

City of Cambridge

MASSACHUSETTS

City Mgr
Agenda No. 32In City Council Aug. 2 1993

Transfer of 245-279 Columbia St. to Affendable Hwy Trust

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓		W		
Mr. William H. Walsh	✓				
Ms. Alice K. Wolf	✓				
Mayor Kenneth E. Reeves	✓				

C. Wofmisp w/9-0
C Myer n. res w/9-0

To: Mayor Kenneth E. Reeves and
Members of the Cambridge City Council
From: Residents of Neighborhood IV, Cambridge
Date: Summer 1993

We are residents of Neighborhood IV, the densest area of the city.

Various groups in the city are trying to make our city denser by building houses on the corner of Columbia and Hampshire Street, which is now open space where children play and trees grow. Turning that area into housing will mean that there will be more and more children with less space to play, which can only make the street more dangerous.

We would like to see the part of the area which is now a black top ball field, and the other area which is a park with swings, continue to be available for children to play in.

Name	Address
1. Christine Weston	243 Columbia St. #1
2. RENÉE GAMBLE	241 Columbia St #2
3. Allen Martin Jr.	256 Columbia St
4. David Corbett	238 Columbia St. 15
5. Annny Webb	241 Columbia St
6. Deborah PERO	380 Prospect St
7. Jane Beth Graham	Elm St #2
8. Dana Webb	241 Columbia St.
9. Dave Gelzinak	238 Columbia St APT 36
10. Jim Page	7 Lopez St.
11. Jane Page	7 Lopez St.
12. Nancy Sapientz	256 Columbia St
13. Marco Patrucco	262 Columbia St

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Name Address

1. Ethel Perin 262 Columbia St Cambridge
2. Eddie Ortiz 113 Hampshire St.
3. Paulette M Seed 51 Market St. Cambridge
4. John S. Martin 4256 COLUMBIA ST CAMBRIDGE
5. Joseph J. Pouch 238 Columbia St Cambridge
6. Marcelin 239 Columbia St Apt 3 Cambridge
7. S. J. Robinson 236 Columbia St Apt 1 Cambridge
8. Cy Miller 236 Columbia St #1 Cambridge MA
9. David J. Dosouza 241 Columbia St.
10. [Signature] 248 Columbia St.
11. John R. Kelly 244 COLUMBIA ST Cambridge MA
12. Yvon Destin 235 Columbia St #3 Cambridge MA 02139
13. Penber G. 237 Columbia St #1 Cambridge Mass 02139

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Name	Address
1. <i>Mary A. Lee</i>	<i>266 Columbia St</i>
2. <i>S. J. Lee</i>	<i>266 COLUMBIA ST.</i>
3. <i>Anna Mercado</i>	<i>51 Market St.</i>
4. <i>Ande R. Keef</i>	<i>216 Columbia St #2</i>
5. <i>Margo Brathwaite</i>	<i>167 Windsor St</i>
6. <i>Theresa Forde</i>	<i>28 Suffolk St</i>
7. <i>Eloise Gertrude Thornhill</i>	<i>189 Windsor st Amel</i>
8. <i>Mary Walcott</i>	<i>60 Bishop Allen Dr.</i>
9. <i>Catherine Fide</i>	<i>28 Suffolk Street #2</i>
10. <i>Laurea Damigos</i>	<i>238 Columbia St. 2 South</i>
11.	
12.	
13.	

David Lempert
231 Columbia St.

To: Mayor Kenneth E. Reeves and



Members of the Cambridge City Council



From: Children of Neighborhood IV, Cambridge

Date: Summer 1993

The park at Columbia Street and Hampshire Street is like part of our home. It has the only field close to home where we can play ball. We play kickball, baseball, soccer, hockey and other games here. There are also swings and bars to play on.

If you build houses on our ball field, we will have no place to play ball except in the streets.

We are not old enough to vote and you may think we are not important, but we live in Cambridge, too.

Please save our ball field.

Name	Age	Address
1 Rodrigo Montemor	10	262 Columbia St
2 Carlos Montemor	14	262 Columbia St
3 Charles Montemor	12	262 Columbia St
4 Brian Montemor	4	262 Columbia St
5 Claudio Pereira	13	137 Elm St.
6 Richie Oliveira	15	67 Elm St.
7 Victor Jacovz	13	57 MARKET ST.
8 Kevin Giest	12	17 Elm St.
9 Humberto Oliveira	13	67 Elm St.
10 Jonathan da Cruz	11	57 Market St.
11 VANCEIE	10	243 Columbia
12 DOTY MORSE	4	243 Columbia
13 Elizabeth Pires	16	875 Cambridge St

To:

Mayor Kenneth E. Reeves and



Members of the Cambridge City Council



From:

Children of Neighborhood IV, Cambridge

Date:

Summer 1993

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Name	Age	Address
1 Nicole Weston	10	243 Columbia St.
2 DOMINIC ^{DeFranco}	10	140 ELM ST.
3 SHAWN Darling	9	140 ELM ST.
4 STEVIE Delane	7	243 Columbia St.
5 Jadra Gamble	9	241 columbus #2
6 Tatara Gamble	4	241 columbus #2
7 Kassandra Darling	7	140 Elm St.
8 Marybeth Pero	11	380 Prospect St.
9 Richard Graham	9	378 Prospect St.
10 MELISSA Pero	7	380 Prospect St.
11 Jose Oliveria	11	Elm St.
12 Richa Oliveria	15	Elm St.
13 Humberto Oliveria	13	Elm St.
• Erin Higgins	9	269 Broadway

To:

Mayor Kenneth E. Reeves and



Members of the Cambridge City Council



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Please save our ball field.

