AFFORDABLE HOUSING TRUST PROJECTS

Address	Description	Loan Amount
391-393 Portland St. 6-8 Marcella St. STATUS - Complete	9 Units - all low income units -Non profit ownership -Rental housing -Substantial rehab -HUD disposition	$100,000 Construction $ 25,000 Permanent Loan
37 Howard St. STATUS - Complete	3 Units - all low income units -Church owned vacant property -Rental to Sec. 8 eligible families -Substantial rehab	$ 30,000 Permanent Loan
77 Magazine St. STATUS - Complete	10 Beds - all low income -Non profit ownership -Housing for mentally ill adults -Short term loan -Moderate Rehab	$131,000 - Bridge Loan ($ 5,131 grant)
230 Pearl St. STATUS - Complete	3 Units - 2 low, 1 moderate income unit -Non profit ownership of land -Lease land, sell building to CDBG eligible homebuyer -2 rental units for Sec. 8 households	$ 45,000 Permanent Loan
15 Roberts Rd. STATUS - Complete	1 Unit - low income unit -Non profit ownership -Lease to Sec. 8 household	$ 15,000 Permanent Loan
YWCA STATUS - Complete	Rehab of -109 SRO's - 84 rooms for low income individuals and families, 25 mod -Non profit ownership	$ 60,000 Permanent Loan
65-69 Columbia St. STATUS - Complete	-6 Units - 6 moderate, -Limited equity condos -New construction on City land -All six owners came from publically assisted housing	$ 70,000 Permanent Loan

30 Pearl St. STATUS - Complete	10 SRO's - 9 low, 1 moderate income unit -Rental to low income individuals; Services on-site -8 Sec. 8 Mods -Substantial rehab	$ 30,000 Permanent Loan
St. Patrick's Project STATUS - Complete	-32 rental units, 29 low income -Family size units -Reuse of church -Substantial rehab of three existing buildings -Non-profit ownership	$125,000 Permanent Loan
Richdale Ave. STATUS - Complete	-6 low income rental units; -1 mod -Social services provided -Family housing -Substantial rehab of distressed rent-controlled building	$ 90,000 Permanent Loan
Hildebrand Homes STATUS - Committed	-5 rental family units -Low income formerly homeless -New construction -Social Services provided -Nonprofit ownership	$ 83,211 Permanent Loan
Green St. STATUS - Committed	-10 SRO's for formerly homeless individuals -Sec. 8 Mod McKinney's -Services provided on-site -Vacant, fire damaged rent controlled property -Nonprofit ownership	$ 79,600 Permanent Loan
Swartz Properties STATUS - Committed	-59 Rental units -Phase I work out of property in bankruptcy -Preservation of nonprofit ownership of primarily family-sized units	$250,000 Construction Loan
Putnam Place STATUS - Committed	-12 units -Family housing for young families -Service component included -Nonprofit ownership -8 units new construction -4 rehab	$ 86,500 Permanent Loan

16.

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

May 3, 1993

To The Honorable, The City Council:

In response to Awaiting Report Item No. 38, please be advised of the following:

Housing remains a critical issue in Cambridge. The gap between low and moderate households' incomes and housing costs remains wide. The Housing Trust is an important local vehicle which bridges this affordability gap and helps provide housing opportunities to Cambridge residents. The Trust continues to provide critical low-interest financing to support the development of a variety of housing projects for lower-income households. In addition, the Trust which was established by the City Council via the Incentive zoning Ordinance in 1988, acts as the Cambridge Housing Partnership Board, and in this role reviews and advocates for local projects seeking state funds. Trust funds will also be an important resource to act as the local "match" currently required by the federal HOME Program. Without a non-federal match source (up to 30% of project costs), HOME funds can not be expended.

The following information summarizes the lending activity of the Trust to date. The attached list provides additional details on Trust projects.

<u>Project Summary Information:</u>
10 Rehabilitation of existing properties
 4 New Construction
14 Projects

<u>These projects consist of:</u>

137 units
129 rooms
 10 beds
Total - 276

These 276 units/rooms/beds benefit the following income groups:

Low income -	205 (below 50% of median income) 74% of total units
Moderate Income -	59 (below 80% of median income) 21% of total units
Market -	12 units 4% of total units

Total funds committed - $ 1,225,442
Total funds leveraged - $12,385,694
Leverage rate 1 to 10

The Trust's lending criteria is based on the Incentive Zoning Ordinance and subsequent governing documents. The Ordinance, as well as the Declaration of Trust and Home Rule Enabling Legislation, target units to households below 80 % of median income, require units meet Section 8 Housing Quality Standards and allow the Trust to support both rental and ownership projects. Moreover, these laws, which created the Trust, established a funding priority for assisting housing "owned by non-profit entities that ensure maximum long-term affordability."

The lending criteria developed by the Trust emphasize the importance of public benefits related to proposed projects. These review criteria include:

1. Commitment by project sponsors to long-term affordability.
2. Priority for funding projects which have low-income units.
3. No negative impacts from projects on surrounding neighborhoods; no displacement of existing tenants.

Other review criteria include financial feasibility of the project, the track record of the developer and the ability of the project to leverage other funds. In addition, the Trust has recognized two primary needs for housing in Cambridge - housing for families with children and housing for individuals with special needs, and funded projects that reflect these priorities.

The Trust accepts loan applications from any developer, private or nonprofit, seeking to build or rehabilitate housing which will be dedicated to low-and moderate-income use. In general, however, borrowers from the Trust have been nonprofit agencies who are willing to commit to long-term affordability and target units to lower-income households.

The Trust continues to be a model of a creative local response to the need for additional affordable housing. Unlike virtually any other City outside of Boston, Cambridge continues to support a steady pipeline of affordable housing projects due, in part, to Trust funding.

Very truly yours,

Robert W. Healy
City Manager

RWH:SS:nb

CONSENT AGENDA ITEM #16

S-214

Awaiting Report Item No. 38 regarding a report on the housing activities of the Affordable Housing Trust Fund.

for original order
see Finance 1993 # 63

In City Council,

May 3, 1993

Referred to the
Housing & Community
Development & Rent
Control Committees
5/5/93 - Copy sent to Housing &
Community Dev. Comm &
Rent Control Comm. (dc)