

EXHIBIT A

THE CAMBRIDGE FAMILY YMCA

SUPPORTIVE SERVICE HOUSING RENOVATION PROJECT

Serving the community from a 19th-Century facility in Central Square presents its challenges to this City's YMCA as it enters the 21st Century. An aging physical plant, deferred maintenance, and burgeoning demand for its social services have prompted the Cambridge Family YMCA Board of Trustees to embark on a total renovation and upgrade of the historically-significant Massachusetts Avenue facility. In the first quarter of 1993, the Cambridge Family YMCA will launch the first stage of a plan which calls for the renovation of the Supportive Service Single Resident Occupancy (SRO) housing, the main lobby and administrative offices, as well as beginning modifications to bring the building into compliance with the Americans With Disabilities Act (ADA). The renovations will feature measures to bring the building in compliance with current building code, the enhancement of life safety systems, and the elimination of architectural barriers to the physically-challenged. Successive stages of the master building renovation will address the athletic and recreation facilities, and the youth and childcare portions of the building.

The YMCA has been managing its affordable housing program in Central Square since 1896. The 130-room facility has a proud history of serving Cambridge's working poor and socially-marginalized. In recent years the YMCA has been called upon to serve men who bring a variety of needs - chronic mental illness, homelessness, substance abuse, and increasingly, AIDS and HIV-infection. As the largest SRO residence for men in the city, the YMCA is committed to providing quality, safe housing with essential supportive services.

The financing for the initial stage of renovation - the YMCA's Supportive Service Housing - is provided by government sources. The foundation for the financing is the award of Low Income Housing Tax Credits from the federal Housing and Urban Development Department (HUD) through the Commonwealth of Massachusetts Executive Office of Communities and Development (EOCD). In November of 1991, the EOCD announced the award of \$449,019 in annual federal low income housing tax credits, spanning ten years, which enables the YMCA to attract \$2.1 million in equity investment to the project. In addition the National Park Service declared in December of 1992 the historic certification of the YMCA building for rehabilitation purposes. This certification qualifies the YMCA to obtain historic preservation tax credits to complement the low income housing incentives. The YMCA will treat the 1896 and 1912 portions of the building renovation in an historically-sensitive manner, following federal law encouraging the preservation of this Cambridge landmark.

To make effective use of the federal tax credits, the Cambridge Family YMCA has created a for-profit limited partnership, the Cambridge Family YMCA Affordable Housing Limited Partnership, formed in December of 1991. The limited partnership, which will be capitalized in the first quarter of 1993, owns the 40,000 square feet of affordable housing in the YMCA building. The YMCA sold the residential portion of the building to the limited partnership for \$952,000. The YMCA will use the sale proceeds to eliminate existing long-term debt, establish reserve escrows for YMCA operations, and fund the cost of capital improvements to the YMCA and areas held in common by the limited partnership and the non-residential portion of the building. The YMCA has established a buyback endowment to fund the repurchase of the residence in fifteen years at the expiration of the life of the federal tax credits. The Cambridge Family YMCA has obtained a \$2.1 million equity investment commitment through Boston Capital Partners, Inc., one of the nation's largest low-income housing limited partnership syndicators.

The Cambridge Family YMCA has obtained commitments for a \$2.02 million shared first mortgage from the Massachusetts Government Land Bank (\$1.51 million) and the Massachusetts Housing Partnership (\$510,000). The YMCA has been awarded a \$250,000 grant from the Affordable Housing Program of the Federal Home Loan Bank (FHLB) of Boston, through the FHLB's Cambridge partner, the Cambridgeport Savings Bank. The City of Cambridge has made a commitment of \$341,000 in "gap financing" through the HOME program, administered by the City's Community Development Department.

The Cambridge Family YMCA has received a commitment of \$155,000 in working capital funds from the Massachusetts Community Economic Development Assistance Corporation (CEDAC) to fund the pre-development costs associated with the housing renovation. Consultants serving the YMCA have each agreed to defer the bulk of their compensation until finance closing. Each has committed to a reduced fee schedule and capped their fees for this socially-beneficial affordable housing renovation.

In addition to the finances for physical renovation, the YMCA has received commitments to enhance the supportive services in the Residence. Upon issuance of a Certificate of Occupancy, the YMCA will receive nearly \$5 million in federal Housing and Urban Development Department rental subsidies divided between two separate programs. These subsidies are effective for the next ten years, with the probability of renewal. The Cambridge Housing Authority has been instrumental in obtaining these subsidies, and will continue to administer them following completion of the renovations.

