

Form HUD-52481. This form has been prepared by the Department of Housing and Urban Development for use by a Local Authority as a guide in drafting agreements providing for local cooperation, as required by the Housing Act of 1937, and by regulations of the Department.

Page 1

December 1969

COOPERATION AGREEMENT

This Agreement entered into this _____ day of _____, 19 __, by and between _____ (herein called the "Local Authority") and _____ 1/ (herein called the "Municipality"), witnesseth:

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

1. Whenever used in this Agreement:

(a) The term "Project" shall mean any low-rent housing hereafter developed or acquired by the Local Authority with financial assistance of the United States of America acting through the Secretary of Housing and Urban Development (herein called the "Government"); excluding, however, any low-rent housing project covered by any contract for loans and annual contributions entered into between the Local Authority and the Government, or its predecessor agencies, prior to the date of this Agreement.

(b) The term "Taxing Body" shall mean the State or any political subdivision or taxing unit thereof in which a Project is situated and which would have authority to assess or levy real or personal property taxes or to certify such taxes to a taxing body or public officer to be levied for its use and benefit with respect to a Project if it were not exempt from taxation.

(c) The term "Shelter Rent" shall mean the total of all charges to all tenants of a Project for dwelling rents and nondwelling rents (excluding all other income of such Project), less the cost to the Local Authority of all dwelling and nondwelling utilities.

(d) The term "Slum" shall mean any area where dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, or any combination of these factors, are detrimental to safety, health, or morals.

2. The Local Authority shall endeavor (a) to secure a contract or contracts with the Government for loans and annual contributions covering one or more Projects

comprising approximately 153 2/ units of low-rent housing and (b) to develop or acquire and administer such Project or Projects, each of which shall be located within the corporate limits of the Municipality. The obligations of the parties hereto shall apply to each such Project.

3. (a) Under the constitution and statutes of the Commonwealth of Massachusetts, 3/ all Projects are exempt from all real and personal property taxes /and special assessments/ 4/ levied or imposed by any Taxing Body. With respect to any Project, so long as either (i) such Project is owned by a public body or governmental agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the Government for loans or annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the Government in connection with such Project remain unpaid, whichever period is the longest, the Municipality agrees that it will not levy or impose any real or personal property taxes /or special assessments/ 4/ upon such Project or upon the Local Authority with respect thereto. During such period, the Local Authority shall make annual payments (herein called

"Payments in Lieu of Taxes") in lieu of such taxes and special assessments 4/ and in payment for the Public services and facilities furnished from time to time without other cost or charge for or with respect to such Project.

(b) Each such annual Payment in Lieu of Taxes shall be made

after the end of the fiscal year established for such Project, and shall be in an amount equal to either (i) ten percent (10%) of the Shelter Rent actually collected but in no event to exceed ten percent (10%) of the Shelter Rent 8/ charged by the Local Authority in respect to such Project during such fiscal year 5a/

at the time when real property taxes on such Project would be paid if it were subject to taxation, and shall be in an amount equal to either (i) ten percent (10%) of the Shelter Rent actually collected but in no event to exceed ten percent (10%) of the Shelter Rent 8/ charged by the Local Authority in respect to such Project during the 12 months' period ending _____ before such payment is made 5b/

or (ii) the amount permitted to be paid by applicable State law in effect on the date such payment is made, whichever amount is the lower 7

(c) The Municipality shall distribute the Payments in Lieu of Taxes among the Taxing Bodies in the proportion which the real property taxes which would have been paid to each Taxing Body for such year if the Project were not exempt from taxation bears to the total real property taxes which would have been paid to all of the Taxing Bodies for such year if the Project were not exempt from taxation; Provided, however, That no payment for any year shall be made to any Taxing Body in excess of the amount of the real property taxes which would have been paid to such Taxing Body for such year if the Project were not exempt from taxation. 6a/

(c) No payment for any year shall be made to the Municipality in excess of the amount of the real property taxes which would have been paid to the Municipality for such year if the Project were not exempt from taxation. 6b/

(d) Upon failure of the Local Authority to make any Payment in Lieu of Taxes, no lien against any Project or assets of the Local Authority shall attach, nor shall any interest or penalties accrue or attach on account thereof.

