



City of Cambridge

Calendar Item No. 20

~~Agenda-Item-No.-11~~

IN CITY COUNCIL

~~August 8, 1983~~

September 12, 1983

WHEREAS:

The City of Cambridge is involved in a major development project in the East Cambridge Riverfront Area, including both private and public investment.

WHEREAS:

The development of Parcels 7C and 3A owned by Unihab, Inc. illustrated on Exhibit A, is a critical element of the "East Cambridge Riverfront Plan".

WHEREAS:

The proposed development of Parcels 7C and 3A is unfeasible at this time without additional financial assistance.

NOW, THEREFORE, BE IT RESOLVED

By the City Council of the City of Cambridge:

1. That an application be submitted by the City of Cambridge to the United States Department of Housing and Urban Development for Urban Development Action Grant (UDAG) Assistance to leverage private investment in the Lechmere Canal Area.
2. That the City Manager, or in his stead the Assistant City Manager for Community Development is hereby authorized and directed to file such application with the U.S. Department of Housing and Urban Development, to make any amendments to the application or program proposed as may be necessary, to provide such additional information, furnish such documents, and execute such contracts as may be required, and to act as the authorized correspondent and representative of the applicant in connection with said application.
3. That the U.S. Government and the Secretary of Housing and Urban Development be and hereby are assured of full compliance with all assurances and understandings as may be required.

NO ACTION TAKEN. PLACED ON FILE UNDER RULE NINETEEN.

City of Cambridge

MASSACHUSETTS

In City Council August 8, 1983

AGENDA ITEM NO. 11

RE: PROPOSED ORDER AUTHORIZING THE CITY MANAGER OR IN HIS STEAD THE ASST. CITY MANAGER FOR COMMUNITY DEVELOPMENT TO FILE AN APPLICATION WITH HUD FOR UDAG ASSISTANCE FOR PRIVATE INVESTMENT IN THE LECHMERE CANAL AREA.

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton				
Mr. Thomas W. Danehy				
Mr. Francis H. Duehay				
Ms. Sandra Graham				
Mr. Leonard J. Russell				
Mr. David E. Sullivan				
Mr. Walter J. Sullivan				
Mr. Wylie				
Mayor Vellucci				

Lechmere Canal - Graves Landing

UDAG Proposal

SUMMARY

The City of Cambridge proposes to apply to the U.S. Department of Housing and Urban Development for \$4.2 million in Urban Development Action Grant assistance. These funds will be used to leverage \$30 million in private development around the Lechmere Canal.

In Particular, the funds will be used to provide below market-rate financing to assist Unihab Cambridge, Inc. to build 182 units of housing along the north side of the canal and a 130,000 square foot office building along the south side of the canal.

The housing will include 34 studio, 64 one-bedroom, 56 two-bedroom, and 28 three-bedroom apartments. Market rents will range from \$680 per month to \$1,590 per month. Thirty-seven of the units will be rent moderated at an average of \$500 per month below the market rates. Financing will be provided by the Massachusetts Housing Finance Agency.

The office building will be a six-story, brick building with approximately 100,000 square feet of office space. It will also include 40 covered parking spaces and 8100 square feet of retail space fronting the Lechmere Canal Park.

The project is expected to generate approximately \$700,000 in new tax revenue annually for the city, and 350 new permanent jobs.

This grant is necessary to ensure that development will occur around the Lechmere Canal and Park. The City has invested \$3.5 million of its own funds, in addition to over \$5 million in state and federal funds, to construct the canal and park. Private financial institutions have insisted that other private development be initiated around the canal before they will finance the proposed housing. Delays in such development have caused Unihab to propose linking the housing to their own development of an office building. The UDAG funds are necessary to make the office building financially feasible, thus leveraging financing for the housing. The grant also assists the housing to be more feasible.

City of Cambridge

Certificate of Clerk

I, the duly elected, qualified and acting Clerk of the City of Cambridge hereby certify as follows:

1. No proceedings have been taken by the City Council relating to the issuance of industrial development revenue bonds to finance a project of Mazel Realty Associates in Cambridge.

2. The Alewife Commercial Area Revitalization District Plan (CARD) was adopted and approved by the Mayor and City Council of Cambridge on June 16, 1980, in accordance with the provisions of Section 12(a)(k) of Chapter 40D and the rules and regulations of the Office of Communities and Development. Such adoption and approval has not been rescinded or amended and is in effect on the date hereof. No other proceedings have been taken by the Mayor or City Council of Cambridge relating to the CARD Plan.

8/30/1983 *Paul E. Leahy*
Clerk
City Clerk
OF
CAMBRIDGE

Dated: August 31, 1983



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

11.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

August 8, 1983

To the Honorable, the City Council:

Enclosed please find proposed City Council Order which authorizes the City Manager, or in his stead the Assistant City Manager for Community Development, to file an application with HUD for UDAG assistance to leverage private investment in the Lechmere Canal Area. Also enclosed is a summary of the project.

Passage of the enclosed order is recommended.

Very truly yours,

Robert W. Healy
City Manager

RWH/b

Re: proposed order authorizing the City Manager or in his stead the Asst. City Manager for Community Development to file an application with HUD for UDAG assistance in the Lechmere Canal Area.

*- 8/8/1983 -
CHARTER RIGHT
EXERCISED BY
COUNCILLOR Keenan
ON
Proposed Order*

In City Council,

August 8, 1983

*Order
8/8/1983
Hanning set for
Sept 12, 1983 at
6:30 PM
9/14/83 Filed under
Rule # 19*