Name	Age	Address
1 Sean Bennett	12	1325 Warren
2 Jason Bennett	15	256 Windsor
3 Tiana Bennett	16	256 Windsor
4 Michael Rodriguez	18	102 Hampshire ST
5		
6		
7		
8		
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10		
11		
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13		

August 2, 1993

To The Honorable City Councilors:

As a resident of Neighborhood IV, I strongly support the construction of affordable housing for ownership on the Blouin Site. I further believe that a density of 12 to 16 units is appropriate for the area, and would like to see the matter come to a successful conclusion.

Thank you.

Jaqueline Clarke

14 Worcester Street, 02139

491-0859

.me

August 2, 1993

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Thank you.

Jean Robert Richard

Haitian American Cultural Center
Executive Director

August 2, 1993

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Thank you.

Vera Mathias
243 Broadway

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Thank you.

Michael J. Graves (MICHAEL J. GRAVES)
128 Elm St
CAMBRIDGE, MA 02139-1404
(617) 868-6122

August 2, 1993

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As a resident of Neighborhood IV, I strongly support the construction of affordable housing for ownership on the Blouin Site. I further believe that a density of 12 to 16 units is appropriate for the area, and would like to see the matter come to a successful conclusion.

Thank you.

Jenny L. McFarland
128 Elm St.
Cambridge, 02139-1404

August 2, 1993

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Thank you.

Julia O. Gregory
11 Market



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 28, 1993

To the Honorable City Council :

Subject : Conveyance of a parcel of land at 245-279 Columbia Street to the Affordable Housing Trust.

At its regular July 20, 1993 meeting the Planning Board reviewed the above referenced conveyance of City owned land to the Affordable Housing Trust for the purpose of constructing twelve to sixteen units of affordable housing for low and moderate income families.

The Planning Board recommends the conveyance as proposed and finds the development program appropriate and desirable. Neighborhood IV, where the parcel is located has the lowest homeownership rates in the city, and providing new home ownership opportunities will significantly contribute to its stability. Development of affordable housing for ownership on the parcel was also among the recommendations of the *Neighborhood IV Study*, which the Community Development Department conducted in partnership with a study committee of neighborhood residents. The study committee evaluated a number of alternative uses for the parcel before coming to that conclusion. In addition, the parcel is well located near a number of city parks, and is close to public transportation.

Respectfully submitted for the Planning Board,



Paul Dietrich, Chairman

Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)



July 28, 1993

Mr. Robert W. Healy
City Manager
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Authority Initial Approvals / Tract 21
Wellington-Harrington Neighborhood Renewal Area

Dear Mr. Healy:

The Authority has considered and approved, initially, your request, dated July 14, 1993, to demolish the existing improvements on Tract 21. Also, the Authority has determined that the proposed medium density residential reuse is consistent with the land use provisions of the Wellington-Harrington Neighborhood Renewal Plan. The Authority interposes no objection to your proposed transfer of the site to the Affordable Housing Trust for development.

In accordance with applicable disposition procedures, you are requested to forward the following additional information when it is available so that the Authority can take all final actions.

- (1) Development guidelines;
- (2) RFP for development management;
- (3) Marketing plan;
- (4) Financing plan;
- (5) Development manager, general contractor and architect;
- (6) Preliminary (concept), design development and construction phase plans and specifications; and
- (7) The recommendation of the Wellington-Harrington Citizens Committee.

Sincerely,

Joseph F. Tulinieri
Joseph F. Tulinieri
Executive Director

cc: Ms. Susan Schlesinger
Mr. Roger Herzog
Donald Drisdell, Esquire

**Report on the Disposition of 245-279 Columbia Street
(The Blouin Site) to the Affordable Housing Trust**



**Prepared by the
City of Cambridge Community Development Department**

June 28, 1993

To the Planning Board, City Council, and interested parties :

**REPORT ON THE DISPOSITION OF 245-279 COLUMBIA STREET
(THE BLOUIN SITE), TO THE AFFORDABLE HOUSING TRUST**

1. THE BLOUIN SITE AND THE NEIGHBORHOOD IV STUDY :

Over a period of six months, between January and August of 1992, a committee of Neighborhood IV residents -appointed by the City Manager- worked in an intensive fashion with the staff of Community Development Department (CDD) to conduct a comprehensive study of Neighborhood IV. The study addressed a number of physical planning and capital improvements issues including, among others, housing, open space, and employment in the neighborhood. In the course of the study, the lack of ownership housing that is affordable to young families was identified as one of the most pressing issues in Neighborhood IV. Consequently, the City was urged to focus its resources on increasing affordable homeownership opportunities in the community.

In addition, the Neighborhood IV Study Committee particularly identified the redevelopment of the Blouin Site into new ownership housing as crucial to the stability of the neighborhood. The site, at the time, was leased to *Associated Day Care Services*, a non-profit organization that operated a child care center on the property. However, the child care center is currently scheduled to relocate to the newly constructed Neighborhood IV Youth Center, during July, 1993. The relocation of the day care center provides both the City and the Neighborhood IV community a rare opportunity for realizing the study committee's vision of providing the neighborhood affordable home ownership opportunities.

