

P U B L I C H E A R I N G
C I T Y O F C A M B R I D G E

Monday, June 25, 1984 - 8 p.m.

City Council Chambers

The Cambridge City Council will hold a public hearing to receive comments on and to consider the proposal by the Cambridge Community Development Department that the City apply to the U. S. Department of Housing and Urban Development for a Section 17 Housing Development Grant. The purpose of the proposed grant is to assist in the development of 85 two-and-three-bedroom apartments, including 23 apartments for lower-income families. The apartments are to be located at 8-10-12 Magazine Street and at 255 Franklin Street. Information about the proposed application and about the proposed apartment development can be obtained from Michael Rosenberg, Housing Administrator, Community Development Department, City Hall Annex (Tel: 498-9034).

By Order of the City Council,

Paul E. Healy, City Clerk.

PUBLIC HEARING
CITY OF CAMBRIDGE

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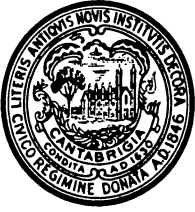
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CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

June 4, 1984

To the Honorable, the City Council:

I hereby request that you schedule a public hearing on June 25 to consider whether the City should submit an application to HUD for a Housing Development Grant of \$2.9 million to assist in the development of 85 units of mixed-income rental housing on Magazine Street between Green and Franklin.

To be eligible for the current round of funding, City Council approval is needed by the end of June. It is therefore important that the hearing be held before Council adjourns.

The developer of the proposed apartments is Winn Development Corporation, who has been meeting with community organizations and Community Development Department staff during the past month to respond to neighborhood and City concerns about the project.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf

Agenda Item Number Sixteen

RE: requesting a public hearing be scheduled for June 25, 1984 to consider whether the City should submit an application to HUD for a Housing Development Grant of \$2.9 million to assist in development of 85 units of mixed income rental housing on Magazine St. between Green & Franklin St.'s.

In City Council,

June 4, 1984

6/4/84
Hearing at 8PM



City of Cambridge

Agenda Item No. 6

IN CITY COUNCIL

June 25, 1984

WHEREAS:

The City of Cambridge has a critical need for additional rental housing, particularly for low and moderate income families, and

WHEREAS:

The Winn Development Corp., Boston, MA, is proposing to build 85 new rental units, including 23 two and three bedroom units for lower income families, at 8-10-12 Magazine Street and 255 Franklin Street, and

WHEREAS:

The proposed residential development is located within the Central Square Commercial Area Revitalization District (CARD) and is consistent with the City's plans for the improvement of the district, and

WHEREAS:

The Winn Development Corp. has requested that the City apply to the U.S. Department of Housing and Urban Development for a Section 17 Housing Development Grant for \$2.975 million;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

1. That an application be submitted by the City to the U.S. Department of Housing and Urban Development for a Sec. 17 Housing Development Grant to assist in the construction of 85 rental units, including 23 two and three bedroom units for lower income families, by Winn Development Corp., at 8-10-12 Magazine Street and 255 Franklin Street.
2. That the City Manager, or in his stead, the Assistant City Manager for Community Development is hereby authorized and directed to file such application with the U. S. Department of Housing and Urban Development, to make any amendments to the applications or program proposed as may be necessary, to provide such additional information, furnish such documents, and execute such contracts as may be required, and to act as the authorized correspondent and representative of the applicant in connection with said application.

3. That the U. S. Government and the Secretary of Housing and Urban Development be and hereby are assured of full compliance with all assurances and understandings as may be required.
4. That the City Manager be directed to proceed with the necessary administrative tasks to carry out the proposal.

In City Council June 25, 1984.

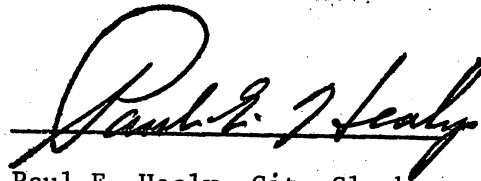
Adopted by a yea and nay vote:-

Yeas 7; Nays 0; Absent 2.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



Paul E. Healy, City Clerk.

H/b

City of Cambridge

MASSACHUSETTS

In City Council June 25, 1984

AGENDA ITEM NUMBER SIX

RE: PROPOSED ORDER AUTHORIZING THE CITY TO APPLY FOR A SECTION 17 HOUSING DEVELOPMENT GRANT OF \$2.975 MILLION WITH HUD PURSUANT TO THE REQUEST OF WINN DEVELOPMENT CORP.

