



# City of Cambridge

Agenda Item No. 2

IN CITY COUNCIL

May 13, 1985

- WHEREAS: On June 25, 1984, the City Council approved the City's submission of an application to the U.S. Department of Housing and Urban Development ("HUD") for a Housing Development Action Grant for the Church Corner Apartments project, located at 8-10-12 Magazine St. and 255 Franklin St., to be developed by Winn Development Company; and
- WHEREAS: HUD has given preliminary funding approval for this grant in the amount of \$4,250,000; and
- WHEREAS: There has been extensive public review of this project, including public meetings with various community groups representing both residential and business interests in the area, meetings with the Central Square Committee and public hearings by the Board of Zoning Appeal and the City Council; and
- WHEREAS: Implementation of this grant will accomplish the following goals:
1. Create 85 new two- and three-bedroom rental apartments, including 23 apartments for lower-income families and 5 apartments for moderate-income families;
  2. Provide an important contribution to the revitalization of the Central Square area;
  3. Provide approximately 3,000 square feet of commercial space and 65 off-street parking spaces;
  4. Repayment of the loan of grant funds, with interest, to provide expanded housing programs for low and moderate income citizens of Cambridge; and
  5. Provide approximately \$42,500 annually in real property taxes;

That, in accordance with Massachusetts General Laws, Chapter 44, Section 53A, the City Council approves the acceptance of the Housing Development Action Grant in the amount of \$4,250,000 from HUD for the Church Corner Apartments Project, and that the City Manager, acting on behalf of the City of Cambridge, is authorized and directed to execute such documents as may be required by HUD or any other agency of the federal government, or by the Massachusetts Housing Finance Agency in connection with said grant, and to act as the representative of the City of Cambridge and to lend the proceeds of such grant to the developer of the Project in accordance with all applicable requirements.

And, that the contract between the City and the Developer to carry out this HODAG include a provision that a portion of the interest on the loan of grant funds be used by the developer to subsidize the rents of 5 apartments to be leased at rents affordable by moderate-income families.

2016W

In City Council May 13, 1985.

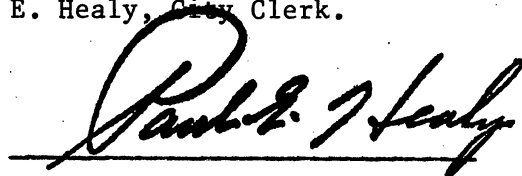
Adopted by a yeas and nays vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in dark ink, appearing to read "Paul E. Healy", is written over a horizontal line. The signature is cursive and stylized.

Paul E. Healy, City Clerk.

# City of Cambridge

MASSACHUSETTS

In City Council May 13, 1985

## AGENDA ITEM NO. 2

RE: PROPOSED RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN VARIOUS AGREEMENTS WITH  
HUD & THE WINN DEVELOPMENT COMPANY IN CONNECTION WITH THE CHURCH CORNER APARTMENTS

|                        | YEA | NAY | ABSENT | PRESENT |
|------------------------|-----|-----|--------|---------|
| Mr. Daniel J. Clinton  | ✓   |     |        |         |
| Mr. Thomas W. Danehy   | ✓   |     |        |         |
| Mr. Francis H. Duehay  | ✓   |     |        |         |
| Ms. Sandra Graham      | ✓   |     |        |         |
| Mr. David E. Sullivan  | ✓   |     |        |         |
| Mr. Walter J. Sullivan | ✓   |     |        |         |
| Mr. Alfred Vellucci    | ✓   |     |        |         |
| Ms. Alice K. Wolf      | ✓   |     |        |         |
| Mayor Russell          | ✓   |     |        |         |

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**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

City Hall Annex Inman & Broadway

**To** : Robert Healy, City Manager  
**From** :  Kathy Spiegelman, Asst. City Manager **Date** May 8, 1985  
for Community Development  
**Subject** : Council Resolution for  
Church Corner Apartments

Please include the attached resolution on the City Council agenda for May 13 so that we can move ahead with the development of Church Corner Apartments. Final documents are being reviewed by Birge Albright and Mike Rosenberg. The resolution authorizes you to sign the various grant agreements with HUD and Winn Development Company when these are fully agreed upon.

