

CITY OF CAMBRIDGE

RESOLUTION AUTHORIZING FILING OF APPLICATION FOR GRANT TO DEVELOP OPEN-SPACE LAND

WHEREAS Title VII of the Housing Act of 1961, as amended, provides for the making of grants by the Secretary of Housing and Urban Development to States and local public bodies to assist them in the acquisition and development of permanent interests in land for open-space uses where such assistance is needed for carrying out a unified or officially coordinated program for the provision and development of open-space land as part of the comprehensively planned development of the urban areas; and

WHEREAS the City of Cambridge (herein sometimes referred to as "Applicant") desires to develop certain publicly owned lands. Such development activity will be carried out in the areas known as Lechmere Square, Inman Square, Porter Square, Central Square, Glacken Field, Sancta Maria, Model Cities neighborhood, Cambridge Common Historic District. Such land is to be held and used for permanent open-space land for recreational uses; and

WHEREAS Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development effectuating that Title, provide that no person shall be discriminated against because of race, color, or national origin in the use of land acquired and/or developed; and

WHEREAS it is recognized that the contract for Federal grant will impose certain obligations and responsibilities upon the Applicant and will require among other things (1) assurances that families and individuals displaced as a result of the open-space land project are offered decent, safe and sanitary housing, (2) compliance with Federal labor standards, and (3) compliance with Federal requirements relating to equal employment opportunity; and

WHEREAS it is estimated that the cost of developing such land will be \$950,000;

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

1. That an application be made to the Department of Housing and Urban Development for a grant in an amount authorized by Title VII of the Housing Act of 1961, as amended, which amount is presently estimated to be \$475,000, and that the applicant will pay the balance of the cost from other funds available to it.

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3. That the proposed development is in accordance with plans for the allocation of land for open-space uses, and that, should said grant be made, the Applicant will develop and retain said land for the uses designated in said application and approved by the Department of Housing and Urban Development.
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Calendar #8

City of Cambridge

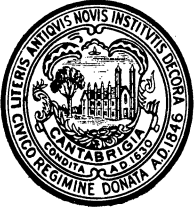
MASSACHUSETTS

In City Council

~~November~~ 6 19 72

	YEA	NAY	ABSENT
Mr. Clinton	✓		
Mr. Danehy	✓		
Mr. Duehay	✓		
Mrs. Graham	✓		
Mr. Moncreiff	✓		
Mr. Owens	✓		
Mr. Sullivan	✓		
Mr. Vellucci	✓		
Mayor Ackermann	✓		
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CITY OF CAMBRIDGE
PLANNING & DEVELOPMENT DEPARTMENT
City Hall Annex Inman & Broadway EXTENSION 344

To John H. Corcoran, City Manager

From Robert A. Bowyer, Director
Planning & Development Dept.

Date October 26, 1972

Subject Application for 1973 Open Space Program

In accordance with your memorandum of September 27, 1972, I submit the following material relative to Cambridge's application for a grant of \$475,000 under the Open Space Program from the Department of Housing and Urban Development. This application follows the program outlined for 1973 in the 1972 Capital Improvements Program, a copy of which is attached. Also enclosed is a proposed resolution for action by the City Council which is drafted in accordance with HUD requirements.

I enclose, as well, a copy of a letter from HUD which invites Cambridge to submit a full application for grant assistance. HUD has allowed us 45 days, or until November 8, 1972, to submit the application.

Rather than funding Open Space Programs that will begin and end in June-July, HUD is attempting to shift the program to a calendar year basis. Based on this new schedule, we submitted a Letter of Intent (to file an application) during July and will submit a final application in November. HUD would then authorize us to incur costs as of January 1973 and will expect the City to have finished the program work by December 1973.

As I mentioned in my memo of September 26, 1972, the change to a calendar year schedule in 1973 presents several problems resulting from the overlap of the 1972 and 1973 programs during the first half of 1973. Those problems are essentially: how much money the City can afford for the 1973 program and how much the limited number of contractors who work on Cambridge Open Space work can accomplish during the 1973 construction season, particularly in the spring.

