

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

To Robert Healy, City Manager

From Kathy A. Spiegelman, Assistant City Manager for Community Development **Date** November 30, 1983

Subject Status Report on Cambridge Housing Programs FY 83

Enclosed please find the Annual Housing Activity Report for FY 83 for submission to the City Council. The report covers all the major categories of housing programs in which the City is involved. I believe the report shows that there is an effective housing program in Cambridge that is being implemented through the coordinated efforts of City agencies and the non-profit rehab agencies. I hope it will be a useful document for the council and interested citizens.

cc: Rehab agencies
Cambridge Housing Authority

Enclosure

Cambridge Community Development Department
Annual Housing Activity Report
November, 1983

Introduction

This year the Department has focussed particular attention on two objectives for Cambridge's housing activity. One is affordable homeownership opportunities for lower income Cambridge residents and the other is preservation of the older rental housing stock. The continuation of the Home Improvement Program (HIP) and Youth Crew programs also tend to consolidate gains made in stabilization and preservation of owner-occupied buildings over the past eight years. The attached tables summarize performance during Year 8 (July 1, 1982 to June 30, 1983).

New Directions in Homeownership Programs

New limited equity homeownership options are being implemented by the Department and the nonprofit rehab agencies. In August, the Council paved the way for the Pilot Limited Equity Coop Housing Program, which will enable residents to buy their apartments as limited equity cooperatives. The program will formally begin in January 1984. RCCC has developed a prototype limited equity condo agreement for six units in two buildings on Western Avenue. Homeowner's Rehab has also developed, with neighborhood input, a limited equity agreement for the eight townhouses on Cherry Street now under construction. Just-A-Start has recently inaugurated a homeownership program in East Cambridge in cooperation with neighborhood residents who will help in outreach and marketing. In addition, the Department, with the advice of North Cambridge residents, is developing a mixed income condominium proposal for the reuse of the Lincoln School in which the lower income condos will have limited equity resale agreements. All of these programs not only seek to provide homeownership opportunities for low- and moderate- income residents, but incorporate controlled resale agreements to keep the units affordable after resale.

Housing Rehabilitation

Coordination of resources is playing an increasing role in housing rehab. Home Improvement directors are using more of the Department's energy programs such as Mass Save audits, CA\$H programs, City Weatherization Assistance Program, Fuel Assistance Heating System Repair Program and energy loans. Of the 280 units rehabbed or weatherized by Just-A-Start youth crews, 90 were Homeowner's Rehab units and 52 were RCCC units. With the encouragement of the Department more HIP loans are being made on affordable terms. In North Cambridge the Department helped to negotiate an agreement between the City, Homeowner's Rehab and the University Bank & Trust Co. to provide \$40,000 in CDBG loan funds and \$50,000 in bank funds for rehab of 1-4 owner occupied properties in North Cambridge. These recycled funds will be available for future rehab needs in the neighborhoods despite uncertainties in federal housing policies.

The Rental Rehab Demonstration Program is in full swing in the Wellington-Harrington neighborhood with the first project currently in construction and five more buildings in the packaging stage. Cambridge is also one of the few Massachusetts communities that has successfully packaged and received loan approvals from HUD this year under the Section 312 Multi-family Loan Program. These funds will be used to rehab a 12-unit boarded-up building in East Cambridge that has been uninhabited for ten years.

Housing Development

The City has played an essential role in scattered-site housing development for families. The Council provided the land for the Cherry Street infill housing development and mandated a homeowner selection process with strong neighborhood involvement. New projects in the planning stage are the Lincoln School reuse proposal and a 17-unit vacant building on Harvard Street. The Department is coordinating a variety of resources to enable development of affordable housing for Cambridge residents.

In conclusion, the Department has developed closer working relations not only with the non-profit agencies, but also with other City agencies such as the Rent Control Board, Department of Inspectional Services, Licensing Boards, and the Housing Authority. As a team, Cambridge is continuing to make important progress in meeting the housing needs of its people despite increasingly scarce federal resources.

CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT HOUSING ACTIVITY - JULY 1, 1982 to JUNE 30, 1983