It is important that the Council adopt the resolution and appropriate the \$4.25 million grant in order for Winn to have a loan closing on the MHFA portion of his financing on May 15.

Also attached are the following background documents:

- Appropriation memo to Louis DePasquale;
- Council Resolution, June 25, 1984, authorizing application for HUD funds for the development of Church Corner Apartments;
- Notification of Selection of Project for Preliminary Funding Approval and Acceptance of Grant Award.



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
City Hall Annex      Inman & Broadway

**To :** Louis DePasquale, Budget Director

**From :** ~~W~~ Kathy A. Spiegelman, Assistant City  
Manager for Community Development

**Date** May 7, 1985

**Subject :** Appropriation of funds for the devel-  
opment of Church Corner Apartments

**Recommendation**

Appropriate \$4,250,000 from U.S. Department of Housing and Urban Development, Sec.17 Housing Development Grant Program, to the Community Development Department for the construction of 85 rental apartments by Church Corner Limited Partnership/Winn Development Company at 8-10-12 Magazine St. and 255 Franklin St. These funds will be provided by HUD to the City as a grant and will be loaned to the developer for a period of 30 years.

**Background**

The grant represents part of the financing for a \$10 million mixed-income rental development that will provide lower, moderate and market rate units. The City Council authorized the City Manager to apply for the grant in a resolution of June 25, 1984 (see attached.) HUD gave preliminary funding approval on Nov. 29, 1984 (see attached.) The grant agreements are currently being prepared for final HUD approval and the attached draft resolution authorizes the City Manager to accept the grant and to enter into the grant agreements.

**Issues**

Grant funds will be dispersed to the developer in stages as progress is achieved in construction. The Community Development Department in cooperation with the Massachusetts Housing Finance Agency will be responsible for administering the project.

**Fiscal Impact**

Interest on the loan to the developer will result in payments of \$42,500 per year to the City, less funds utilized to subsidize moderate income rents at the development. Any interest earned on the funds by the City as well as any repayments are required by HUD to be used for similar housing purposes. The development is expected to pay taxes to the City of approximately \$42,500 per year.

Administrative Action ☐Council Action ☒

# City of Cambridge

## Program/Budget Change

## EXPLANATION OF REDUCTION

## EXPLANATION OF INCREASE

Appropriate \$4.25 million to Church Corner Limited Partnership/Winn Development Co. for the construction of 85 mixed income rental apartments at Magazine Street between Green and Franklin Street, in accordance with the grant award of \$4.25 million from HUD, Sec. 17 Housing Development Grant.

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## REDUCE

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Mary P. Flynn 5/7/85  
 Department Head Date

☐ APPROVED ☐ DISAPPROVED

Budget Director

Date

☐ APPROVED ☐ DISAPPROVED

City Manager

Date



# City of Cambridge

Agenda Item No. 6

IN CITY COUNCIL

June 25, 1984

WHEREAS:

The City of Cambridge has a critical need for additional rental housing, particularly for low and moderate income families, and

WHEREAS:

The Winn Development Corp., Boston, MA, is proposing to build 85 new rental units, including 23 two and three bedroom units for lower income families, at 8-10-12 Magazine Street and 255 Franklin Street, and

WHEREAS:

The proposed residential development is located within the Central Square Commercial Area Revitalization District (CARD) and is consistent with the City's plans for the improvement of the district, and

WHEREAS:

The Winn Development Corp. has requested that the City apply to the U.S. Department of Housing and Urban Development for a Section 17 Housing Development Grant for \$2.975 million;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

1. That an application be submitted by the City to the U.S. Department of Housing and Urban Development for a Sec. 17 Housing Development Grant to assist in the construction of 85 rental units, including 23 two and three bedroom units for lower income families, by Winn Development Corp., at 8-10-12 Magazine Street and 255 Franklin Street.
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 applications 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.
4. That the City Manager be directed to proceed with the necessary administrative tasks to carry out the proposal.

