development Department at the request of the Housing and Land Development Committee.

Sincerely,

Saundra Graham / *MHR.*
Saundra Graham
Chairperson



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Councillor Saundra Graham, Chairperson
Housing & Land-Use Committee and
Rehab Sub-Committee

FROM: Michael Rosenberg, Housing Director

SUBJECT: Status Report on Cambridge Housing Programs, FY 1982

DATE: December 3, 1982

Enclosed, please find the Housing Activity Report for FY 82, per your request, for submittal to the City Council. The report covers all the major categories of housing programs in which the City (including the CHA and the non-profit rehab agencies) is involved. I believe the report shows that there is an effective housing program in Cambridge despite the damaging cutbacks in Federal assistance. I hope it will be a useful document for the council and interested citizens.

I would appreciate your comments and suggestions.

cc: Rehab Agencies
Housing Authority

Enclosures

Cambridge Community Development Department

Annual Housing Activity Report

November, 1982

Introduction

This past year, the Department has launched new programs to facilitate infill development and preservation of the rental housing stock, while continuing to support the successful Home Improvement Program, the Just-A-Start youth crews, and the Homeownership programs. The attached tables summarize performance during Year 7 (July 1, 1981 to June 30, 1982).

Rental Rehab

The Department has broadened its rehab activities with increasing emphasis on multi-family buildings in the CDBG neighborhoods. To encourage bank reinvestment in the preservation of these properties, the Department initiated the involvement of the Neighborhood Reinvestment Corporation, a federally-funded non-profit housing assistance organization, to help develop a new rental rehabilitation program using a partnership approach with tenants, owners, lenders, non-profit community organizations and City agencies; in short, all those who have a stake in the viability of affordable rental housing in Cambridge. In the meantime, the Community Development Department has launched a pilot participation loan program with local banks to accomplish moderate rehab of small (4-6 units) owner-occupied multi-family buildings. This fall, in addition, HUD selected Cambridge for a new HUD Rental Rehab Demonstration Program and awarded 18 Section 8 set asides for this program. The Department, in cooperation with Just-A-Start Corporation and the CHA is currently working on final program design.

New Directions in Owner-Occupied Rehab Programs

Rehab programs for owner-occupied 1-4 unit homes are now being supplemented by an expanded weatherization program which provides free or low cost labor to make homes more energy efficient and reduce heating costs for owners and tenants. Just-A-Start youth crews have developed expertise in deleading work as well as general rehab and weatherization. R.C.C.C. also has a trained weatherization crew which works in Neighborhoods 5 and 7.

The Department and the non-profit rehab agencies are responding to reduced federal funding by introducing self-sustaining funding mechanisms which encourage greater bank involvement but which still keep rehab costs affordable to low-and moderate-income homeowners.

New homeownership options are also being explored in the R.C.C.C. and HRI acquisition and rehab programs for new homeowners. R.C.C.C. is attempting to help tenants purchase their building as a limited equity condominium, for example.

Housing Development

The Department is providing direct assistance to both the Housing Authority and the non-profit community corporations to develop scattered-site housing for lower-income families. These projects are detailed on pages 4 and 5 of the Table. Joint efforts of this nature enhance the effectiveness of each agency.

In conclusion, the Department, with the cooperation of the non-profit community corporations and the Housing Authority, is not only continuing to address the needs of lower-income homeowners in Cambridge, but is developing strategies to deal with long neglected rental properties which house a significant portion of Cambridge's lower income families in ways that maximize private reinvestment.

5.

S-763

Comm. from Councillor Sandra Graham, Chairperson, Housing & Land Development Comm., C.D. Sullivan & C. Clinton Re: transmitting the Housing Activity report for FY-82 as prepared by the Community Development Dept.

In City Council,

December 27, 1982

12/27/82

Placed on File