4. The Municipality agrees that, subsequent to the date of initiation (as defined in the United States Housing Act of 1937) of each Project and within five years after the completion thereof, or such further period as may be approved by the Government and in addition to the number of unsafe or insanitary dwelling units which the Municipality is obligated to eliminate as a part of the low-rent housing project(s) heretofore undertaken by the Local Authority and identified as

Project(s) No.(s) _____ 7/ there has been or will be elimination, as certified by the Municipality, by demolition, condemnation, effective closing, or compulsory repair or improvement, of unsafe or insanitary dwelling units situated in the locality or metropolitan area in which such Project is located, substantially equal in number to the number of newly constructed dwelling units provided by such Project; Provided, That, where more than one family is living in an unsafe or insanitary dwelling unit, the elimination of such unit shall count as the elimination of units equal to the number of families accommodated therein; and Provided, further, That this paragraph 4 shall not apply in the case of (i) any Project developed on the site of a Slum cleared subsequent to July 15, 1949, and that the dwelling units eliminated by the clearance of the site of such Project shall not be counted as elimination for any other Project or any other low-rent housing project, or (ii) any Project located in a rural nonfarm or Indian area.

5. During the period commencing with the date of the acquisition of any part of the site or sites of any Project and continuing so long as either (i) such Project is owned by a public body or governmental agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the Government for loans or annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the Government in connection with such Project remain unpaid, whichever period is the longest, the Municipality without cost or charge to the Local Authority or the tenants of such Project (other than the Payments in Lieu of Taxes) shall:

9. No member of the governing body of the Municipality or any other public official of the Municipality who exercises any responsibilities or functions with respect to any Project during his tenure or for one year thereafter shall have any interest, direct or indirect, in any Project or any property included or planned to be included in any project, or any contracts in connection with such Projects or property. If any such governing body member or such other public official of the Municipality involuntarily acquires or had acquired prior to the beginning of his tenure any such interest, he shall immediately disclose such interest to the Local Authority.

10. So long as any contract between the Local Authority and the Government for loans (including preliminary loans) or annual contributions, or both, in connection with any Project remains in force and effect, or so long as any bonds issued in connection with any Project or any monies due to the Government in connection with any Project remain unpaid, this Agreement shall not be abrogated, changed, or modified without the consent of the Government. The privileges and obligations of the Municipality hereunder shall remain in full force and effect with respect to each Project so long as the beneficial title to such Project is held by the Local Authority or by any other public body or governmental agency, including the Government, authorized by law to engage in the development or administration of low-rent housing projects. If at any time the beneficial title to, or possession of, any Project is held by such other public body or governmental agency, including the Government, the provisions hereof shall inure to the benefit of and may be enforced by, such other public body or governmental agency, including the Government.

IN WITNESS WHEREOF the Municipality and the Local Authority have respectively signed this Agreement and caused their seals to be affixed and attested as of the day and year first above written.

(SEAL)

(Corporate Name of Municipality)

By _____
(Title)

Attest:

(Title)

(SEAL)

(Corporate Name of Local Authority)

By _____
Chairman

Attest:

(Title)

(a) Furnish or cause to be furnished to the Local Authority and the tenants of such Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the Municipality;

(b) Vacate such streets, roads, and alleys within the area of such Project as may be necessary in the development thereof, and convey without charge to the Local Authority such interest as the Municipality may have in such vacated areas; and, in so far as it is lawfully able to do so without cost or expense to the Local Authority or to the Municipality, cause to be removed from such vacated areas, in so far as it may be necessary, all public or private utility lines and equipment;

(c) In so far as the Municipality may lawfully do so, (i) grant such deviations from the building code of the Municipality as are reasonable and necessary to promote economy and efficiency in the development and administration of such Project, and at the same time safeguard health and safety, and (ii) make such changes in any zoning of the site and surrounding territory of such Project as are reasonable and necessary for the development and protection of such Project and the surrounding territory;

(d) Accept grants of easements necessary for the development of such Project; and

(e) Cooperate with the Local Authority by such other lawful action or ways as the Municipality and the Local Authority may find necessary in connection with the development and administration of such Project.