2. DESCRIPTION OF THE CITY PROPERTY, (245-279 COLUMBIA STREET) :

The site is located at the corner of Hampshire and Columbia Streets in Neighborhood IV (*see map on page 2*), and extends from 245 to 279 on Columbia Street, and from 116 to 120 on Hampshire Street. It is approximately 36,608 sq. ft. in area. In addition to the child care center building, there are some play structures in deteriorated condition, and a parking lot accommodating a total of 12 automobiles. Two curb cuts (off both Hampshire and Columbia streets), currently exist on the property.

The site is located in a predominantly residential area. The vast majority of the residential buildings around it are three-family homes and larger apartment buildings. However, there are a few single and two-family homes in its immediate vicinity.

Report on the Disposition of the Blouin Site



3. ANALYSIS OF ALTERNATIVE USES FOR 251-279 COLUMBIA STREET :

The location of the property in a predominantly residential area, in addition to the current down trend in demand for commercial space, precludes the reasonable consideration of its use for commercial development. There, therefore, appears to be three "reasonable" alternative uses for the site :

1. The site continues to be used for some type of human services delivery.
2. The site is used as a park or a recreational area for Neighborhood IV.
3. The site is used to provide affordable housing for neighborhood families.

The following is a brief consideration of each alternative use.

Alternative Use # 1 : THE SITE IS USED FOR HUMAN SERVICES DELIVERY.

The site could continue to be used for the provision of human services to Neighborhood IV. In this case, the City could lease the property to one, or a number of services providers, which may generate public revenue. In addition to the fact that the current structure is in dilapidated condition, and would have to be demolished. This use seems redundant when the significant number of human service delivery sites in the immediate vicinity is considered. There are currently two community schools in Neighborhood IV; the Fletcher school (*on Elm Street*), and the Maynard School (*at the corner of Broadway and Windsor Street*). Both Schools provide a number of human services to the community, ranging from child-care, day camps and after school programs, to computer training, and adult education classes for community residents. Both schools are within two blocks of the property in question. In addition the newly constructed "Neighborhood IV Youth Center" (*next to Sennott Park*), which is scheduled to begin operation on July 1st, will offer the Neighborhood IV community additional amenities. Consequently, from a strictly spatial point of view, it would appear that the site's immediate neighborhood is well served by human services providers.

Alternative Use # 2 : THE SITE IS USED AS OPEN SPACE

The Blouin site, with its 36,608 sq.ft, would make a significant addition to the city's open space system. However, converting the site into a park would require the commitment of a substantial proportion of the City's open space funds, at a time when these resources are better used to rehabilitate already existing, and heavily used,

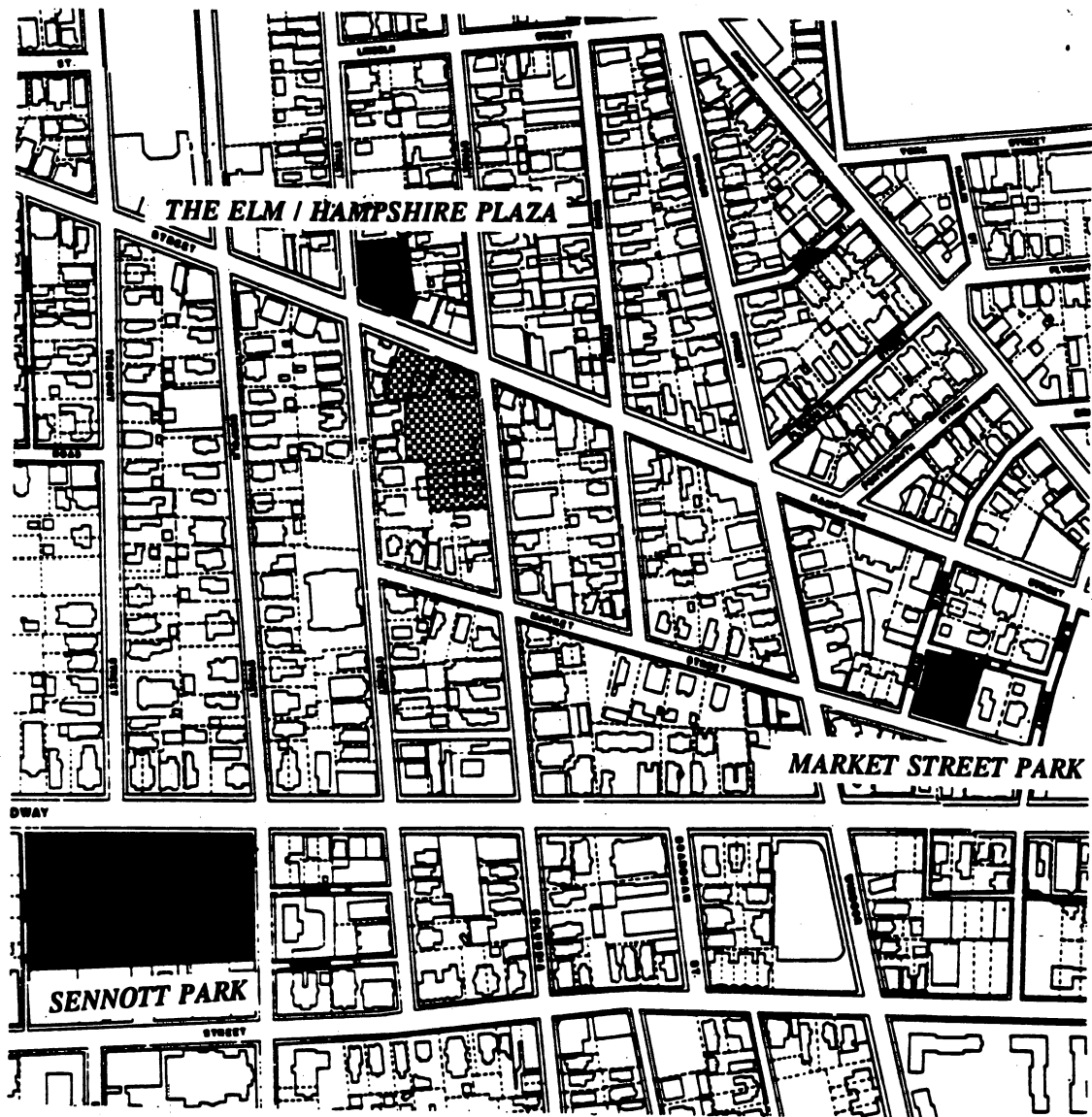
neighborhood parks, (such as the Harvard Street tot lot). In addition, when interviewed, the site's abutters were reluctant to consider an open space option .