In 1992 the Cambridge Family YMCA was selected as one of 34 sites nationally to inaugurate HUD's "Shelter Plus Care" program. This progressive housing program provides the YMCA \$2,044,800 in Section 8 rental subsidies for 30 SRO units over ten years. Fifteen of the SRO rooms are designated to serve formerly homeless men with chronic mental illness. The other fifteen are for homeless men diagnosed with AIDS or HIV-infection. Support services, with a value exceeding the operating subsidy, accompany the award enabling the YMCA to serve these special needs guests more successfully. The Regional Office of the Commonwealth's Department of Mental Health and Cambridge Cares About AIDS are responsible for providing support services to this program, as well as assisting in its administration.

The YMCA also received an additional \$2.4 million in HUD Section 8 rental subsidies through the Stewart B. McKinney Homeless Assistance Act. These subsidies will cover 35 SRO rooms for ten years. This program caps the tenant's share of rental payment at 30% of the individual's income, while providing a secure stream of income for the YMCA to service debt and to provide support services. Current residents of the YMCA, who will not be displaced due to the project, will be considered first to receive these subsidies; if some are left over, homeless men are given preference.

Other housing subsidies from current programming will continue following renovation. Current programming includes: City of Cambridge Department of Human Service Programs' Emergency Transitional Housing (22 rooms), the Commonwealth's Department of Mental Health housing for men with chronic mental illness (7 rooms), and Cambridge Cares About AIDS Emergency Transitional Housing (5 rooms). The total number of rent subsidized rooms at the YMCA following renovation will be 99 out of the 127 room total.

The YMCA has received approvals from the Cambridge Board of Zoning Appeals for a special permit (renovation of a non-conforming use) and a variance (increased floor area ratio to provide for code compliance). An application for a building permit has been filed with the City's Inspectional Services. The Wainwright Bank and Trust Company has provided a letter of commitment to the YMCA for a \$2 million construction loan.

The YMCA has engaged Trinity Financial, Inc., a Boston-based real estate development consulting firm, to guide the Association in the assembly of the financing of the project. The architectural firm of Finegold Alexander + Associates of Boston, with extensive experience in historic preservation and affordable housing, serves as the design team for the renovation. Architectural Engineers are providing consultancy on building systems. The law firms of Garrity and Knisely and Hale and Dorr, both of Boston, are providing real estate law and tax counsel respectively. Ziner and Company is providing accounting services to the Limited Partnership. The historic preservation consultant is Leslie Larson of Boston. Geotechnical engineering is provided by McPhail Associates of Cambridge. CWC Builders, Inc. of Newton will serve as the General Contractor.

Funding for successive stages of the building renovation will be derived from a public subscription capital campaign to be managed by the Cambridge Family YMCA. The renovations to the health enhancement and fitness facilities, and the youth and childcare program areas, will be made possible by the generous support of individuals, corporations and foundations which contribute to a capital campaign.

The YMCA's ambitious renovation project is being guided by a volunteer YMCA Real Estate Development Committee of fifteen individuals, chaired by YMCA Past Chief Volunteer Officer Brenda J. Ellis. In this first phase of the project, oversight is shared with the YMCA Residence Committee, chaired by YMCA Board Member Theodora Arvanites. The YMCA's Public Policy, Membership, and Program Committees are offering guidance in their areas of specialization. The Cambridge Family YMCA Board of Trustees is chaired by Joseph A. DiMatteo.

EXHIBIT B



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

April 19, 1994

George F. Welch
Somerville YMCA
101 Highland Avenue, Room 402
Somerville, MA 02143

Re: Relocation Assistance Complaint

Dear Mr. Welch:

I am writing in response to your letter dated April 13, 1994 and addressed to Ms Susan Schlesinger of my staff.

Please be advised that in response to your many earlier inquiries, beginning on March 18, 1994 and continuing to the present, I asked Ms. Schlesinger to research your claim and to advise me, and you, of her conclusions. Ms. Schlesinger determined, and I agreed with her conclusion, that the proper procedure for you to follow in pursuing your claim for relocation assistance would be for you to apply to the Cambridge Housing Authority (CHA). The CHA and the City filed jointly to HUD for funding under the Shelter Plus Care Single Room Occupancy (SRO) Moderate Rehabilitation Program for grant funds to renovate SRO's in the Cambridge YMCA. While the City is a co-grantee under the application, it has always been understood by the City that the CHA is the "lead agency" with regard to administering relocation requirements associated with the project. The CHA hears appeals and its decision on an appeal is binding on the CHA and the City. It is, therefore, incorrect for you to claim that I have "...failed and refused to comply with the Uniform Relocation Assistance Act's general requirements governing claims...." You have in fact been advised that you must pursue your claim with the CHA, not the City.