6. In respect to any Project the Municipality further agrees that within a reasonable time after receipt of a written request therefor from the Local Authority:

(a) It will accept the dedication of all interior streets, roads, alleys, and adjacent sidewalks within the area of such Project, together with all storm and sanitary sewer mains in such dedicated areas, after the Local Authority, at its own expense, has completed the grading, improvement, paving, and installation thereof in accordance with specifications acceptable to the Municipality;

(b) It will accept necessary dedications of land for, and will grade, improve, pave, and provide sidewalks for, all streets bounding such Project or necessary to provide adequate access thereto (in consideration whereof the Local Authority shall pay to the Municipality such amount as would be assessed against the Project site for such work if such site were privately owned); and

(c) It will provide, or cause to be provided, water mains, and storm and sanitary sewer mains, leading to such Project and serving the bounding streets thereof (in consideration whereof the Local Authority shall pay to the Municipality such amount as would be assessed against the Project site for such work if such site were privately owned).

7. If by reason of the Municipality's failure or refusal to furnish or cause to be furnished any public services or facilities which it has agreed hereunder to furnish or to cause to be furnished to the Local Authority or to the tenants of any Project, the Local Authority incurs any expense to obtain such services or facilities then the Local Authority may deduct the amount of such expense from any Payments in Lieu of Taxes due or to become due to the Municipality in respect to any Project or any other low-rent housing projects owned or operated by the Local Authority.

8. No Cooperation Agreement heretofore entered into between the Municipality and the Local Authority shall be construed to apply to any Project covered by this Agreement.

NOTES IN CONNECTION WITH THE USE OF
FORM HUD-52481, "COOPERATION AGREEMENT"

For general information in connection with the preparation and adoption of Cooperation Agreements, See Handbook RHA 7402.1, Chapter 1, Section 3.

Form HUD-52481 should be used as a guide in drafting a Cooperation Agreement. It is applicable to both urban and rural nonfarm housing. Normally, a Cooperation Agreement will cover low-rent housing to be developed or acquired in one locality, and Form HUD-52481 is for use in entering into an agreement with the governing body of the locality in which such housing is to be located. In the event that cooperation is required from an additional governing body or taxing body, a joint agreement or separate agreements with such additional bodies may be used; modifications of Form HUD-52481 will be required, and the Government should be consulted in such cases.

The following notes are related to the use of the blank spaces and the alternate provisions in Form HUD-52481:

- 1/ Insert the name of the political subdivision with which the Cooperation Agreement is being entered into, such as "City of Atlanta, Georgia," or "County of Fulton, State of Georgia," etc. The word "Municipality" is used as a defined term throughout the Agreement to identify the political subdivision, even though in some cases it may be a county or other body.
- 2/ Insert the number of units of low-rent housing to which the Cooperation Agreement applies.
- 3/ Insert the name of the State, indicating whether it is a State or Commonwealth.
- 4/ Omit the bracketed material if low-rent housing owned by the Local Authority is not exempt from special assessments.
- 5a/ 5b/ The material preceding 5a/ should be used if Payments in Lieu of Taxes are to be made on the basis of the Local Authority's fiscal year. The material preceding 5b/ should be used if Payments in Lieu of Taxes are to be made at the time when real property taxes would be paid; in this case, the end of the 12-month period in respect to which Payments in Lieu of Taxes are made should be filled out for a period which will allow time to permit the computation of the amount due before it becomes payable. In either alternate, a percentage of less than 10 percent may be inserted if agreed to by the Municipality and the Local Authority.
- 6a/ 6b/ These are alternate provisions. The material preceding 6a/ should be used if a division of the Payments in Lieu of Taxes is to be made. The distribution provided in this paragraph is suggested as being generally the most equitable distribution. If, however, the Authority desires (or the laws of the State require) the distribution to be on a different basis, then the terminology should be appropriately modified. The material preceding 6b/ should be used if no division is to be made or if a separate Cooperation Agreement is entered into with each Taxing Body.
- 7/ The bracketed material should be omitted (a) if no other Government-aided project is the subject of a Cooperation Agreement between the Municipality and the Local Authority, or (b) if there are such other projects but an Equivalent Elimination Notice has been issued in respect to all such projects prior to the date of initiation of any of the Projects covered by this Agreement.
- 8/ The bracketed material should be omitted unless the Local Authority desires to base payments in lieu of taxes upon ten percent (10%) of the Shelter Rent actually collected. In no event may payments in lieu of taxes be based upon an amount in excess of ten percent (10%) of the Shelter Rents charged.