The Blouin site is also centrally located between three open space and recreational facilities that serve a wide range of functions, (see map on page 5). The Elm / Hampshire sitting area is directly across the street from the site, at the corner of Elm and Hampshire Streets. Market Street Park, a small neighborhood park which has just undergone complete renovation by the City (costing \$189,000), is three blocks away. The same is also true of the larger playgrounds and tot-lot at Sennott park on Broadway. In conclusion, using the Blouin Site as open space does not appear to represent the best use of the City property.

Alternative Use # 3 : THE SITE IS USED FOR AFFORDABLE OWNERSHIP HOUSING

Neighborhood IV, where the Blouin site is located, is experiencing a severe shortage of ownership housing that is affordable to young families. Although it is primarily a residential neighborhood, Neighborhood IV lags significantly behind the city as a whole in terms of homeownership rates. Neighborhood IV has one of the lowest homeownership rates in Cambridge; only 20% of its housing stock is owner occupied. The larger proportion of housing in the neighborhood (80%) is rental, and single and two-family homes are disproportionately rare. A full quarter of the entire stock are public housing units (in the Washington Elms and Newtowne Court developments), and another 25% is located in larger apartment buildings of four units or more. By comparison, single and two-family homes represent only 8% and 12% of the neighborhood housing stock respectively.

The "Neighborhood IV Study " indicated that homeowners in Neighborhood IV tend to be, for the most part, an elderly population. 42% of those aged 65 and older own their homes, while only 5% of those under 35 are homeowners. However, expectations of homeownership are high among Neighborhood IV households. A 1991 telephone survey of neighborhood households indicated that three out of four renters expected to own their homes someday. The survey also showed high housing prices to be among the top concerns of households in the neighborhood, and , when asked where would they buy a house if cost was no obstacle, more than a third of the surveyed households indicated Neighborhood IV as their location of choice. Finally, there appears to be a strong consensus among the Blouin site's abutters on ownership housing as the most appropriate reuse of the site.



OPEN SPACES IN THE IMMEDIATE VICINITY OF THE BLOUIN SITE

4. EXISTING ZONING STATUS OF THE PROPERTY:

The Blouin Site is Assessor's Plate number 86, lot number 107. Its address is 251-279 Columbia Street, and 116-126 Hampshire Street. There are 36,608 square feet of lot area on the site.

The site is located in a Residence C-1 Zoning District. It was rezoned from Business-A (*original zoning since 1943*) to Residence C-1 in February 14th, 1972, Ordinance #809, as part of the "Zoning Modification, Wellington-Harrington Urban Renewal Area, Mass R-108".

The Blouin Site is a corner lot. Its Residence C-1 zoning designation require two front yards, two side yards, and no rear yards. Residence C-1 also require 1,200 square feet of lot area per dwelling unit, consequently 31 units would be allowed. At 0.75 FAR, 27,456 square feet of gross floor area is permissible. At 1,000 square feet of floor area per dwelling, 27.4 units are allowed on the site.

The height limit on the site is 35 feet.

Under Section 11.10, the Townhouse Ordinance, when constructing more than 12 dwelling units in the Residence C-1 District, the FAR is 0.825. This equals 30,201 square feet of gross floor area for the Blouin Site. At an average of 1,000 square feet per unit, that represents 30 units.

The height limit under the Townhouse Ordinance is 40 feet.

In all cases one parking space per dwelling is required.

Allowable uses include residential and some health care facilities under the "Institutional Use Regulations, Section 4.50".

5. DESCRIPTION OF PROPOSED NEIGHBORHOOD IV HOMEOWNERSHIP PROJECT :

In setting out to implement the recommendation of the *Neighborhood IV Study*, and in an effort to build the broadest possible consensus around the reuse of the Blouin site for housing, the Community Development Department initiated a comprehensive participatory planning process. This process included -to date- the site's immediate abutters, members from the *Neighborhood IV Coalition*, the *Neighborhood IV Study*

Committee, and *The Neighborhood IV Crime Taskforce*, as well as staff from CDD's planning and housing components. The planning process, which eventually will include the wider Neighborhood IV community, was designed to create consensus on a set of broad design and development guidelines for the new housing on the site. The following is a brief description of the scope and time-line of that process.