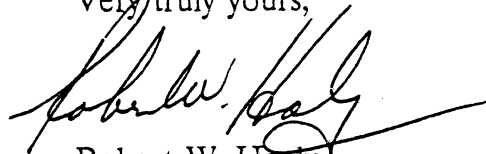
I am advised that you have received a copy of a letter addressed to Ms. Schlesinger from H.J. Huecker, Director, Relocation and Real Estate Division, HUD, dated April 15, 1994. As you will note, that letter confirms our conclusion that you must pursue your appeal with the CHA. Mr. Huecker's letter explains quite specifically the process through which you can seek redress. You must file a claim for relocation assistance with the CHA. If that

claim is denied, you can appeal the denial to the CHA. If the appeal to the CHA is denied, you can appeal to HUD's Boston Field Office. If you do not receive the full level of assistance you seek through this process, you may, having thus exhausted your administrative remedies, seek relief from the courts.

Having thus responded to your claim, I would like to add that I believe Ms. Schlesinger and her staff have responded to you in this matter in a fair and courteous manner. You have waged a nearly constant campaign, however, and are submitting repetitious documentation and demands. I believe you have been properly advised of your procedural remedies in this matter. There does not appear to be any further need to involve Ms. Schlesinger or her staff and I ask that you refer all further inquiries in this matter to the City Solicitor's office.

The City Solicitor's office is preparing a response to your public records request.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy", with a long horizontal flourish extending to the right.

Robert W. Healy
City Manager

EXHIBIT C



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

MICHAEL ROSENBERG,
Assistant City Manager for
Community Development

MARY FLYNN,
Deputy Director for
Community Development

November 2, 1992

Dear Tenant;

The Cambridge Family YMCA at 820 Massachusetts Avenue, Cambridge, is in the process of submitting an application to the Cambridge Community Development Department for financial assistance through the HOME Program to rehab the building in which you reside.

This letter is to inform you that you are not eligible for relocation assistance under the Uniform Relocation Act of 1979, due to the Boarding Agreement for the Extended Transient Rental Program that you signed upon admission.

You will be informed as to the implementation date of the impending program and given 30 days written notice of the termination of your Boarding Agreement.

If you have any questions about this, please contact Ron Lahti, at the Cambridge Family YMCA at 661-9622.

Sincerely,

Elsa Campbell

Elsa Campbell
HOME Program Coordinator

EXHIBIT D

**Section 4. Home Investment in Affordable Housing (HOME);
Home Investment in Affordable Housing for Indian
Tribes (HOME for Indians)**

8-41. APPLICABILITY.

a. Programs Covered. This section covers the following programs:

- (1) The Home Investment in Affordable Housing (HOME) Program (24 CFR Part 92).
- (2) The Home Investment in Affordable Housing for Indian Tribes Program (24 CFR Part 92, Subpart M).

b. Rules That Apply. The programs described in Paragraph 8-41a are subject to the following requirements:

- (1) The URA and implementing regulations at 49 CFR Part 24. These requirements are described in Chapters 1 through 6 of this handbook.
- (2) Sections 24 CFR 92.353 and 24 CFR 92.634. These additional policies are described in this Section 4.

8-42. MINIMIZING DISPLACEMENT. Consistent with the other goals and objectives of the HOME Program, the grantee (participating jurisdiction/State recipient/CHDO/Indian tribe) shall assure that it has taken all reasonable steps to minimize displacement (direct or indirect) that occurs as a result of a project assisted with HOME funds. To the extent feasible, residential tenants of dwellings to be rehabilitated shall be provided a reasonable opportunity to lease and occupy a suitable, decent, safe, sanitary, and affordable dwelling in the building/complex upon completion of the project.

8-43. DEFINITION OF DISPLACED PERSON. Each "displaced person" is eligible for relocation assistance at URA levels. The term "displaced person" is generally described in Paragraph 1-8. However, 24 CFR 92.353(g) and 24 CFR 92.634(c)(2) provide the following additional guidance:

a. The term "displaced person" includes, but may not be limited to:

- (1) A person that moves permanently from the real property after receiving a notice from the property owner that requires such move, if the move occurs on or after:

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- (a) The date of the submission of an application to the grantee (e.g., participating jurisdiction) or HUD, if the applicant has site control and the project is later approved; or
- (b) The date the grantee (e.g., participating jurisdiction) approves the applicable site, if the applicant does not have site control at the time of the application.
- (2) Any person, including a person who moves before the date described in Paragraph 8-43a(1), if either HUD or the grantee (e.g., participating jurisdiction) determines that the displacement directly resulted from acquisition, rehabilitation, or demolition for the assisted project.
- (3) A tenant-occupant of a dwelling who moves permanently from the building/complex after execution of the Agreement* covering the rehabilitation or acquisition, if the move occurs before the tenant is provided written notice offering him or her the opportunity to lease and occupy a suitable, decent, safe, and sanitary dwelling in the same building/complex, under reasonable terms and conditions, upon completion of the project. Such reasonable terms and conditions shall include a term of at least 1 year at a monthly rent and estimated average monthly utility costs that do not exceed the greater of:
- (a) The tenant's monthly rent before the Agreement and estimated average monthly utility costs; or
- (b) The total tenant payment (TTP) (described in Paragraph 7-20) if the tenant is low-income, or 30 percent of gross income if the tenant is not low-income.