City of Cambridge

MASSACHUSETTS

Agenda #12 Cooperation Agreement

In City Council November 21 1977

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem				✓
Mr. Clinton	✓			
Mr. Danehy	✓ ^③		✓ ^①	
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell			✓	
Mr. Sullivan	✓			
Mayor Vellucci	✓			

4 0 7 ✓
C. Danehy Requested AFF Recording -

City of Cambridge

50 units

RESOLUTION #1

MASSACHUSETTS

Agenda #12 Resolution approving application for preliminary loan for low-rent public housing.

In City Council November 21 1977

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem				✓
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell			✓	
Mr. Sullivan	✓			
Mayor Vellucci	✓			

9 0 1 ✓

City of Cambridge

50
UNIT

RESOLUTION #2

MASSACHUSETTS

Agenda #12 Resolution approving application for preliminary loan for low-rent public housing.

In City Council November 21 1977

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem				✓
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Sullivan	✓			
Mayor Vellucci	✓			

8 0 0 1

RESOLUTION # 3

City of Cambridge

530NTR

Agenda #12 Resolution approving application for preliminary loan for low-rent public housing.

MASSACHUSETTS

In City Council November 21 1977

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem				✓
Mr. Clinton	✓			
Mr. Danehy			✓	
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Sullivan	✓			
Mayor Vellucci	✓			

7

0

1

1

Rehab

RESOLUTION APPROVING APPLICATION FOR PRELIMINARY LOAN
FOR LOW-RENT PUBLIC HOUSING

WHEREAS, it is the policy of this locality to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, under the provisions of the United States Housing Act of 1937, as amended, the United States of America, acting through the Secretary of Housing and Urban Development (herein called the "Government"), is authorized to provide financial assistance to local public housing agencies for undertaking and carrying out preliminary planning of low-rent housing projects that will assist in meeting this goal; and

WHEREAS, the Act provides that there shall be local determination of need for low-rent housing to meet needs not being adequately met by private enterprise and that the Government shall not make any contract with a public housing agency for preliminary loans for surveys and planning in respect to any low-rent housing projects unless the governing body of the locality involved has by resolution approved the application of the public housing agency for such preliminary loan; and

WHEREAS, the Cambridge Housing Authority (herein called the "Local Authority") is a public housing agency and is applying to the Government for a preliminary loan to cover the costs of surveys and planning in connection with the development of low-rent housing;

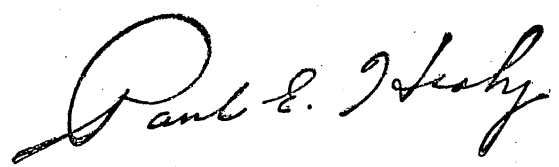
NOW, THEREFORE, be it resolved by the Council of the City of Cambridge as follows:

1. That there exists in the City of Cambridge a need for such low-rent housing which is not being met by private enterprise;
2. That the application of the Local Authority to the Government for a preliminary loan in an amount not to exceed \$10,000.00 for surveys and planning in connection with low-rent housing projects of not to exceed approximately 50 dwelling units is hereby approved.