In City Council June 25, 1984.

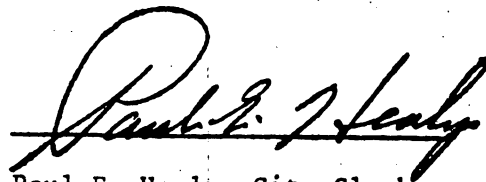
Adopted by a yea and nay vote:-

Yeas 7; Nays 0; Absent 2.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

  
Paul E. Healy, City Clerk.





*Kathy S.*

OFFICE OF THE ASSISTANT SECRETARY FOR  
HOUSING-FEDERAL HOUSING COMMISSIONER

NOTIFICATION OF SELECTION OF PROJECT FOR PRELIMINARY FUNDING APPROVAL

NOV 29 1984

Mr. Robert W. Healy  
City Manager of Cambridge  
795 Massachusetts Avenue  
Cambridge, MA 02139

Dear Mr. Healy:

We are pleased to announce preliminary funding approval of the Housing Development Grant (HDG) application (MA006HG401) from the City of Cambridge, Massachusetts for the Church Corner Apartment project. This grant is for the new construction of 85 units of which 23 units are to be occupied or available for occupancy by lower income households at rents required by the Housing Development Grant program for a period of 20 years. We understand, furthermore, that rents for 25 percent of the project units will be subsidized under the Massachusetts State 707 program for 30 years. The total grant amount reserved for this application is \$4,250,000.00. This amount will not be increased, but may be decreased in accordance with 24 CFR 850.31(e)(2). In addition, it is important to note that in accordance with 24 CFR, Part 850.61, construction must begin not later than 24 months from the date of this notification.

Also attached to and made a part of this notification is a form to be used by the City of Cambridge for acceptance of this grant. Please sign and return, within 15 days from the date of this letter, the enclosed form and the original signature page of this letter to the U.S. Department of HUD, Housing Development Grant Division, Room 6110, 451 7th Street, S.W., Washington, D.C. 20410-8000.

After you have accepted this award, HUD will notify you of any requirements necessary to reach execution of the Grant Agreement.

If you have any questions concerning this grant award, or conditions thereto, please contact the Housing Development Grant Division on (202) 755-6142.

We look forward to working with the City on this project.

Sincerely,

*Maurice L. Barksdale*

Maurice L. Barksdale  
Assistant Secretary

Enclosure

ACCEPTANCE OF NOTIFICATION OF PRELIMINARY FUNDING APPROVAL

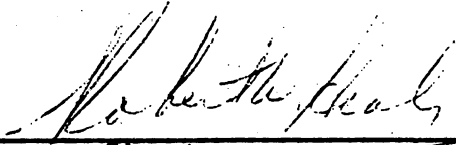
Applicant: Cambridge, Massachusetts

Project No.: MA006HG401

Project Name: Church Corner Apartments

Grant Amount: \$4,250,000.00

I hereby accept the aforementioned grant award and will comply with all HUD regulations and requirements pursuant thereto.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
City Manager  
Title

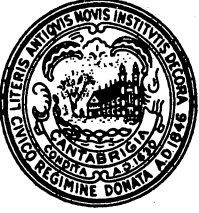
\_\_\_\_\_  
December 6, 1984  
Date

I do not accept this grant award. The City is no longer interested in participating in the Housing Development Grant program.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

May 13, 1985

To the Honorable, the City Council:

I transmit herewith communication from Kathy A. Spiegelman, Assistant City Manager for Community Development, with proposed resolution which will authorize the City Manager to sign various grant agreements with HUD and Winn Development Company in connection with the Church Corner Apartments.

Very truly yours,

Robert W. Healy  
City Manager

RWH/b

S-393

Re: proposed resolution authorizing the  
City Manager to sign various agreements with  
HUD & the Winn Development Co. in connection  
with the Church Corner Apartments.

In City Council,

May 13, 1985

MR. 5/13/1985  
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/ Adopted /  
9-0-0

C.W.T.  
JR  
RP  
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