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy			✓	
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham			✓	
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Ms. Alice K. Wolf	✓			
Mayor Russell	✓			

7 0 2



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway

To: Cambridge City Council

From: Kathy Spiegelman, Assistant City Manager
for Community Development

Date: June 14, 1984

Subject: Information requested for public hearing on June 25

Attached, please find the following information regarding the request by Winn Development Corp. that the City apply to the U.S. Dept. of Housing & Urban Development for a \$2.9 million Section 17 Housing Development Grant to build 85 units of mixed-income rental housing on Magazine Street between Green and Franklin:

1. Letter from Winn Development to Michael Rosenberg, Housing Director, requesting the City apply for the Housing Development Grant, in the amount of \$2,975,000.
2. Letters of support from community organizations.
3. Portfolio of Winn Development Corp., describing professional expertise and record of accomplishments.



WINN DEVELOPMENT COMPANY

June 12, 1984

Michael Rosenberg, Chief Project Planner
Cambridge City Hall Annex
Inman Street
Cambridge, Massachusetts

Dear Mike:

On behalf of Winn Development Company, I am requesting the City of Cambridge to apply in our behalf for a HUD Section 17 Housing Development Grant for the Church Corner Apartment site located in Central Square.

Church Corner will be an 85 unit apartment building of two and three bedroom units with approximately 3,000 sq. ft. of commercial space and 58 parking spaces. The site is located on the corner of Magazine, Green, and Franklin Streets in the Central Square area of Cambridge.

We have put together an experienced, capable team consisting of Eisenberg-Haven Associates, Inc., architects and Macomber Construction Company to build the needed rental housing in the Central Square area of Cambridge.

This proposal, besides fulfilling the demand for two and three bedroom housing units, will also make a contribution towards the revitalization of both Central Square and the Cambridgeport neighborhood. Our investment will also serve to stimulate further investment within this area. We have received support letters from local organizations, such as The Riverside Cambridge Community Corporation, the Central Square Association, and the Greek Orthodox Church.

We have undertaken a lengthy design process to ensure that the building will be in harmony with the neighborhood. This process involves working closely with the City, RCCC, neighborhood groups, businessmen, and abutters. Since it is important that everyone receive their opportunity for input, we envision this process continuing through working drawings.

To develop a financially feasible rental apartment project providing mixed income housing, it is necessary to request financing from both the Massachusetts Housing Finance Agency, through their SHARP Program, and from HUD's Section 17 Housing Development Grant.

Main Office
BOSTON, Massachusetts 02109
Four Faneuil Hall Marketplace
7-742-4500

PHILADELPHIA, Pennsylvania 19107
311 South 13th Street
215-546-6990

WASHINGTON, D.C. 20006
1620 I Street, N.W.
202-833-2100

Mike Rosenberg
June 12, 1984
Page Two

The MHFA SHARP Program provides an interest subsidy which writes down the interest rate to a predetermined, affordable level. It is a loan to the developer. The amount of this annual subsidy is reduced every year, and will be phased out entirely by year 15.

The HUD Section 17 Housing Development Grant Program is a project-specific grant to the City of Cambridge (like UDAG). The City then loans the grant to the developer for construction costs. The City receives all loan repayments. The City of Cambridge has been designated as eligible under this new program.

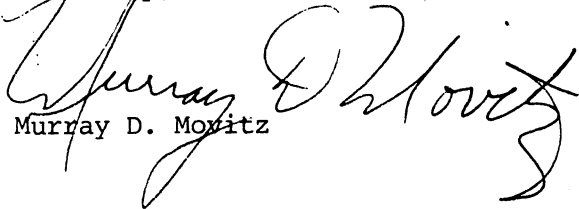
Under the MHFA SHARP Program, we are requesting a 1st mortgage of \$5,103,000 and the appropriate amount of SHARP subsidy to write down the interest rate. This application was submitted on May 31st.

We are requesting, under the Section 17 Housing Development Grant through the City of Cambridge, a 2nd mortgage loan of \$2,975,000. The application due date is in the early part of August. HUD will make its final decision in early October.

Because Winn Development Company understands the demand for low income housing, 27% of the units will have rents which are affordable to low income families. This percentage exceeds the statutory requirement established in both programs. The low income units' rent schedule for 1986 will be: 2 bedrooms/\$303 and 3 bedrooms/\$410 plus utilities. These units will be affordable by low income families and those eligible for Section 8 existing Certificates.

Winn Development Company looks forward to working with you, and the City of Cambridge, to bring this proposal to fruition.