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
A. OWNER-OCCUPIED 1-4 UNIT REHAB						
1. Home Improvement Program (RCCC, HRI, JAS)	Small-scale rehab program to correct health & safety code violations and to improve energy efficiency. Owners with low incomes can get 100% grants, and moderate income owners are able to get partial grants or loans.	Ongoing	264	\$ 463,000	RAP & Historic Preservation listed separately	\$ 144,337
2. Rehab Assistance Program (JAS)	Just-A-Start youth crews provide free labor for owners to do HIP rehab work. Just-A-Start provides GED and work readiness training. 75% of youths secure positive job placements.	Ongoing	118 structures	\$ 305,300	\$175,000 private & work study	
3. Weatherization Programs	Just-A-Start youth crews and RCCC Weatherization crew to bring owner-occupied 1-4 unit buildings up to City and HUD energy efficiency standards.	Ongoing	194	\$ 125,343		\$ 34,000
4. Deleading Program	Just-A-Start youth crew trained to remove lead paint hazards from buildings.	ongoing	38	\$ 27,000		
5. North Cambridge Paint Project (Historical Com.)	Grants and Technical Assistance for painting of 1-4 unit buildings.	ongoing	24 bldgs.	\$ 18,000		20,000
6. Historic Preservation Grants	Grants for rehab of historic building features 1-4 unit owner-occupied	Ongoing	26 bldgs.	\$ 56,900		N/A
TOTAL OWNER-OCCUPIED REHAB			405 est.	\$ 995,543		\$298,337

CCDD HOUSING ACTIVITY 7/1/82-6/30/83 (continued)

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
B. HOMEOWNERSHIP PROGRAMS						
1. Work Equity Program (Homeowner's Rehab, Inc. HRI)	Program to acquire and rehabilitate 1-4 unit homes and select owners who complete the interior rehab in lieu of down payment on purchase of com- pleted property.	Ongoing 4 units complete 6 units in pro- gress 3 owner/families placed 2 renter families placed	10	\$ 80,000	HP Grants reported A6	\$271,000 (private lenders)
2. Neighborhood Improvement Program (ROCC)	Program to acquire and rehab 1-4 unit buildings in the Hoyt Field area. Some sweat equity involved. Limited equity condo ownership being explored	Ongoing 3 units complete 7 units in pro- gress	10	\$ 70,000 10,000 loan	HP GRANTS reported A6	\$119,400 (private lenders)
TOTAL HOMEOWNERSHIP REHAB			20	\$ 160,000		\$390,400
C. RENTAL REHAB PROGRAMS						
1. 312 Multi-Family Loan Program	312 loan program administered by the C.D. Dept. to accomplish rehab of rental buildings. Section 8 and State 707 rental assistance provided for low-income tenants	Underway	12	\$ 7,500	\$139,200 (HUD Sec. 312)	\$105,000 (private lenders)

CCDD HOUSING ACTIVITY - 7/1/82-6/30/83 (continued)

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
C. RENTAL REHAB PROGRAMS (continued)						
2. Neighborhood Apartment Housing Services	Innovative program involving lenders, City agencies, owners, tenants and community groups in partnership to rehab deteriorating rental properties in lower-income areas	Staff hiring near completion. Anticipated to begin operations fall 1983	--	\$ 250,000	\$ 50,000 (NRC)	\$ 50,000
3. Rental Rehab Demonstration Program	Moderate rehab program for rental properties in neighborhood 3. HUD provides 18 Section 8 certificates for in-place tenants	Program ongoing in cooperation with JAS	6	\$ 100,000	Section 8 Assistance up to \$80,000 per year	\$ 200,000+ (estimated)
TOTAL RENTAL REHAB			18	\$ 350,000		\$ 250,000 (estimated)
TOTAL HOUSING PRESERVATION PROGRAMS			443	\$1,495,543	\$ 264,200	\$ 938,737 (estimated)
D. HOUSING DEVELOPMENT PROGRAMS						
1. Cherry Street Infill Homeownership Project (HRI)	8 Townhouse units to be built on a City-owned site for low and moderate income homeownership. C.D. Dept. provided extensive technical assistance in citizen participation, planning, feasibility, land transfer, and homeowner selection process.	Construction in process. 8 owners selected. Completion scheduled December, 1983.	8	\$ 140,000	\$ 250,000 (MHFA mortgage commitment)	\$ 267,200 (construction loan)

CCDD HOUSING ACTIVITY - 7/1/82-6/30/83 (continued)

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
D. HOUSING DEVELOPMENT PROGRAMS (continued)						
2. Just-A-Start Infill Homeownership Project (JAS)	Scattered site infill development on CRA sites of single and two-family houses for low and moderate income homeownership. Just-A-Start has used a variety of housing systems including manufactured, panelized, pre-cut and stick built. C.D. Dept. has provided assistance in obtaining HUD approval, planning, and financing.	5 units on 2 sites in planning stage.	5	\$ 100,000 (loan)		\$200,000
3. Portland Street Homeownership Project (Wellington-Harrington Development Corp.)	Mixed income development of 54 townhouse units on 5+ acres of CRA land. 40% of units will be sold to low- and moderate-income families. C.D. Dept. has provided technical support in coordination with public agencies in obtaining below market mortgage funds.	Construction 40% complete. Scheduled completion April, 1984	54	0	8 MHFA 14 - 235 mortgage commitments	\$3,275,960
4. 2050 Mass. Ave. Elderly Housing (CHA)	New elderly housing development in North Cambridge to be financed with State 667 funding. C.D. Dept. has provided technical assistance in planning zoning, neighborhood participation, land acquisition and coordination with public agencies.	Construction 10% complete	51	\$ 29,837	\$2,219,300 (State 667) \$ 324,000 (Russell School funds)	
5. Putnam School Elderly Housing (CHA)	State financed (667) reuse project for elderly housing in East Cambridge. C.D. Dept. has provided funding for exterior rehab.	Construction completed and rented up.	29	\$ 84,000	\$1,100,000	