THE PLANNING PROCESS :

On April 9th, 1993, CDD sent 120 letters to all the immediate abutters of the Blouin Site informing them of the *Neighborhood IV Study's* recommendation to develop affordable housing for ownership on the Blouin Site. The same letter announced that CDD staff persons would make themselves available to interview interested abutters - at their homes if requested - about their ideas and concerns regarding the residential reuse of the site. The response was largely favorable. In the following weeks, CDD staff discussed a wide range of design, tenure, and esthetic issues with some twenty households in the site's vicinity.

The broad majority of the abutters are in support of the reuse of the site for ownership housing, and feel that such a use would significantly contribute to the stabilization of the neighborhood. In the course of the interviews, the abutters stressed the ownership nature of the new housing as a very desirable aspect of the development proposal. Some, however, expressed concern on the impact of new housing on an already congested area, but were satisfied to learn that the zoning code mandates a parking place for every new unit built. A number of abutters also expressed a strong preference for preserving the trees that currently exist on the site. Some concerns were also raised regarding traffic and the general safety of the area.

On June 3rd, CDD sponsored a community meeting that included the site's abutters and members of the *Neighborhood IV Study Committee*. In the course of the meeting, the participants explored a number of alternative design options for the site. The designs attempted to address the abutters' concerns that were voiced in the interviews, but varied in configuration, housing types, and density. All participants agreed on housing as an appropriate use for the site, and ownership as a tenure type was generally applauded. The majority of participants stressed that the new housing should be architecturally consistent with the general character of the neighborhood, (mostly two and three-family houses), and the importance of providing adequate parking was, once again, emphasized. There remained some concerns, however, about the preservation of the trees on the site, as well as some traffic and safety issues.

Report on the Disposition of the Blouin Site

CDD staff will further discuss the proposed reuse of the Blouin Site with the Cambridge Planning Board at its June 29th and July 20th meetings, and a Neighborhood IV-wide community meeting is scheduled for July 1st.

Following the disposition of the site to the Affordable Housing Trust and the establishment of development criteria with the Neighborhood IV community, a Project Committee consisting of abutters, Neighborhood IV residents, and Trust members will be formed. The committee will oversee the writing of the Request For Proposals for housing development on the site, and will participate in making recommendations to the Trust about developer selection, design review, and selection of the households to occupy the new housing.

THE DEVELOPMENT PLAN :

The City Manager has requested that this report be referred to the Planning Board to ensure consistency with land use guidelines and appropriateness of use. The Planning Board will then make a recommendation to the City Council on the disposition of the property. The Cambridge Redevelopment Authority must approve the change of use. Pending the Planning Board recommendation, the City Council will be requested to convey the site to the Affordable Housing Trust, which will assume responsibility for the affordable homeownership project.

The day-care center currently existing on the site is scheduled to relocate to the "Neighborhood IV Youth Center" during July '93. Following the relocation, the City will undertake the demolition of the existing structure and secure the site. Environmental and soil tests are currently being scheduled.

Subject to the conveyance, the Affordable Housing Trust will issue a Request for Proposals (RFP) for Developer Selection. This RFP will include the development guidelines established in the initial planning process, and will specify the objective selection criteria that will be used to rate the proposals. The Trust, as mentioned earlier, will convene a Project Committee to review developer proposals and provide a final recommendation. The Project Committee will include both Trust members and representatives from Neighborhood IV. The Trust will make its final decision on developer selection, and will work with the designated developer to complete the financial packaging and final design. The Trust will convey the land to the developer at the initial project closing.

TENTATIVE TIME-LINE :

☐ Issue RFP for Developer Selection	09 / 93
☐ Affordable Housing Trust Designation of Developer	11 / 93
☐ Initial Closing/Construction Start	04 / 94
☐ Construction Completion/ Initial Occupancy	03 / 95

NATURE AND AFFORDABILITY OF THE PROPOSED HOUSING :

The proposed housing will be architecturally consistent with neighborhood character, which is, by and large, composed of two and three-family homes. The new houses also have private entries for each residential unit, and, to the extent feasible, will provide full basements. Building height will not exceed thirty-five (35) feet. Although zoning allows for appreciably more units, approximately 15 to 18 units will be developed on the site. The lower density is a result of both site constraints and abutters preferences.

As previously stated, the City's goal is to create affordable homeownership opportunities for families with children. This goal will result in a mix of two-, three-, and four-bedroom units, with the majority of units being three-bedroom. All the units will be priced to be affordable to low- and moderate-income families (whose income is between 50% to 80% of the median income, or between \$25,000 and \$39,000 for a family of four), a segment of the population that has great difficulty in purchasing housing in Cambridge. To accomplish this goal, the City will invest public funds into the project to subsidize a portion of the actual cost of development. This project will be eligible for federal HOME funds, which will be used to write-down the cost of the units to first time homebuyers, (whose income falls between the 50% to 80% of the median guidelines). The City will require that limited equity provisions be incorporated into the project's legal documents. These provisions will limit the resale price of the units at the time that the first owners desire to sell. This will ensure that the use of scarce public funds will create long-term affordability of these housing units.

BUYER SELECTION :

As with similar projects, the City will prioritize residents of Neighborhood IV in the buyer selection process. Since one of the goals of this project is to stabilize the neighborhood, long-term community residents meeting the income, credit requirements, and household size, as well as those with a demonstrated need for housing, will receive priority status in the selection of buyers.