NOTE: With respect to the terms and conditions of continued occupancy, see the NOTE on page 1-15 of this handbook.

*For private-owner rehabilitation or acquisition, the Agreement is the agreement between the grantee (e.g., participating jurisdiction) and the person owning or controlling the property. For rehabilitation of property owned by a State agency or Indian tribe, the Agreement is the contract with the rehabilitation contractor.

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- (4) A tenant-occupant of a dwelling who is required to relocate temporarily for the project, but does not return to the building/complex, if either:
- (a) The tenant is not offered payment for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation (including the cost of moving to and from the temporarily occupied unit and any increased housing costs), or
 - (b) Other conditions of the temporary relocation are not reasonable.
- (5) A tenant-occupant of a dwelling who moves from the building/complex permanently after he or she has been required to move to another unit in the building/complex, if either:
- (a) The tenant is not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move, or
 - (b) Other conditions of the move are not reasonable.
- b. Persons Not Eligible. Notwithstanding the provisions of Paragraph 8-43a, a person does not qualify as a "displaced person" (and is not entitled to relocation assistance at URA levels), if:
- (1) The person is excluded under Paragraph 1-8c; or
 - (2) The person has been evicted for serious or repeated violation of the terms and conditions of the lease or occupancy agreement, violation of applicable Federal, State, local or tribal law (State law may apply on Indian lands if the Indian tribe is not exercising recognized powers of self-government), or other good cause, and the grantee (e.g., participating jurisdiction) determines that the eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance. The effective date of any termination or refusal to renew must be preceded by at least 30 days advance written notice to the tenant specifying the grounds for the action; or
 - (3) The person moves into the property after the submission of the application but, before signing a lease and commencing occupancy, was provided written notice of the project, its possible impact on the person (e.g., the person may be displaced, temporarily relocated or suffer a rent increase) and the fact that the person would not qualify as a "displaced person" as a result of the project.

- 8-44. DEFINITION OF INITIATION OF NEGOTIATIONS. For purposes of providing the appropriate notice under Paragraph 2-3b and determining whether a person displaced from a dwelling qualifies for a replacement housing payment under Paragraph 3-3 or Paragraph 3-4 (as opposed to Paragraph 3-5), the term "initiation of negotiations" means:
- a. If the displacement results from private-owner rehabilitation, demolition, or acquisition, the execution of the agreement between the grantee (e.g., participating jurisdiction) and the person owning or controlling the real property.
 - b. If the displacement results from acquisition by a State agency (defined in Paragraph 1-23), the action described in Paragraph 1-15a.
 - c. If the displacement results from State agency demolition or rehabilitation and there is no related State agency acquisition, the notice to the person that he or she will be displaced by the project (or the person's actual move, if there is no such notice).
- 8-45. DEFINITION OF PROJECT. The acquisition of real property and the displacement of any person as a direct result of acquisition, rehabilitation or demolition for a HOME-assisted project is subject to the URA. As defined in 24 CFR 92.2, the term "project" means a site or an entire building (including a manufactured housing unit), or two or more buildings, together with the site or sites on which the building or buildings is located, that are under common ownership, management, and financing and are to be assisted with HOME funds, under a commitment by the owner, as a single undertaking under the HOME Program. Project includes all the activities associated with the site and building. If there is more than one site associated with a project, the sites must be within a four-block area.

Example 1: Using local funds, the grantee (e.g., participating jurisdiction) acquires and clears a site for a low-income housing project. Following the acquisition and clearance, HOME funds are used to pay part of the cost of the construction of the housing. Determination: The acquisition of the site, demolition of the improvements, and construction of the building comprise a single HOME-assisted "project." Therefore, the acquisition of each parcel included in whole or in part in the site and any displacement from the acquired parcels are subject to the URA.

Example 2: The grantee (e.g., participating jurisdiction) acquires eight single family owner-occupied dwellings on contiguous lots to provide a site for a housing project. HOME funds are used to purchase one lot. Non-Federal funds are used to acquire the other seven lots, clear all eight lots and construct the housing. Determination: The HOME-assisted "project" includes the acquisition and clearance of the entire site and the

construction of the new housing. Therefore, each of the eight acquisitions and each of the eight displacements is part of a single "HOME-assisted project" and is subject to the URA.