Proposed 1973 Program

As outlined in the Capital Improvements Program for 1973, the proposed program would include the following:

<u>Project</u>	<u>Cost</u>
Beautification of Business Districts:	\$450,000
Inman Square	\$150,000
Lechmere Square-Cambridge St. (East Cambridge)	\$150,000
Porter Square-Mass. Ave. (North Cambridge)	\$100,000
Central Square: Phase I (City Hall area)	\$ 50,000
 Cambridge Common Phase II	 \$200,000
 Model Cities	 \$200,000
Norfolk St. playlot	\$110,000
Lafayette Square	\$ 55,000
Donnelly Field Tennis Courts	\$ 35,000
 Glacken Field	 \$ 50,000
 Sancta Maria	 \$ 50,000
 TOTAL	 \$950,000
 Total grant to be requested (50%)	 \$475,000

The above figures are budget allocations, with specific plans for the use of the funds to be developed during the winter in conjunction with resident groups or businessmen.

Financing the Open Space Program

To finance the 1973 Open Space Program I recommend that \$200,000 be allocated to the 1973 Program in the 1973 Capital Improvements Account and that the remaining \$275,000 be included in a general Open Space-Recreation bond issue which would cover, as well, other projects, such as the Area Four playground improvements and reclamation of the City Dump area.

As has been the case throughout the four years of the Urban Beautification Program, we continue to have "cash flow" problems. The City appropriates its 50 per cent share of these programs but must pay the entire cost (100%) of a project and then be reimbursed by HUD for its 50 per cent of the project cost. Lately we have been using reimbursements from prior years' programs to overcome the "cash flow" problem.

The situation for the 1972 Open Space Program is as follows:

Total Program Budget	\$690,000
City of Cambridge 50 per cent share	\$345,000
Capital Improve. Account	\$165,000
Harvard University	100,000
Departmental accounts	5,000
Reimbursements from HUD for prior years	75,000

Cash Flow

Funds on hand

Capital Improvements account	\$165,000
Harvard University	100,000
Departmental accounts	5,000
Reimbursements received	<u>\$66,730</u>
	\$336,730

Funds anticipated

Reimbursements from 1969, 1970, 1971 Programs (depends on final audit)	\$135,000
Partial requisition for 1972 Program for work completed by Dec. 1, 1972	82,000
	<u>\$217,000</u>

Total Funds on Hand and Anticipated	\$553,730
Total Budget for Program	\$690,000
Difference as of January 1973	\$146,270

To resolve the "cash flow" shortage of \$146,270, there are five possible actions. (1) The most promising is the possibility of a change in HUD regulations that would permit the City to "advance requisition" funds once project costs are incurred. By this method the City could requisition for the 50 per cent Federal share of a project improvement once the contract for the work had been awarded and funds encumbered, rather than the present procedure of waiting for completion of the work and acceptance of the project by the City.

2. Use the City share of the 1973 Open Space Program as it is appropriated to the 1973 Capital Improvements Account. This approach would be fraught with danger because of the overlapping time period of the 1972 and 1973 program. As discussed in the September 26 memo to you, the majority of both the 1972 and 1973 Open Space Programs will be under construction in spring 1973.
3. The City could engage in temporary short-term borrowing in anticipation of receipt of the federal reimbursements.
4. If the City appropriates funds for an 18 month period, to provide for the transition from a calendar budget year to a mid-year budget schedule, perhaps some of the 18 month appropriation could be used. With that method we might overcome some of the time delay in the processing of reimbursements through HUD.
5. Perhaps the City should appropriate more money to overcome this recurring problem.

Further, I think we should recognize that when HUD combined the former Urban Beautification Program, for which the City spent an average of about \$170,000 per yer as its share, and the former Open Space Land Program into the new Open Space Program, that we are likely to have a higher annual average level of expenditure. The City would have the choice of increasing its level of expenditure in accordance with the 50-50 matching formula with HUD or of operating at a lower level of expenditure more consistent with the experience of the Urban Beautification Program.

For the purposes of this application, I think we can identify adequately the sources of the City's 50% share of the Program. Nevertheless, there are a number of problems of "cash flow" and financial management that do need to be worked out. I anticipate working with you toward the resolution of these problems in the context of the preparation of the 1973 Capital Improvements Program.