Report on the Disposition of the Blouin Site

CDD intends to assist community residents in preparing for this homeownership opportunity by providing training and assistance to first-time buyers. CDD will hold informational sessions and follow-up counseling well in advance of the completion of construction. This will allow residents to understand the home buying process, and provide an opportunity to resolve any credit issues in time to apply for the new units.

CONCLUSION :

Overall, the residential reuse of the Blouin Site is viewed as a major benefit to Neighborhood IV, and there appears to be strong support throughout the community for creating new affordable homeownership opportunities in the neighborhood. Some design issues may still remain to be resolved; however, I am confident in the abilities of all parties, the Planning Board, Community Development Department, the Affordable Housing Trust, and the Neighborhood IV community to continue working towards a successful conclusion of this worthy effort.

Attachments:

- Letter to Abutters
- Public Meeting Notice.



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

MICHAEL ROSENBERG,
Assistant City Manager for
Community Development

MARY FLYNN,
Deputy Director for
Community Development

*Esta é informação importante acerca da sua habitação. Por favor arranjar tradução imediatamente.
Esta es una información importante acerca de su vivienda. Favor de traducirle inmediatamente.
Einfachungen an yo empöten anpil pou saft kay la. Souple si man tradayi-l pou ou.*

April 9, 1993

Dear

The City of Cambridge's Community Development Department would like to discuss with you some ideas about the reuse of the Blouin Site, (245 Columbia Street). This city-owned parcel is currently occupied by a child care center, which is scheduled to relocate this summer to the new Neighborhood IV Youth Center on Harvard Street.

Last summer, a committee of neighborhood residents, working with CDD staff on the *Neighborhood IV Study*, recommended the construction of ownership housing on the site. The new housing, the committee emphasized, should be affordable to Neighborhood IV households. Our first step in determining the feasibility of this recommendation is to solicit your opinion, as an abutter to the parcel, on the ways that the re-use of this land can strengthen your community. We are also very interested on any ideas you may have about the general characteristics of the proposed housing.

Beginning the week of April 19th, Community Development Department staff will conduct door-to-door interviews with the immediate abutters of 245 Columbia Street. This will be the first step of the community process, which will include forming a Neighborhood Design Review Committee as well as a series of community-wide presentations.

If you would like to schedule a time in advance, or would like to let us know a time that is convenient for you, please contact Moustafa Mourad or Roger Herzog at the Community Development Department. Our number is 349-4600.

Your participation in planning the re-use of this site is extremely important to the neighborhood and the Community Development Department. We look forward to meeting with you and discussing this important issue.

Sincerely Yours,

Susan Schlesinger
Susan Schlesinger
Housing Director

City Hall Annex
57 Inman Street
Cambridge, MA 02139
617 349-4600
Fax: 617 349-4669



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

MICHAEL ROSENBERG,

Assistant City Manager for
Community Development

MARY FLYNN,

Deputy Director for
Community Development

Esta e' informaçao importante a respeito da sua vizinhança. Pour favor arranje tradução imediatamente.

Esta es una informacion importante acerca de su vecindario. Favor de traducirlo inmediatamente.

Enfòmasyon sa yo enpòtan anpil pou zafè katier la. Souple fe monn traduyièl pou ou.

May 26, 1993

Dear Sir/Madam:

The City of Cambridge's Community Development Department would like to invite you to a community meeting to discuss potential site plans for building ownership housing on the Blouin Site, (245 Columbia Street). The meeting will be held on Thursday June 3rd on the second floor of the City Hall Annex building (57 Inman Street), at 7:00 pm.

In the course of the past few weeks, CDD staff interviewed a number of abutters about their concerns regarding the density, height, and type of the proposed housing, as well as the availability of parking and open space. Those concerns were then incorporated in the preliminary site plan we would like you to review on June 3rd. Our objective is to solicit the opinions and comments of the abutters on the site plan, as the first step towards a wider neighborhood meeting.

Please note that the purpose of designing and reviewing these preliminary site plans is to arrive at a comprehensive set of design guidelines for the housing on the site. Consequently, when CDD bids out the site to developers, both the City and the Neighborhood IV community will have a clear idea of what they would like to see built. In addition, once a developer is selected, a Neighborhood Design Review Committee will be formed to work with the developer's architect in finalizing the design that will be constructed. If you have any questions on this process please contact Moustafa Mourad or Roger Herzog at the Community Development Department. Our number is 349-4600.

Sincerely Yours,

Susan Schlesinger
Susan Schlesinger
Housing Director

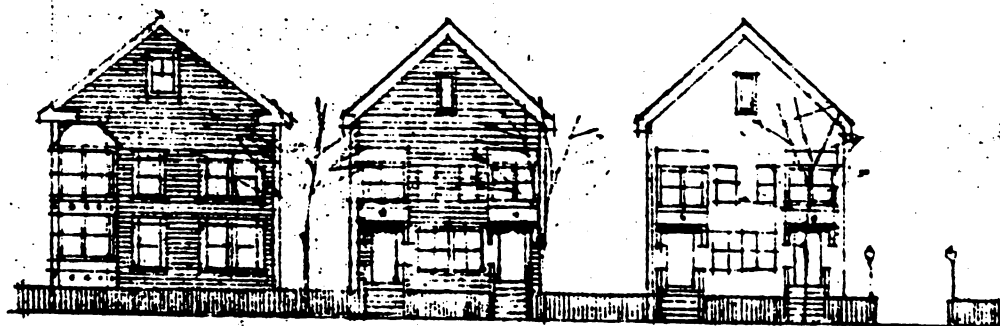
City Hall Annex
57 Inman Street
Cambridge, MA 02139
617 349-4600
Fax: 617 349-4669