Example 3: A contract is executed covering the rehabilitation of a 12-unit multifamily building. HOME funds are used to pay part of the cost of the rehabilitation of five units to be occupied by low/moderate-income families. Non-Federal funds are used to finance the rehabilitation of the other seven units. **Determination:** The HOME-assisted "project" is the rehabilitation of the building (all 12 units). A person displaced from any one of the 12 units is protected by the URA.

- 8-46. **OPTIONAL RELOCATION ASSISTANCE.** The participating jurisdiction/Indian tribe may provide relocation payments and other relocation assistance to families, individuals, businesses, nonprofit organizations and farms displaced by a HOME-assisted project where the displacement is not subject to the URA or the provisions of this Section 4. The jurisdiction/Indian tribe may also provide relocation assistance to persons covered by the URA or this Section 4 at levels in excess of those required by Chapters 1 through 6 of this handbook. For any such assistance that is not required by State, tribal (State law may apply if the Indian tribe is not exercising recognized powers of self-government) or local law, the jurisdiction/Indian tribe shall adopt a written policy available to the public that describes the relocation assistance that it has elected to furnish and provides for equal relocation assistance within each class of displaced persons.
- 8-47. **HOME TENANT-BASED RENTAL ASSISTANCE PROGRAM.** Participating jurisdictions may use HOME funds to establish a Tenant-Based Assistance (TBA) Program. Tenants occupying the site of a HOME-assisted project may be provided HOME TBA to enable them to relocate or to remain in the property. TBA contracts are authorized for a period of up to 2 years. However, assuming funds are appropriated by Congress, the period of assistance may be extended upon expiration of the term.
- a. **Persons Not Displaced.** HOME TBA may be used to make a tenant's continued occupancy of the property affordable and thereby avoid economic displacement. As indicated in the NOTE on page 1-15, however, at the time the project is initiated, there must be an expectation that tenants who are not offered relocation assistance will be able to continue in occupancy of the property for an indefinite period of time. If it appears likely that the person will require rental assistance beyond the 2-year period, the participating jurisdiction should seek long-term alternative assistance (e.g., Section 8 rental certificates or vouchers) or be prepared to continue the TBA at the end of the 2-year period if the person remains eligible and Congress appropriates the funds.

- b. Displaced Persons. If the displaced person is agreeable (or is already receiving housing assistance), HOME TBA may be used to meet all or a portion of the rental assistance required to satisfy his or her relocation entitlement. However, the period for required relocation payments (e.g., 42 months or 60 months) is greater than the 2-year maximum contract period authorized for HOME assistance and, in some cases, the relocation rules may require a deeper subsidy. Accordingly, when using HOME TBA to meet relocation obligations, the participating jurisdiction must make a commitment to use other funds as necessary to cover the gap between the required relocation payment(s) and the amounts authorized by the HOME TBA Program.

8-48. APPEAL BY LOWER-INCOME PERSON. Under the HOME Program, a lower-income person (defined in Paragraph 1-16), who is dissatisfied with the determination of the participating jurisdiction/Indian tribe on his or her appeal under Paragraph 1-33, may request the HUD Field Office administering URA requirements to review that determination as described in Paragraph 1-33i.

8-49. APPLICATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) REQUIREMENTS.

- a. General Policy. If CDBG funds are used to pay any part of the cost of acquisition, demolition, construction or rehabilitation activities for a project, the project is subject to all of the CDBG requirements, including those described in Paragraph 8-1b. These include the URA (see Chapters 1 through 6) and section 104(d) of the Housing and Community Development Act of 1974, as amended (see Chapter 7).
- b. CDBG "Rehabilitation Activities" Triggering CDBG Requirements. CDBG requirements, including the section 104(d) requirements, are triggered by the use of CDBG funds to pay any of the cost of "rehabilitation activities" as described in 24 CFR 570.202(b). NOTE: In addition to the actual repair work, alterations and additions to structures, this term includes rehabilitation services, such as rehabilitation counseling, energy auditing, preparation of work specifications, loan processing, and property inspections.
- c. CDBG Activities Not Triggering Section 104(d) Requirements. The section 104(d) requirements are not triggered by the use of CDBG funds solely to pay the costs of general program administration as described in 24 CFR 570.206 or to pay for relocation assistance.

8-50. COMPLIANCE RESPONSIBILITY OF PARTICIPATING JURISDICTION/INDIAN TRIBE.

- a. Certification. Before receiving HUD financial assistance, the participating jurisdiction/Indian tribe must certify to HUD that it will comply with the URA, 49 CFR Part 24, and the applicable section of the program regulation (24 CFR 92.353 or 24 CFR 92.634). The participating jurisdiction/Indian tribe is responsible for ensuring compliance with such requirements, as described in this handbook, notwithstanding any third party's contractual obligation to the participating jurisdiction to comply with such provisions.
- b. The cost of required relocation assistance is an eligible project cost in the same manner and to the same extent as the other project costs. However, such assistance may also be paid for with funds available from other sources.
- c. The participating jurisdiction/Indian tribe must maintain records in sufficient detail to demonstrate compliance with the provisions of this handbook, as described in Chapter 6.

