



## Cambridge Redevelopment Authority

336 Main Street  
Cambridge, Massachusetts 02142  
617 492 6800

October 14, 1982

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Joseph F. Tulimieri  
Executive Director  
and Secretary

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

Re: Update of Linden Park Homes Development Activities  
Wellington-Harrington Urban Renewal Area  
Project No. Mass. R-108 / Tract Number 4C

Dear Bob:

Enclosed is a brief fact sheet providing information about the 54-unit Linden Park Homes project.

I thought this might be of interest to you and to members of the City Council.

Construction activities began on June 29 on the roadway system in connection with the new 54-unit housing development known as Linden Park Homes, located on Tract Number 4C in the Wellington-Harrington Urban Renewal Area.

We anticipate that roadway construction will be completed on or about November 30, 1982. The Wellington-Harrington Housing Associates is scheduling to construct the foundation system for all units during November. The Wellington-Harrington Housing Associates has entered into a construction contract with Westville Homes for manufacturing and delivery of the housing units. It is anticipated that units will begin being delivered in the latter part of November. All landscaping and application of the final course of roadway surface and sidewalks will be completed next spring.

Very truly yours,

A handwritten signature in dark ink, appearing to be 'JFT', is written over the typed name of Joseph F. Tulimieri.

Joseph F. Tulimieri  
Executive Director

JFT:aah

Enclosure

October 8, 1982

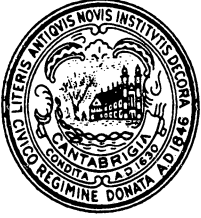
The marketing agent for Tract Number 4C (Linden Park Homes), has set up a sales office on Portland Street. The marketing will be carried out in accordance with a plan approved by the Wellington-Harrington Housing Associates, Inc. The hours of the sales office will be 12:00 - 7:00 p.m. Monday-Friday and 12:00 - 5:00 p.m. Saturdays and Sundays. This phase of the sales is for the market rate units.

The marketing for the Section 235 mortgage program was carried out between January 25, 1982 and March 22, 1982. During this period, approximately 100 people made inquiries; of which 40 filed the application materials. Through the qualifying process that followed, the pool of 40 was reduced to 20 families that would meet the Federal guidelines. From this, 14 families were selected as "sure qualifiers" and 6 families were used as back-up selections. These applications were then filed with HUD.

All 14 families meet the income guidelines established by HUD for the Section 235 Mortgage Assistance Program as well as the credit underwriting criteria. The median family income is \$24,500. The average sales price is \$48,000. Thirteen of the families have resided in Cambridge between 10 years and their lifetimes and one family had resided in Cambridge until the last two years when they were forced to rent an apartment in Somerville. Three of the families are Portuguese, two families are Hispanic, two families are Black, and one family is Vija (Mideastern Indian).

Additionally, the developer has received a commitment from the Newworld Bank for Savings of a set-aside of \$320,000.00 (7 mortgages) through MHMFA. These seven units will be marketed simultaneously with the market rate units, and will receive similar price reductions as the 235 units. The purchasers will be required to meet all State income and residency guidelines of the program. The sales price of these units will be about the same as the 235 units depending upon the sales prices of the market rate units.

The units will contain approximately 1250 square feet to 1300 square feet. The development will be a mix of 2, 3, and 4 bedroom units.



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

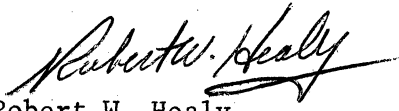
EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

October 25, 1982

To the Honorable, the City Council:

I transmit herewith an update of Linden Park Homes  
Development Activities in the Wellington-Harrington Urban  
Renewal Area, Project No. Mass. R-108/Tract Number 4C,  
as submitted by the Cambridge Redevelopment Authority.

Very truly yours,

  
Robert W. Healy  
City Manager

RWH/b

S-650

Re: update of Linden Park Homes Development  
Activities in the Wellington-Harrington Urban  
Renewal Area as submitted by the Cambridge  
Redevelopment Authority.

In City Council,

October 25, 1982

10/25/82

Report  
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