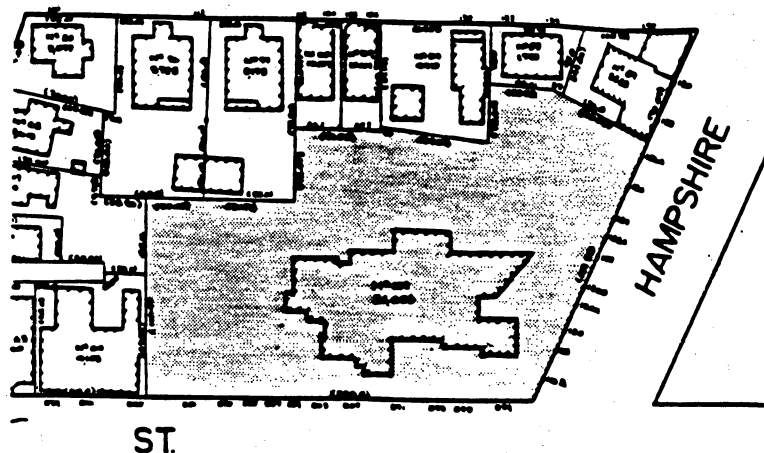
CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

MICHAEL ROSENBERG,
Assistant City Manager for
Community Development

MARY FLYNN,
Deputy Director for
Community Development



**Cambridge Community Development Department
Invites You To A
Community Meeting To Discuss The Reuse Of The
BLOUIN SITE (corner of Columbia & Hampshire) FOR OWNERSHIP HOUSING**



Please join your neighbors and Community Development Department staff in discussing the construction of new homes for ownership on the Blouin Site. Your opinions, concerns, and questions are critical in maintaining the diversity of Neighborhood IV through new affordable homeownership opportunities. Come share them with us. The meeting will be held at :

**CHILDREN'S DAY CARE CENTER - 245 COLUMBIA STREET
THURSDAY, JULY 1ST - 7:00 PM**

If you need more information contact: *Moustafa Mourad* at 349 - 4600

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City Hall Annex
57 Inman Street
Cambridge, MA 02139
617 349-4600
Fax: 617 349-4669



City of Cambridge

Consent Agenda Item #32

IN CITY COUNCIL

August 2, 1993

WHEREAS:

There exists in Cambridge a severe shortage of decent housing affordable to low-and moderate-income residents of Cambridge; and

WHEREAS:

The City Council desires to increase the homeownership opportunities, now and in the future, for low-and moderate-income residents of Cambridge to reside in decent, affordable housing; and

WHEREAS:

Neighborhood IV has one of the lowest homeownership rates in the City, with only 20% of its housing stock being owner-occupied, and is experiencing a severe shortage of affordable homeownership opportunities for young families; and

WHEREAS:

A Neighborhood IV Study Committee undertook a planning study of the neighborhood, and recommended that the City-owned parcel of land known as the Blouin Site be redeveloped into an affordable homeownership project; and

WHEREAS:

Pursuant to Section 15A of Chapter 40 of the General Laws, as amended and accepted by the City Council on November 26, 1990, the City Council may, by a majority vote, transfer municipal land to another board or officer of the City for the purpose of constructing affordable housing; and

WHEREAS:

The City of Cambridge presently owns a certain parcel of land situated in Cambridge, Middlesex County, Massachusetts at 245-279 Columbia Street (the Blouin Site), bounded and described as follows:

Beginning at a point, said point being the intersection of the westerly sideline of Columbia Street and the southerly sideline of Hampshire Street;

Thence running S22°-39'-09"W along the westerly sideline of Columbia Street a distance of two hundred twenty-six and no hundredths (226.00) feet to a point;

Thence turning and running N67°-20'-51"W by land, now or formerly, of Arthur Veaner and Tillie Veaner, Trustees of the Veaner Realty Trust and by land, now or formerly, of Rose Yogel, Trustee of the Marilyn Bedrick Trust,

a distance of one hundred ten and no hundredths (110.00) feet to a point;

Thence turning and running N24°-34'-16"E by land, now or formerly of Georgia A. Stathopoulos and Christine Orfanos, a distance of thirty-four and five hundredths (34.05) feet to a point;

Thence turning and running N21°-01'-12"E by land, now or formerly, of Zelda Yogel Andler, Trustee of the Martin Realty Trust; a distance of fifty-one and seventy-nine hundredths (51.79) feet to a point;

Thence turning and running N67°-10'-39"W again by land, now or formerly, of Zelda Yogel Andler, Trustee of the Martin Realty Trust, a distance of thirty-eight and sixty-seven hundredths (38.67) feet to a point;

Thence turning and running N23°-02'-37"E again by land, now or formerly, of Zelda Yogel Andler, Trustee of the Martin Realty Trust, a distance of fifty-one and no hundredths (51.00) feet to a point;

Thence turning and running N67°-10'-46"W again by land, now or formerly, of Zelda Yogel Andler, Trustee of the Martin Realty Trust, a distance of eighty-three hundredths (0.83) feet to a point;

Thence turning and running N29°-21'-44"E by land, now or formerly, of Katherine G. O'Connell, a distance of sixty-four and sixty-nine hundredths (64.69) feet to a point;

Thence turning and running N67°-10'-38"W again by land, now or formerly, of Katherine G. O'Connell, a distance of thirty-five and no hundredths (35.00) feet to a point;

Thence turning and running N33°-05'-18"E by land, now or formerly, of Rosa E. Hall a distance of thirty-eight and thirty-eight hundredths (38.38) feet to a point;

Thence turning and running N47°-38'-28"E by land, now or formerly, of Sarah R. Ratnofsky, a distance of sixty and no hundredths (60.00) feet to a point;

Thence turning and running S42°-21'-32"E along the southerly sideline of Hampshire Street, a distance of one hundred fifty-nine and fifty-five hundredths (159.55) feet to the point of beginning.