1378 CHG-1



Apr 20 12 05 PM '94

RECEIVED
CITY SOLICITOR'S
OFFICE

EXHIBIT E

Claim for Moving and Related Expenses -- Families and Individuals

U.S. Department of Housing and Urban Development



OMB Approval No. 2508-0016 (Exp. 11/30/92)

For Agency Use Only: **CITY OF CAMBRIDGE MASS** Project Name or Number: Case Number:

Public Reporting Burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2508-0016), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

Instructions: This claim form is for the use of families and individuals applying for payment of moving and related expenses. You may apply for either (1) a fixed allowance, or (2) an amount to cover the actual moving and related expenses incurred (as described on page 2 of this form). A claim for actual expenses must be supported by receipts or other evidence. The Agency will explain the differences between the two types of payments and will help you complete this form. If the full amount of your claim is not approved, the Agency will provide you with a written explanation of the reason. If you are not satisfied with the Agency's determination, you may appeal that determination. The Agency will explain how to make an appeal.

1. Your Name(s) (You are the Claimant(s)) **George F. Welch Jr** 1a. Present Mailing Address(es) of Claimant(s) **Somerville YMCA, 1st Highland Avenue Rm 402, Somerville MA 02143** 1b. Telephone Number(s) **(617) 625-5450**

2. Have all members of the household moved to the same dwelling? Yes No (If "No," list the names of all members and the addresses to which they moved in the Remarks Section.)

Dwelling	Address (Include Apartment No.)	How Many Rooms Did You Occupy? *	Was it Furnished with Your Own Furniture?	When Did You Move to This Unit?
3. Unit That You Moved From:	Unit 422 Cambridge Family YMCA Condominium, 830 Massachusetts Avenue, Cambridge, MA 02139	1	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	April 9, 1993
4. Unit That You Moved To:	10 Summit Street, Somerville MA 02143		* Excluding bathrooms, hallways and closets.	

5. Is This a Final Claim? Yes No

6. Computation of Payment (Complete Item 6a or 6b; Item)	6a. Fixed Allowance		6b. Actual Moving Expenses		For Agency Use Only
(1) Moving Cost			\$	\$	
(2) Transportation Cost—Families and Individuals					
(3) Cost of Insurance Covering Move and/or Storage					
(4) Storage Cost (Complete Item 10 on page 2)					
(5) Other (Explain in Remarks Section)					
(6) Total Amount of Claim (Consult Agency for amount of fixed allowance)	\$ 225		\$	\$	
(7) Amount Previously Received, if any	- 0 -				
(8) Amount Requested (Subtract line (7) from line (6))	\$ 225		\$	\$	

7. Certification By Claimant(s): I certify that this claim and supporting information are true and complete and that I have not been paid for those expenses by any other source. I ask that the amount on line (8) of item 6 be paid directly to me the contractor(s) (as specified in the Remarks Section).

Signature(s) of Claimant(s) & Date: **x George F. Welch Jr, March 2, 1994**

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

To Be Completed by the Agency				
Payment Action	Amount of Payment	Signature	Name (Type or Print)	Date
6. Recommended	\$			
9. Approved	\$			

Appendix II, Handbook 1378 CHC-1

10. Supporting Data For Storage Cost (Describe property stored in Remarks Section or attach list.)

Is This a Final Claim For Storage? Yes No

Date Moved to Storage: _____ Date Moved From Storage: _____

Name & Address of Storage Company: _____

Computation of Storage Costs

Item	Amount	For Agency Use Only
Monthly Rate for Storage	\$ _____	\$ _____
Number of Months in Storage	_____	_____
Total Storage Costs (enter on line (4) of item 6a)	\$ _____	\$ _____
Should Payment be Made Directly to Storage Company? <input type="checkbox"/> Yes <input type="checkbox"/> No	Amount Previously Received (Include This Amount in line (7) of item 6a)	\$ _____

Remarks (Attach additional sheets, if necessary)

Moving and Related Expenses Which Are Paid For

1. Transportation of individuals, families and personal property from the displacement site to the replacement site. Transportation costs for a distance beyond 50 miles are not eligible, unless the Agency determines that relocation beyond 50 miles is justified.
2. Packing, crating, uncrating and unpacking of personal property.
3. Necessary charges for the removal and hookup of appliances, equipment and other items, not acquired as real property.

4. Storage of the personal property, as determined necessary by the Agency.
5. Insurance of the personal property in connection with the move and necessary storage.
6. The replacement value of property lost, stolen or damaged in the move where insurance is not reasonably available.

