CITY OF CAMBRIDGE CONSTRUCTION PROJECTS TO BE DESIGNED AND READY FOR BID IN SEPTEMBER, 1993

GROUP I

PROJECT	TOTAL COST	BIDS HAVE BEEN ADVERTISED YES	NO	IF NO, WHEN WILL BIDS BE ADVERTISED
Senior Center Renovations	$ 3,000,000		X	April, 1993
School Construction Agassiz & Haggerty	17,500,000	X(HAGGERTY)		
Street & Sidewalk Recon.	3,000,000		X	Feb. 1993 (1,200,000)
Golf Course Club House	700,000		X	July,1993
Tree Planting/Pruning	200,000		X	Feb. 1993
Park Rehabilitations Hoyt	1,000,000		X	Feb. 1993
Sewer Construction Phase VI	16,000,000		X	Jan. 1993
Concrete Liners at Cemetery New Grave Section	500,000*			
Masonry Main Library	150,000	X		
Water Main Replacement	50,000,000			Feb. 1993 (500,000)
Water Dept. Distribution System Improvements	4,000,000*			
High School Roofing	1,500,000*			
City Hall Renovations	5,000,000	X		
Construction Health Center Renovations	400,000*			
Grand Total	$102,950,000			

* Funds not yet appropriated.

CITY OF CAMBRIDGE CONSTRUCTION PROJECTS WHICH ARE NOT PLANNED FOR DESIGN BY SEPTEMBER, 1993, BUT COULD BE ACCELERATED TO MEET SEPTEMBER 1993 REQUIREMENTS

GROUP II

PROJECTS	TOTAL COST
School Construction Morse & Fitzgerald	9,000,000*
Police Station	4,000,000*
High School & Community Athletic Complex	4,000,000*
Coffon Building	2,000,000*
Miscellaneous Park Renovations	2,000,000*
Grand Total	$21,000,000

*Funds not yet appropriated.

CCM-101

City of Cambridge

4.

IN CITY COUNCIL

December 21, 1992

COUNCILLOR DUEHAY
COUNCILLOR WOLF

WHEREAS: The National League of Cities recommended an Economic Recovery Plan at is recent meeting in New Orleans; and

WHEREAS: National League of Cities President Don Fraser, Mayor of Minneapolis, has written each City asking for further details concerning how each city would respond to these federal economic initiatives, if enacted; now therefore be it

RESOLVED: That the City Manager be and hereby is requested to develop detailed responses concerning how Cambridge responds to the following elements of the National League of Cities' program:

NLC Economic Recovery Program

1. A supplemental appropriation of $2.5 billion to ensure full funding of the nation's new highway and public transportation laws this fiscal year. An immediate announcement will enable states and local governments to designate the most critical projects, so they will be ready for construction immediately upon enactment, and so that any funds not obligated within six months would revert to the federal Treasury.

Would your city have eligible, ready-to-go projects if the new administration and Congress acted on this proposal immediately? What kinds of eligible projects could provide the quickest new employment: construction or maintenance, for instance? How would any examples you have really provide long term economic benefits? Or are environmental challenges and the federal regulatory requirements under the surface transportation law so cumbersome that, as the Wall Street Journal estimates, it would take over a year before your could actually spend any of this additional money in your community on meaningful, eligible transportation projects?

2. A streamlined version of the vetoed urban aid tax bill that will provide immediate assistance to the nation's cities and towns. Key components of the legislation should be: permanently reauthorizing the expired municipal tax programs, creating the distressed cities flexible block grant and national public-private block grant programs; creating urban and rural enterprise zones; providing all distressed communities with authority to issue municipal economic development bonds; offering incentives to leverage bank investments in communities; and simplifying the costly restrictions on municipal bond authority.

Does your city have either tax-exempt mortgage revenue or small issue industrial development bonds ready to go to market that have been put on hold since municipal authority to issue expired last June? If so, how quickly could those bonds be issued, how many jobs would they create in a short time frame, and what kind of long term benefits would they bring to your community? If either the existing arbitrage restrictions or disincentives for local banks to purchase your traditional public purpose bonds were eased, how would you use the savings to benefit your local economy? Were there other changes in the vetoed tax bill that would have meant immediate and positive opportunities for your city?

3. $3 billion in one-time supplemental funding for the Community Development Block Grant (CDBG) program to be obligated by September 30, 1993, with $1 billion targeted to children under the age of six. This family intervention block grant should be the first step in the creation of a new children's human investment trust. It could be used to complement a fully-funded Head Start program.