RCU-5. LEGACY OF PARKS - 1973: BUSINESS DISTRICTS AND CAMBRIDGE COMMON

It is assumed that the Legacy of Parks Program in 1973 and later years will approximate the project objectives suggested for the Urban Beautification Program in the 1971 C. I. P. However, it should be noted that Legacy of Parks offers both wider project flexibility and a potential maximum funding level of approximately \$1.2 million a year. Thus the City's determination of recreation, open space, beautification and conservation priorities need not be frustrated by program and funding limitations to the degree that was imposed by the Urban Beautification Program. However, this flexibility must be tempered by the realization that demands on the City's financial resources will continue to rise steeply over the next several years. It is assumed that a funding level of \$800,000 for Legacy of Parks (\$400,000 of City funds) will be established in 1973 and maintained in later years, with the realization that additional resources are potentially available if warranted.

With the completion of the 1972 Legacy of Parks program and previous work under the Urban Beautification Program, most neighborhood recreation facilities will have been rehabilitated and modernized. Thus, it is suggested that primary emphasis of the 1973 Legacy of Parks Program be placed on the several major crossroads and business districts of Cambridge: Harvard Square, Central Square, Inman Square, and the East Cambridge commercial district. Included within the Harvard Square project area would be Phase II improvements to the Cambridge Common, in keeping with the gradual program to upgrade the Common in anticipation of Bicentennial activities in 1975 and 1976.

In addition, \$50,000 to \$100,000 will be available for projects in the Model Cities Area.

REQUESTED FOR: 1973

YEAR IN C. I. P.: 1973

SCHEDULE & COORDINATION: The extent of activity is dependent upon availability of Federal grant funds and local financial resources. Final project determination, priorities, and design details to be determined in conjunction with affected neighborhoods and interested citizen groups.

TOTAL COST: \$800,000

TYPE OF ESTIMATE: Assumed program funding level.

ASSUMED FINANCING: Federal grant of \$600,000 from reimbursements for activities under the 1972 Legacy of Parks Program (channeled through the C. I. P. Reimbursement Fund).

A cash outlay in 1973 of \$180,000 from the Capital Improvements Account. A cash outlay in 1973 of \$20,000 for services and materials from the budgets of the Department of Planning and Development and the Department of Public Works.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
BULLFINCH BUILDING, 15 NEW CHARDON STREET
BOSTON, MASSACHUSETTS 02114

AREA OFFICES
Boston, Massachusetts
Hartford, Connecticut
Manchester, New Hampshire

September 25, 1972

REGION I
REGIONAL OFFICE
BOSTON, MASSACHUSETTS

SEP 28 1972

IN REPLY REFER TO:
1.1PR

Mr. John Corcoran
City Manager
City of Cambridge, City Hall
Cambridge, Massachusetts 02139

Dear Mr. Corcoran:

Subject: Open Space Land Program

Your preliminary application for assistance in the acquisition/development of open space land has been reviewed. On the basis of this review, we invite the City of Cambridge to proceed beyond the preliminary stage and submit to this office a full application for grant assistance.

The sum of \$500,000 has been earmarked for the subject project. This does not represent a commitment by the Department for funding. Actual grant determination is, of course, contingent upon conformance of your application with program requirements. Such grant determination will be made subsequent to technical review and approval of your application.

Enclosed are the pertinent forms and information which we suggest that you complete in a rough draft. Once this is completed, please contact Mr. Philip Rosenberg of our staff at 617-223-4786 to arrange a pre-filing conference. If your proposal is of local significance, it must be consistent with the comprehensive plan for the community. There must be an Open Space Plan and an Open Space Program, both of which must be adopted by the local planning body.

We are requesting that you complete the application within 45 days from the date of this letter. If this deadline cannot be met, we will not be in a position to consider your application.

Sincerely,


Daniel Richardson, Jr.
Director

Enclosures

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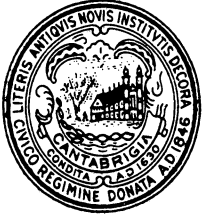
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CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

October 30, 1972

To the Honorable, the City Council:

I transmit herewith self-explanatory communication from Robert A. Bowyer, Director of Planning and Development, relative to the application for the 1973 Open Space Program.

Also appended hereto please find proposed resolution upon which I would urge favorable consideration by your Honorable Body. I am asking Mr. Bowyer to be present at tonight's Council meeting for the purpose of answering any question you may have.

I can further advise your Honorable Body that we have a one week grace period for action on this resolution thinking that you may want this period of time to consider the City's application.

Very truly yours,

John H. Corcoran
City Manager

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OPEN-SPACE PROGRAM

~~Tabled -~~

October 30, 1972

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