Moving and Related Expenses Which Are Not Paid For

1. Cost of moving any building or other real property in which the displaced person reserved ownership.
2. Interest on a loan to cover moving expenses.
3. Personal injury.

4. Any legal fee or other cost for preparing the claim for moving and related expenses or for representing the claimant before the Agency.
5. Expenses for searching for a replacement dwelling.

Privacy Act Notice: This information is needed to determine whether you are eligible to receive a payment for moving and related expenses. You are not required by law to furnish this information, but if you do not provide it, you may not receive any payment for these expenses or it may take longer to pay you. This information is being collected under the authority of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. The information may be made available to a Federal agency for review.

Claim for Rental Assistance or Downpayment Assistance

U.S. Department of Housing and Urban Development



OMB Approval No. 2508-0016 (Exp. 11/30/92)

For Agency Use Only: Name of Agency: _____ Project Name or Number: _____ Case Number: _____

Public Reporting Burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2508-0016), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

Instructions: This claim form is for the use of families and individuals applying for rental or downpayment assistance. The Agency will help you complete the form. If the full amount of your claim is not approved, the Agency will provide you with a written explanation of the reason. If you are not satisfied with the Agency's determination, you may appeal that determination. The Agency will explain how to make an appeal.

1. Your Name(s) (You are the Claimant(s))
 George F. Welch Jr

1a. Present Mailing Address(es) of Claimant(s)
 Somerville YMCA
 101 Highland Avenue Rm 402
 Somerville MA 02143

1b. Telephone Number(s)
 (617) 625-5050

2a. Have all members of the household moved to the same dwelling? Yes No (If "No", list the names of all members and the addresses to which they moved in the Remarks Section.)

2b. Do you (or will you) receive a Federal, State, or local housing program subsidy at the dwelling you moved to? Yes No

Dwelling	Address	When Did You Rent/Buy This Unit?	When Did You Move To This Unit?	When Did You Move Out of This Unit?
3. Unit That You Moved From	Unit 432 620 Massachusetts Avenue Cambridge MA 02139	July 3, 1992		April 9, 1993
4. Unit That You Moved To				

6. Computation of Payment: Complete items 13 and 14 on the back of this form before completing this section. If you are filing for downpayment assistance, check this box and skip line (1).

Item	To Be Completed By Claimant		For Agency Use Only (c)
	(a)	(b)	
(1) Monthly Rent and Average Monthly Utility Costs for Unit That You Moved To (From line (B), Column (c), Item 13)	\$		\$
(2) Monthly Rent and Average Monthly Utility Costs for Comparable Replacement Dwelling (From line (B), Column (e) of Item 13) (To be provided by the Agency)			
(3) Lesser of line (1) or (2) (If claim is for downpayment assistance, enter amount from line (2))		\$	
(4) Monthly Rent and Average Monthly Utility Costs for Unit That You Moved From (From line (B), Column (a) of Item 13)			
(5) 30% of Average Gross Monthly Household Income (From line (4), Column (a) of Item 14)			
(6) Lesser of line (4) or (5)			
(7) Monthly Need (Subtract line (6) from line (3))			
(8) Amount of Payment Claim (Amount on line (7) multiplied by 42)		\$	\$
(9) Amount Previously Received (if any)			
(10) Amount Requested (Subtract line (9) from line (8))		\$	\$

6. Certification by Claimant(s): I certify that this claim and supporting information are true and complete and that I have not been paid for these expenses by any other source.

Signature(s) of Claimant(s) & Date: _____

X
 Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

To be Completed by the Agency

7. Effective date of eligibility for relocation assistance: _____

8. Date of referral to comparable replacement dwelling: _____

9. Date replacement dwelling inspected and found decent, safe and sanitary: _____

10. Payment To Be Made In: Lump Sum Monthly Installments Other (specify in the Remarks Section)

Payment Action	Amount of Payment	Signature	Name (Type or Print)	Date
11. Recommended	\$			
12. Approved	\$			

RECEIVED BY
OFFICE OF CITY CLERK
1995 JUN -8 PM 2:54
CAMBRIDGE MA.

George F. Welch Jr.
P.O. Box 391818
Cambridge MA. 02139
(617) 247-3800

June 6, 1995

Henry G. Cisneros, Secretary
HUD Headquarters, Washington D.C.

REQUEST FOR ASSISTANCE TO U.S. Rep. Joseph P. Kennedy II Boston and
Washington D.C. Office and Sen. Ted Kennedy Boston and Washington
D.C. Office

Dear Secretary Cisneros, Rep. Kennedy, and Senator Kennedy:

I am low income homeless Massachusetts Veteran and one of the
Cambridge YMCA residential Tenants who was displaced as the direct
result of the \$5.6 million 130 unit HUD HOME Program assisted
rehabilitation, demolition Cambridge YMCA Housing Renovation Project
in which the City of Cambridge Community Development Department as
Grantee and Participating Jurisdiction provided the HUD HOME Program
funds which were used to pay part of the costs of the rehabilitation
along with non-federal funds, according to the three page description
of the HUD HOME funds assisted Cambridge YMCA Renovation Project
attached as EXHIBIT A, Read page 2 first paragraph.