If the amount of CDBG funding you received in 1992 were doubled and you could spend two-thirds of the new and additional funding for any eligible CDBG purpose and one-third for any purpose directly related to helping children under the age of six, what kinds of projects could you implement the most quickly? Are there priority housing or infrastructure projects on the shelf in your city just held up for lack of funding? Would regulatory or legal changes be required in order to be able to move rapidly ahead?

4. $1 billion in supplemental funding for the 1993 summer youth employment program so that every community has a partnership program with local businesses in place well before the school year ends.

If your community received the same amount of supplemental summer youth unemployment funds as last summer, but well in advance of the day your schools let out this time, how many jobs would that create? What kind of jobs would that create? Would there jobs provide training or fill needs in your community that would translate into long term benefits? Can you project what precent or how many of those eligible in your city can be employed at the current funding level?

5. $500 million in supplemental funding to provide incentives for community development banks and bank-run community development corporations to make community reinvestment loans for job creating private investment in all distressed communities.

The new federal banking law authorizes a so-called "green-lining" provision which provides an economic incentive to encourage banks to make loans in low income or minority neighborhoods by permitting a credit against its required federal deposit insurance premium, but Congress has not funded this provision. If it were funded, do you think your local bank would make currently unavailable commercial or mortgage loans in those neighborhoods in your city? What kinds of loans would in low income or minority neighborhoods in your city would have the earliest, positive impact.

6. Enactment of the Local Partnership Act, providing $3 billion in emergency funds to the nations's cities and towns to initiate ready-to-go capital projects, especially for unfunded federal mandates, such as those required by the federal Clean Water Act. This initiative should require that any funds not obligated by September 30, 1993, revert to a federal infrastructure revolving loan fund.

This proposal, passed last year by the House Government Operations Committee, but never acted on by the full House, would provide flexible funding directly to nearly every city and town just like the old General Revenue Sharing program. What projects, especially public works type projects or projects to comply with unfunded federal mandates, would your city be ready to begin work on most rapidly? How many new jobs - both for construction and long term - would those examples mean to your community?

In City Council December 21, 1992.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- D. Margaret Drury

D. Margaret Drury
City Clerk

3.

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

February 8, 1993

To the Honorable, the City Council:

In response to Awaiting Report # 17 regarding the National League of Cities (NLC) Economic Recovery Program, please be advised of the following. The original council order (attached) outlines the six elements of the NLCs' program. I have addressed these elements point by point.

1) The Commissioner of Public Works has identified a large number of critical roadway improvement projects which would be ready for construction immediately if the City received the required funding directly from the federal government. However, it is more likely that the State would control funds received from the federal government. Since the projects identified involve existing streets and sidewalks, the environmental challenges should be minimal. In addition, any federal regulatory requirements should not adversely affect the plan. Federal funds may also be used to supplement existing state and local funding set aside for highway improvement projects.

   If federal funds pass through the State, funding for the Lafayette Square project will most likely be accelerated. The public transportation project most likely affected by additional funding would be the relocation of the Lechmere Square T Station by the MBTA.

2) The City does not have any small issue industrial revenue bonds ready to go to market because of the uncertainty surrounding the renewal of the tax exempt financing features of these bonds. The City does have at least $20 million of need for gap financing for fit out costs of biotechnology expansion. Estimated total project costs for these expansions are $100 million. Tax exempt bonds, if available, would provide an attractive financing vehicle. The City is also working to secure financing for a wholesale bakery which needs $1 million in funding. Again, tax-exempt IRBs would be very attractive to finance this project.

3) If the FY94 CDBG allocation for human service programs were doubled, an additional $471 000 would be available to fund various programs. With at least one-third of the allocation, $157 000, set aside for programs directed toward children under the age of six, the remaining $314 000 would be used to fund either other human services programs or to supplement funds set aside for children's programs. The following programs would be appropriate recipients of the $157 000 in additional funding allocated for children's pro-

grams. It is possible that the allocation could be divided among the programs listed below.

- **The Kids' Council Center for Families.** The Kids' Council is in the process of developing centers for families with the primary goal of providing families with the resources needed to nurture children from the prenatal stage through their development process. The centers will be linked to schools and, in some neighborhoods, based in schools. Work has already begun in two of the City's neighborhoods to establish centers. A comprehensive description of the program, including a budget for each center, is attached. It is estimated that $155 511 will be needed to fund the first site in Cambridgeport.

- **The Well Family Well Baby Program.** This proposed program, which is currently seeking $100 000 as part of a required local match, is a public-private collaboration involving The Health of the City Project, The Kids' Council, The Cambridge Community Foundation and The Visiting Nurse Affiliates of Cambridge. The primary goals of the program are to provide every Cambridge family with a newborn with a postpartum home visit by a maternal child health nurse and a family advocate with the purpose of educating the families in parenting, infant care, and development; assessing the mother and infant for medical and social risk; and evaluating linkages for all family members with primary care and needed social and community support systems. A summary of the proposed project is provided.