Sincerely,


Murray D. Moxitz

MDM/km



RIVERSIDE/CAMBRIDGEPORT COMMUNITY CORPORATION
217 Western Avenue Cambridge, Massachusetts 02139

868 - 7230

May 30, 1984

To: Mr. Howard Cohen
Subj: Winn Development

The Board of Directors of the Riverside/Cambridgeport Community Corporation voted at its meeting on May 29, 1984, to officially support the proposed eighty-five unit, mixed income Winn Development at Green and Magazine Streets, Cambridge, MA. The Board also supports the application for the SHARP subsidy program and agrees to act as a co-sponsor for this project under terms to be agreed upon.

Yours truly,

Pablo Calderón
Pablo Calderón
Executive Director, RCCC

Major E. Brooks
Major E. Brooks
President, RCCC



GREEK ORTHODOX ARCHDIOCESE OF NORTH AND SOUTH AMERICA



Saints Constantine and Helen
GREEK ORTHODOX CHURCH

14 MAGAZINE STREET

CAMBRIDGE, MASSACHUSETTS

876-3601 2

May 25, 1984

Mr. Murray D. Movitz
Winn Development Company
Four Faneuil Hall Marketplace
Boston, MA. 02109

Dear Mr. Movitz:

Pursuant to our conversation earlier in the week regarding your proposed project in the Central Square area, this is to confirm that the Greek Orthodox Church of Saints Constantine and Helen is in favor of the project. We feel that it would create new jobs for the area, provide desperately needed housing space, help to revitalize business in the Central Square area, and enhance the appearance of the neighborhood.

We wish you success in this undertaking and hope that the project will soon go forward.

Sincerely yours,

Yakov A. Rizopoulos Treasurer



May 29, 1984

Mr. Arthur M. Winn
Winn Development Company
4 Faneuil Hall
Boston, Massachusetts 02109

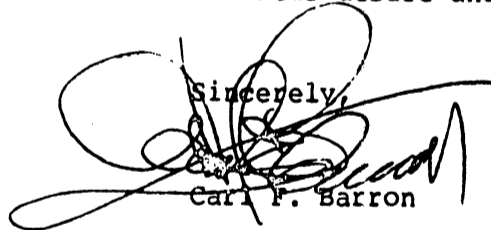
RE: Winn Development Company Proposal
Cambridge, Massachusetts

Dear Mr. Winn:

Recently, I, together with a number of other local business representatives, city officials, and neighborhood residents, were given the opportunity to hear a presentation relative to the proposal for a new building at the intersection of Green, Magazine, and Franklin Streets, Cambridge, Massachusetts. Said proposal, tentatively, was to consist of 85 units of housing, including mixed income housing, plus some commercial space on the first floor.

I felt that a word of encouragement from a local business community, might assist in furthering your plans to build on a site which would definitely revitalize the area. At the present time, the proposed site is an empty lot, blighted, and certainly aptly described as depressing in appearance, as well as non-productive for the neighborhood or to the City of Cambridge.

I sincerely trust that your organization will give very serious consideration to furthering the proposal, and, finally, implementing same, to the mutual advantage of all parties. You may be assured of my whole-hearted cooperation in any way possible, and I was delighted to be present at a time when top city officials, neighborhood representatives, and the local business community, expressed a united affirmation of their desire and hope for the completion of your proposal.

Sincerely,

Carl F. Barron

CFB:db

President
Leasing
354-3358

Paul Corcoran, 1st Vice Pres.
Corcoran & Co.
615 Mass. Ave. 864-3000

Arnold Ginsberg, 2nd Vice Pres.
Rink Realty Co.
727 Mass. Ave. 661-7777

Edmond Stuart Schnitzer, Secretary
Pill Hardware
743 Mass. Ave. 876-8310

Susy Karadzian, Treasurer
US Trust/Charlesbank
671 Mass. Ave. 864-4444



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

June 25, 1984

To the Honorable, the City Council:

I transmit herewith additional information as requested in connection with the public hearing scheduled for June 25th relative to the request by Winn Development Corp. that the City apply to HUD for a \$2.9 million Section 17 Housing Development Grant to build 85 units of mixed-income rental housing on Magazine Street.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

F-240

Re: additional information on & proposed order authorizing the City to apply for a Section 17 Housing Development Grant of \$2.975 million from HUD , pursuant to the request of Winn Development Corp.

In City Council,

June 25, 1984

6/25/84

1412
A

Order

Adopted

7-0-2