This Complaint against Robert Healy, City Manager and Chief
Executive Officer of HUD HOME Program Grantee and Participating
Jurisdiction Cambridge Massachusetts and against Susan Schlesinger,
director of housing, Cambridge Community Development Department and
against H.J. Huecker, former director, Relocation and Real Estate
Division, HUD Washington D.C., is based upon Cambridge City Manager
Robert Healy's April 19, 1994 letter to me falsely informing me that
the Cambridge Housing Authority (CHA) and the City filed jointly
to HUD for funding under the Shelter Plus Care Single Room Occupancy
(SRO) Moderate Rehabilitation Program for grant funds to renovate
SRO's at the Cambridge YMCA and that I pursue my claims for relocation
assistance with the CHA not the City and that the April 15, 1994
letter H.J. Huecker confirms this conclusion. A true copy of Robert
Healy's April 19, 1994 letter is attached as EXHIBIT B

This Complaint requests that you, Secretary Cisneros, after
consulting with Dave Polatsek, counsel for the Relocation and Real
Estate Division of HUD, Washington D.C., promptly inform City of
Cambridge Manager Robert Healy of the following facts

1. That the representation in the November 2, 1992 letter to Cambridge
YMCA Tenants from Elsa Campbell HOME Program Coordinator, City of
Cambridge Community Development Department that "you are not eligible
for relocation assistance under the Uniform Relocation Act of 1979,
due to the Boarding Agreement for Extended Transient Rental Program
that you signed upon admission." was not true. Under the Uniform
Relocation Act of 1970 as amended, Cambridge YMCA Tenants lawfully
occupying units for 90 days before the submission by the Cambridge
YMCA of its application for HOME financial assistance to the Cambridge

Community Development Department were eligible for relocation assistance if they were to be displaced as a result of the use of HUD HOME funds to pay part of the costs for the rehabilitation. A true copy of Ms. Campbell's November 2, 1992 false letter of notice is attached as EXHIBIT C.

2. That under HUD's HOME Program Definition of Project appearing on page 8-21 of HUD Handbook 1378 CHG-1 paragraph 8-45 Example 3 Determination "The HOME-assisted "project" is the rehabilitation of the building ... A person displaced from any one of the ...units is protected by the URA." A true copy of HUD's HOME Program Requirements appearing in HUD Handbook 1378 CHG-1, pages 8-17 through 8-23 are attached as EXHIBIT D.

3. That there does not exist in HUD's records or in the description of the Cambridge YMCA \$5.6 million 129 unit rehabilitation project, EXHIBIT A, evidence that the Cambridge Housing Authority and the City of Cambridge were co-grantees of HUD Shelter Plus Care funds which, along with HUD HOME Funds provided by the HUD HOME Program Grantee City of Cambridge and the non federal funds were used to pay the costs of the Cambridge YMCA 5.6 million 129 unit rehabilitation project.

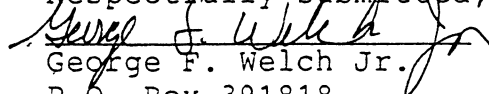
4. That on March 14, 1994 George F. Welch Jr., a Tenant of the Cambridge YMCA, displaced as the result of the HUD HOME funds assisted Cambridge YMCA 129 unit rehabilitation project, properly filed with the HUD HOME funds Grantee City of Cambridge, a claim for moving expenses and an incomplete claim form for replacement housing assistance. True copies of the claim forms are attached as EXHIBIT E.

5. That the HOME Program Grantee City of Cambridge Massachusetts must comply with the General Requirements Governing Claims For Relocation Payments appearing in paragraph 2-7a-g of HUD Handbook 1378 as the requirements existed as of March 14, 1994 by promptly paying Mr. Welch's claim of \$225 for moving from Cambridge YMCA Unit 432 in accordance with paragraph 2-7b and must provide Mr. Welch with assistance necessary in completing his replacement housing assistance claim form in accordance with paragraph 2-7a(1) and thereafter provide Mr. Welch with advisory services and rental/purchase payments.

ALTERNATIVE

In the alternative to the above request, this is a request that you direct that HUD pay my relocation claims and provide me with replacement housing assistance.

Respectfully submitted,



George F. Welch Jr.

P.O. Box 391818

Cambridge MA 02139

(617) 247-3800 work number

Consent Communication #12 5-213

A communication was received from George Welch regarding HUD.

In City Council June 12, 1995

Placed on file