



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6500

IN CITY⁴COUNCIL
February 7, 1977

Mayor Vellucci

WHEREAS:

The completion of rehabilitation work at Linwood Court Homes, and the national recognition received by that development as one of the recipients of the 1976 National Project Design Award of the Department of Housing and Urban Development (HUD), being one of the many important and inter-related parts of the overall Wellington-Harrington Neighborhood Improvement Program, is a significant achievement resulting in the upgrading of existing deteriorated and neighborhood-blighted structures, and their replacement with 45 sound and spacious, tax-producing apartments which are now occupied and which will soon be cooperatively-owned by families of various social, economic, and racial backgrounds; and

WHEREAS:

As in the past eight years, the Just-A-Start Program for Summer 1976 again provided critically-needed opportunities for youth by providing a large number of Cambridge youngsters from all over our City with jobs, training, work-study placements, and resulted in extensive help in neighborhood recreation, beautification, and rehabilitation work for so many of our residents; and

WHEREAS:

Just-A-Start has expanded to other Block Grant neighborhoods this past summer and during this school year, and continues to be needed on the largest possible scale as the only City-supported youth employment-training program as a supplement to a full housing rehabilitation-conservation assistance program; and

WHEREAS:

The City of Cambridge has urged and supported the continuance of Section 312 loans in the Wellington-Harrington Area and expanded that program into other Block Grant neighborhoods, and now almost \$1.0-million in 3% loans have been submitted to HUD in the last allocation and there is an additional \$1.3-million in new cases in Block Grant areas and Wellington-Harrington that are in various stages of processing; and

WHEREAS:

The City of Cambridge, recognizing the need for home improvement program financing, has developed a Home Improvement Program for all Community Development Block Grant areas, including Areas 1 and 3 which along with conventional bank loans and Section 312 loans, provide the nucleus of a full neighborhood stabilization program; and

WHEREAS:

The City of Cambridge has funded the Better Play Grounds/ Parks Program as a cooperative approach to our playground staffing and maintenance problems, involving the Cambridge Recreation Department, the Just-A-Start Program and the Cambridge Public Works Department; and

WHEREAS:

In the Wellington-Harrington Area, these programs have been designed to extend and to complement earlier new-housing development work already completed including the construction of Harwell Homes, Linwood Court, the on-going home rehabilitation and target-block conservation program, the provision of better recreation areas and community facilities such as the Market Street Playground and the Model Cities Neighborhood Center, improved parks and open spaces, streets, sidewalks, and landscaping, utilities and services, and the school-year phases of the Just-A-Start Program; and

WHEREAS:

Further work is already underway to provide for the construction and rehabilitation of additional facilities for neighborhood churches and for the Cambridge Organization for Portuguese Americans, for the building of new facilities for both established neighborhood stores and relocated businesses, for the development of cleared land along Portland Street, for the construction of additional dwellings on scattered housing sites throughout the neighborhood, and for the renovation of the former Will Scientific (Close) Building now under construction to create an additional 61 units of housing for low- and moderate-income families, the first such housing to be financed under the provisions of the new Federal Section 8 housing assistance program through the Massachusetts Housing Finance Agency (MHFA); and

WHEREAS:

These activities have resulted from singularly effective neighborhood leadership and civic collaboration among the Wellington-Harrington Citizens Committee, the Wellington-Harrington Development Corporation, the Home Improvement Advisory Committee, the Just-A-Start Corporation, the Southside Neighbors and other involved citizen groups which have actively participated in all stages of the planning and actual development of the Wellington-Harrington Neighborhood Improvement Program, the Section 312 Loan Services Program, the Home Improvement Services Program for Areas 1 and 3, and the Better Parks/ Playgrounds Services Program, with the Cambridge Redevelopment Authority and the City of Cambridge; and

WHEREAS:

Such leadership, and the Wellington-Harrington Neighborhood Improvement Program itself, have received unique recognition in the form of a 1975 National Award from the National Center for Voluntary Action; and

WHEREAS:

The Wellington-Harrington Neighborhood Improvement Program

has been, and is, an extremely effective action program providing -- within the framework of a comprehensive and officially-approved local neighborhood stabilization plan, and on a continuing basis-- for the preservation and improvement of an entire neighborhood, for the people who now live there, at costs which they can afford; and

WHEREAS:

The Federal Government has replaced many of the categorical grant programs originally intended to provide continuing financial support for such comprehensive neighborhood improvement work with the new annual Community Development Block Grant Program, a basic objective of which remains the same: to stabilize and to improve older neighborhoods, and to provide better homes and a better living environment for the people; and

WHEREAS:

The Community Development Block Grant Program, by providing fewer dollars for such purposes, may create counter-productive competition for those dollars; and

WHEREAS:

For many years and irrespective of particular funding sources, the City Council has solidly supported the carrying out of comprehensive housing stabilization programs to protect and to serve the people who are now living in our older neighborhoods, as well as the need for full citizen participation; and

WHEREAS:

In view of the present circumstances, and its stated position, the City Council must now make it clear that it will support the continued funding and the completion of such important, long-term, landmark neighborhood and City-wide improvement projects, now therefore be it

RESOLVED:

That every effort shall be made, even with a projected reduction in the annual outlay of Community Development Block Grant funds in future years, to continue the Wellington-Harrington Neighborhood Improvement Program in a comprehensive way for the entire neighborhood as originally planned. And, further be it

RESOLVED:

That, in view of the uncertainties and projected curtailment of Federal funding in future years, the City Manager is requested, in the long-run, to make all necessary provisions for the funding of the comprehensive Wellington-Harrington Neighborhood Improvement Program from both Federal and local sources. This shall be accomplished by including the Program as a part of the City's annual capital improvement or public investment program, in both operating and capital budgets beginning with the City's Annual 1977-1978 Budget, to be funded from the Community Development Block Grant or Urgent Needs Programs or other sources or any combination thereof. The Program and its funding shall be continued until such time as it is completed either in accordance with the plan

for the area as initially approved by the City Council and City Manager, or in accordance with such modifications as may be approved hereafter by them in accordance with law and governing regulations. And, further be it

RESOLVED:

That the City Manager is requested, in the short-run to include the Wellington-Harrington Neighborhood Improvement Program and related activities in the third-year Community Development Block Grant Application, providing therein: \$93,000 for the Just-A-Start Program for the Wellington-Harrington Area, \$190,000 for the Just-A-Start Program for Community Development Block Grant Areas, \$196,000 for the Home Improvement Program for Areas 1 and 3, \$250,000 for the Section 312 Services Program for Community Development Block Grant Areas, \$22,500 for the Better Parks/Playgrounds Program and \$520,000 toward completion of the Wellington-Harrington Title I project and related activities.

Order #4

S-70

M. Vellucci resolutions on the Wellington-
Harrington Neighborhood Improvement Program.

2/7/1977
Referred to the
City Manager.

In City Council,

February 7, 1977

copy sent 2/9/77 co