CCDD HOUSING ACTIVITY - 7/1/82-6/30/83 (continued)

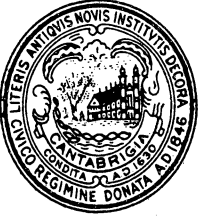
PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
6. Scattered Site Public Housing for families (CHA)	State financed (705) family housing project. C.D. Dept. assisting in site selection and property acquisition.	Site selection underway	20	\$ 100,000	\$1,200,000	
7. 184-188 Harvard Street	Substantial rehab for rental/coop occupancy	In planning stage	17	---	---	---
TOTAL HOUSING DEVELOPMENT			167	\$ 453,837	\$5,093,300	\$3,743,160
E. COMPREHENSIVE MODERNIZATION (CHA)						
1. Washington Elms	Complete redesign of 15 buildings, demolition of 3 buildings, minor improvements in 3 buildings, construction of community building and complete site design. C.D. Dept. provided funds for legal, architectural and advocacy assistance for tenants.	3 buildings demolished and construction begun on remaining 15 buildings.	175	\$ 30,000	\$8,934,200	
2. Jefferson Park	Turnkey comprehensive modernization project with state and federal finding. C.D. Dept. provided technical assistance in planning and acquisition of private properties.	Developer selected working drawings underway	175 202	\$ 105,000	\$12,485,000 652,000 (Ch. 884)	
TOTAL COMPREHENSIVE MODERNIZATION			552	\$ 135,000	\$22,071,200	

CCDD HOUSING ACTIVITY - 7/1/82-6/30/83 (continued)

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
F. SPECIAL PROJECTS						
1. Coop Housing Pilot Program	At the request of the City Council the C.D. Dept. organized a task force to explore the feasibility of a pilot program to enable conversions of rental properties to limited equity cooperatives without displacement. The Department is also represented on an area-wide coop task force.	Report to Council 6/83, Amendment to removal permit ordinance passed. Program starts Nov. 1983.	---	\$ 25,000		
2. Community Housing Resource Board (CHRB)	The C.D. Dept. provides technical assistance to the CHRB to further fair housing in the sale and rental of housing, the financing of housing, and the provision of brokerage services. The Department provides staff support.	On-going				
3. Fair Housing "Hot-line"	The C.D. Dept. supervises the office of fair housing assistance and staff to promote equal opportunity in housing and combat discrimination.	Program underway			\$ 25,000 (HUD)	
4. Fair Housing Plans	The Dept. has formulated a Fair Housing plan and reports for MCAD and a 3 year Housing Strategy for HUD.	On-going				
5. Interdepartmental Committee on Lodging Houses	The Dept. participates with the City agency representatives to develop consistent City policies and practices to preserve and upgrade lodging house units.	On-going				

CCDD HOUSING ACTIVITY - 7/1/82-6/30/83 (continued)

PROGRAM ACTIVITY	DESCRIPTION	CURRENT STATUS	NUMBER OF UNITS	CDBG FUNDS COMMITTED	OTHER PUBLIC FUNDS	PRIVATE FUNDS
F. SPECIAL PROJECTS (continued)						
6. Neighborhood Preservation Areas	Application submitted by Dept. and approved by MHFA for two new NPA's. This entitles Neighborhoods 1 and 7 to special set-asides of MHFA mortgage funds for low-and moderate-income residents. Neighborhood 3 was approved as an NPA in Year 7.	Approved by MHFA				
7. Housing Assistance Plan (HAP)	The Dept. formulated a 3-year HAP which establishes guidelines for future housing activity in the City.	Completed				



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

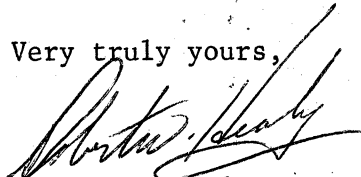
EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

December 5, 1983

To the Honorable, the City Council:

Enclosed please find copy of a Status Report on Cambridge Housing Programs FY83 as prepared by the Community Development Department.

Very truly yours,



Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item Number Two

S-669

Re: enclosing a copy of a Status Report on
Cambridge Housing Programs FY83, prepared by
the Community Development Dept.

In City Council,

December 5, 1983

- Placed
on
File -