Containing thirty-six thousand six hundred and eight (36,608) square feet, more or less; and

WHEREAS:

The land at 245-279 Columbia Street was acquired by the City of Cambridge in 1975 from the Cambridge Redevelopment Authority (CRA) for the purpose of a childcare facility and the City Manager has determined that the land at 245-279 Columbia Street is no longer needed for such purpose; and

WHEREAS:

The CRA has approved the reuse of this site for affordable homeownership opportunities; and

WHEREAS:

On June 28, 1993, the City Manager referred the question of the disposition of said land to the Planning Board for its consideration and recommendation; and

WHEREAS:

The Planning Board considered the development of affordable housing at 245-279 Columbia Street at its July 20, 1993 meeting and recommends that the City transfer the land at 245-279 Columbia Street to the Affordable Housing Trust for redevelopment into an affordable homeownership project with long-term limited equity restrictions for low-and moderate-income families;

NOW, THEREFORE, be it

ORDERED:

That the City Manager is authorized and directed to transfer the land, at 245-279 Columbia Street to the Affordable Housing Trust for consideration of One Dollar (\$1.00) and other valuable consideration for the construction of from twelve to sixteen housing units which shall be affordable to low-and moderate-income families; and be it further

ORDERED:

That the City Manager is hereby authorized and directed to execute and deliver to the Affordable Housing Trust, in the name of and on behalf of the City of Cambridge in such form as the City Manager shall approve (such approval to be conclusively evidenced by such execution and delivery) such documents, instruments, agreements, deeds, licenses, warranties, indemnifications, releases or certificates, or amendments thereto, required by the Affordable Housing Trust, as the City Manager may deem necessary, desirable or appropriate to enable the Affordable Housing Trust to redevelop the land at 245-279 Columbia Street to accommodate the intent of the foregoing resolutions; and be it further

ORDERED:

That the City Manager is hereby authorized to execute, accept and deliver such supplemental or ancillary documents as are reasonably necessary to implement the intent of these resolutions and to execute, accept and deliver amendments thereto.

In City Council August 2, 1993.

Adopted by a yeas and nays vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret, City Clerk.

A true copy;

D. Margaret Drury

Attest:-

D. Margaret Drury
City Clerk



City of Cambridge

Consent Agenda Item #32

IN CITY COUNCIL

August 2, 1993

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ORDERED:

That the City Manager is hereby authorized to execute, accept and deliver such supplemental or ancillary documents as are reasonably necessary to implement the intent of these resolutions and to execute, accept and deliver amendments thereto.

In City Council August 2, 1993.

Adopted by a yeas and nays vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret, City Clerk.

A true copy;

D. Margaret Drury

Attest:-

D. Margaret Drury
City Clerk



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

July 28, 1993

To the Honorable, the City Council:

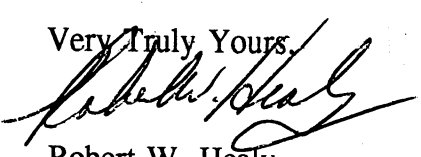
I am recommending that the City Council vote to transfer the City-owned land at 245-279 Columbia Street (the Blouin Site) to the Affordable Housing Trust. The attached information includes the Order on the proposed transfer, the recommendation for the proposed transfer from the Planning Board, and a copy of the "Report on the Disposition of 245-279 Columbia Street (the Blouin Site) to the Affordable Housing Trust."

The Community Development Department has undertaken a community planning process regarding the reuse of the Blouin Site. Beginning in April, 1993, the CDD sent letters to over one hundred abutters of the site; held several meetings with abutters both individually and as a group during April - June; and convened a community-wide meeting at which thirty persons attended on July 1, 1993. Based on the discussions with abutters and community residents, there is near-unanimous support for the reuse of the Blouin Site as affordable homeownership.

One major concern expressed in the planning process related to the density of housing on the site. Although current zoning allows for a Floor to Area Ratio (FAR) of 0.75 (or approximately 27 units), community residents felt that building to such density would lead to negative impacts on the neighborhood. While the City needs to maximize the use of this valuable public asset, CDD staff and residents agreed that a density in the range of twelve to sixteen (12 - 16) units (0.4 - 0.5 FAR), is appropriate for the family housing proposed for the site. The Planning Board concurred with this proposed density, and recommended approval of the transfer of the land to the Affordable Housing Trust at its July 20, 1993 meeting.

The transfer of this parcel to the Trust will allow a Request for Proposals to be issued in the Fall, and developer selection to proceed. Based on this timetable, groundbreaking could occur in the Spring of 1994.

Very Truly Yours,


Robert W. Healy
City Manager

Consent AGenda #32 *F 166*

Comm. from R.W. Healy, City Manager,
relative to recommendation to transfer City
owned land 245-279 Columbia St to
Affordable Housing Trust

In City Council,

August 2, 1993

Order adopted
9-0-0