

SECTION 312 REHABILITATION LOAN PROGRAM - January 1, 1978 to Present

		<u>STREETS SERVICED</u>	<u>Structures</u>	<u>Dwelling Units</u>
<u>AREA 1</u>	Charles Street *	2	3	
	Lopez Avenue	2	3	
	Otis Street	1	4	
	Third Street *	1	1	
	Thorndike Street	2	3	
	<u>TOTAL</u>	8	14	
<u>AREA 3</u>	Cambridge Street	1	Commercial	
	Elm Street	1	3	
	Lincoln Street	1	6	
	Livermore Place	4	4	
	<u>TOTAL</u>	7	13 Dwelling Units 1 Commercial	
<u>AREA 4</u>	Columbia Street *	1	3	
	Elm Street	1	6	
	Market Street	1	3	
	Main Street	1	Commercial	
	Norfolk Street	2	4	
	Washington Street *	1	4	
	<u>TOTAL</u>	7	20 Dwelling Units 1 Commercial	
<u>AREA 5</u>	Allston Street *	1	6	
	Fairmont Street *	2	3	
	Upton Street	1	1	
	<u>TOTAL</u>	4	10	
<u>AREA 6</u>	Antrim Street	1	2	
	<u>TOTAL</u>	1	2	
<u>AREA 7</u>	Western Avenue *	1	2	
	<u>TOTAL</u>	1	2	
<u>AREA 9</u>	Copley Street	1	3	
	<u>TOTAL</u>	1	3	
<u>AREA 11</u>	Cameron Avenue	1	2	
	Cedar Street *	1	2	
	Clifton Street	1	3	
	Harvey Street	1	2	
	Madison Avenue	2	5	
	Reed Street	1	2	
	Regent Street *	3	6	
	<u>TOTAL</u>	10	22	

*Target Streets

NOTE: Brookline Street - 1 Structure / 3 Dwelling Units
Loan Approved 9-30-77 (CRA)

ATTACHMENT #1SECTION 312 REHABILITATION LOAN PROGRAM - January 1, 1978 to Present

<u>Area</u>	<u>Number of Structures</u>	<u>Dwelling Units</u>	<u>Commercial Units</u>	<u>312 Dollars</u>	<u>Other Funds Used In Conjunction With 312 Funds *</u>
1	8	14	0	\$ 162,800.	\$ 7,754.
3	7	13	1	\$ 305,100.	\$ 88,445.
4	7	20	1	\$ 428,700.	\$ 21,416.
5	4	10	0	\$ 184,400.	\$ 59,765.
6	1	2	0	\$ 42,950.	\$ 0
7	1	2	0	\$ 54,000.	\$ 3,540.
9	1	3	0	\$ 22,950.	\$ 0
11	10	22	0	\$ 386,850.	\$ 5,751.
<u>TOTALS</u>	39	86	2	\$ 1,587,750.	\$ 186,671.

*These funds include Home Improvement Grants, Historical Grants, Federal Grants (Wellington-Harrington Urban Renewal Area), Conventional Funds, CDBG Grants, and CDBG Facade Grant.)

2/22/83

loan funds for multi-family loans. Properties eligible for the program must demonstrate the ability to be self-supporting.

Program requirements have evolved in response to these changes in priorities. At present, properties eligible for Section 312 Loans may be located in Urban Renewal, Code Enforcement, Neighborhood Development, Community Development Block Grant, or in Urban Homesteading areas.

In Fiscal Year 1979-1980, the City selected specific streets within Block Grant neighborhoods for targeted treatment. (See attached leaflet.) During this time, the City's Rehabilitation Sub-Committee, with HUD approval, adopted income eligibility guidelines of 25% to 33-1/3% above HUD income standards to facilitate loans to property owners within the targeted streets.

Properties and property owners are basically referred to the program through the Home Improvement Agencies (Just-A-Start Corporation, Riverside-Cambridgeport Community Corporation, Homeowner's Rehab, Inc.); the Historical Commission; the Cambridge Housing Authority; the Building and Health Departments; the Assessor's Office; the Rent Control Board, as well as other City Departments. The attached leaflet was developed for the Target Program and intensive outreach was conducted on these streets. Inquiries are logged within the Department by date of inquiry. Currently, the Department has an extensive list of referrals.

In Fiscal Year 1981-1982, Cambridge received approximately \$140,000 Section 312 Loan funds. Funding for Fiscal Year 1982-1983 has been approved but has not yet been released and a decision as to whether loans would be funded for 1-4 units or multi-family units remains uncertain.

As a recap of the Section 312 Loan Program since January, 1978, the attached information is submitted.



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

February 22, 1983

REPORT ON SECTION 312 REHABILITATION LOAN PROGRAM

1978 to Present

The Section 312 Rehabilitation Loan Program is a federally-funded housing rehabilitation loan program administered by the City of Cambridge Community Development Department acting on behalf of the U. S. Department of Housing and Urban Development.

In the past 19 years since its inception, the Section 312 Rehabilitation Loan Program has changed significantly in terms of size, scope of activities, management, national priorities, and program requirements.

The program was established by the Housing Act of 1964, and began as a relatively small effort to provide low-interest, direct loans to owners of properties in Urban Renewal areas.

In Cambridge, prior to January, 1976, the program was administered by the Cambridge Redevelopment Authority within the Wellington-Harrington Urban Renewal Project only. In 1976, the program became city-wide, but continued to be administered by the Cambridge Redevelopment Authority under contract with the City of Cambridge.

In January, 1978, the program and its staff were transferred from the Cambridge Redevelopment Authority to the City's Community Development Department, where it is currently administered.

Two important changes have occurred in Section 312's national priorities in recent years. First, greater emphasis is being given to improving housing for low- and moderate-income persons.

At the outset, no income limitations were placed on borrowers, since the program was supposed to operate only in deteriorated areas where it was assumed that borrowers would be low- and moderate-income homeowners. As geographical restrictions have eased, HUD has imposed income eligibility standards.

The increased emphasis on multi-family rehabilitation represents the second major shift in national program priorities. Prior to 1979, the program focused almost entirely on 1 - 4 unit, owner-occupied properties. However, in 1979, Congress authorized



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

Tel. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

February 28, 1983

To the Honorable, the City Council:

With reference to request of the City Council for information on the Section 312 Rehab Loan Program, I transmit herewith communication from Kathy A. Spiegelman, Assistant City Manager for Community Development, with a report on Section 312 Rehab Loan Program - January 1978 to present.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

Agenda Item Number Ten

S-88

Re: report regarding Section 312 Rehab Loan
Program from January, 1978 to the present.

In City Council,

February 28, 1983

2/28/83

- Placed

on

File -