- **Child Care Scholarship Fund.** This project, which recently received only half of the $60 000 which it was seeking from the Community Response Trust Fund, is administered by the Child Care Resource Center and provides scholarships to low and moderate income families unable to afford the full cost of child care. These scholarships could be used in a range of public and private child care programs in the City. An allocation of $30 000 from the additional CDBG funds would be used to leverage private funds, particularly from the business community.

A number of areas have emerged from the most recent CDBG Public Services funding round, competition for funds from the Community Response Trust Fund, and other community planning efforts where additional funds are needed. It is anticipated that the remaining $314 000 would primarily fund programs including family intervention related to substance abuse, support services for homeless or other at-risk populations entering transitional housing programs, domestic violence prevention and intervention, supplemental funds for a homeless women's day drop-in program and operating funds for a newly emerging Haitian Services Center. As mentioned above, it is possible, depending on how priorities are determined, that a portion of the $314 000 could be used to supplement children's programs.

In addition to the above-mentioned funding of operating programs, additional CDBG funding would be used for capital purposes to expedite the construction of improvements to the new open space in Cambridgeport on Sidney Street between Pacific and Tudor Streets. M.I.T. plans to make 59 000 square feet of land available to the City this spring for public open space and will complete any necessary environmental clean-up and grade and seed the lot.

It is hoped that additional square feet will be added to this site, giving the City the entire block which is just under two acres. A public planning process has begun to determine the preferred recreational uses for the site and a budget for a short-term plan for the 59 000 square feet and a long-term plan for the larger site. Other potential uses of additional funds include $150 000 in improvements to the Corporal Burns Tot Lot and $120 000 to renovate the Harvard Street Tot Lots/Tennis Courts.

In the housing area, a number of large projects, including both substantial rehabilitation and new construction, have been delayed due to obstacles in the financing process. These include Phases I and II of the Brookline Street project (approximately 150 units), the renovation of the Cambridge Family YMCA (129 SROs) and a number smaller projects for families and individuals with special needs including housing for people with AIDS, housing for young parents leaving a shelter situation, and housing to serve families with children.

Also, with significant infrastructure improvements required to implement an economic development strategy for the Alewife Quadrangle, additional CDBG funds could be used to fund a portion of these costs. Roadway improvements, which have been planned for a long time, have been stalled due to a lack of funding.

No regulatory or legal changes are required to begin or supplement programs in any of these areas, and new funding could be absorbed without delay.

4) Employment Resources, Inc. (ERI) has indicated that if funds were received well in advance of school closing, approximately 50 percent more jobs would be created above the agency's original goal. This would amount to approximately 80 new jobs, especially in the area of "Special Projects", which are group assignments which include remediation combined with work experience or skills training. Advance notice of the funds for Special Projects would allow for broader school and community involvement and a greater diversity of work sites. These jobs would either respond to an immediate community need or translate into long-term benefits for the Cambridge community. ERI estimates that, at the current funding level, approximately 170 eligible youth will be employed during Summer 1993. It is not known at this time what percentage of all Cambridge youth, ages 14-21, would be eligible for these slots, but each year the number of applicants far exceeds the available jobs. The new CDBG funds would be used to leverage additional private funds, particularly from the business community.

5) In the economic development category, there are two possibilities for the use of these additional funds. The first is a loan program to encourage tenants selected by the City to come to Central Square, while the second would make patient capital available to assist early stage companies wanting to expand. Also, upgrading the existing housing stock and ensuring accessibility for low-income families to these units is critical. Banks often hesitate to loan to owners, particularly low-income owners with marginal credit and lack of sophistication in dealing with financial institutions. Incentives such as those contained in this bill would encourage banks to provide financing for these types of owners and would result in an overall stabilization of the housing stock.

6) Enactment of the Local Partnership Act is crucial to the long-term well-being of economic development in Cambridge. Technology-based companies use a large amount of water. Without federal assumption of the Boston Harbor cleanup, water rates will rise considerably in this area, making other sections of New England more attractive alternatives for business development.

Very truly yours,

Robert W. Healy
City Manager

Attachments

CONSENT AGENDA ITEM NO.37

S-68

Awaiting Report Item No. 17 regarding the National League of Cities (NLC) Economic Recovery Plan.

See 1992 - Finance # 549 for original order.

In City Council,

February 8, 1993

Placed on file