In City Council November 21, 1977
Adopted by a yea and nay vote:
Yeas 7; Nays 0; Absent 1; Present 1.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:



Acquisition

RESOLUTION APPROVING APPLICATION FOR PRELIMINARY LOAN
FOR LOW-RENT PUBLIC HOUSING

WHEREAS, it is the policy of this locality to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, under the provisions of the United States Housing Act of 1937, as amended, the United States of America, acting through the Secretary of Housing and Urban Development (herein called the "Government"), is authorized to provide financial assistance to local public housing agencies for undertaking and carrying out preliminary planning of low-rent housing projects that will assist in meeting this goal; and

WHEREAS, the Act provides that there shall be local determination of need for low-rent housing to meet needs not being adequately met by private enterprise and that the Government shall not make any contract with a public housing agency for preliminary loans for surveys and planning in respect to any low-rent housing projects unless the governing body of the locality involved has by resolution approved the application of the public housing agency for such preliminary loan; and

WHEREAS, the Cambridge Housing Authority (herein called the "Local Authority") is a public housing agency and is applying to the Government for a preliminary loan to cover the costs of surveys and planning in connection with the development of low-rent housing;

NOW, THEREFORE, be it resolved by the Council of the City of Cambridge as follows:

1. That there exists in the City of Cambridge a need for such low-rent housing which is not being met by private enterprise;
2. That the application of the Local Authority to the Government for a preliminary loan in an amount not to exceed \$10,000.00 for surveys and planning in connection with low-rent housing projects of not to exceed approximately 50 dwelling units is hereby approved.

In City Council November 21, 1977
Adopted by ayea and nay vote:
Yeas 8; Nays 0; Absent 0; Present 1.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

Paul E. Healy

New

RESOLUTION APPROVING APPLICATION FOR PRELIMINARY LOAN
FOR LOW-RENT PUBLIC HOUSING

WHEREAS, it is the policy of this locality to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, under the provisions of the United States Housing Act of 1937, as amended, the United States of America, acting through the Secretary of Housing and Urban Development (herein called the "Government"), is authorized to provide financial assistance to local public housing agencies for undertaking and carrying out preliminary planning of low-rent housing projects that will assist in meeting this goal; and

WHEREAS, the Act provides that there shall be local determination of need for low-rent housing to meet needs not being adequately met by private enterprise and that the Government shall not make any contract with a public housing agency for preliminary loans for surveys and planning in respect to any low-rent housing projects unless the governing body of the locality involved has by resolution approved the application of the public housing agency for such preliminary loan; and

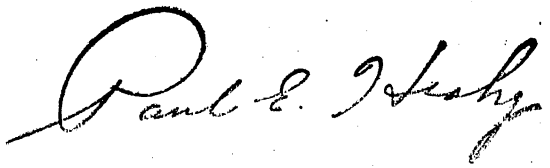
WHEREAS, the Cambridge Housing Authority (herein called the "Local Authority") is a public housing agency and is applying to the Government for a preliminary loan to cover the costs of surveys and planning in connection with the development of low-rent housing;

NOW, THEREFORE, be it resolved by the Council of the City of Cambridge as follows:

1. That there exists in the City of Cambridge a need for such low-rent housing which is not being met by private enterprise;
2. That the application of the Local Authority to the Government for a preliminary loan in an amount not to exceed \$10,600.00 for surveys and planning in connection with low-rent housing projects of not to exceed approximately 53 dwelling units is hereby approved.

In City Council November 21, 1977
Adopted by a yea and nay vote:
Yeas 7; Nays 0; Absent 1; Present 1.
Attest: Paul E. Healy, City Clerk

A true copy,
ATTEST:



Instant Acquisition

STATEMENT OF INTENT OF LOCAL AUTHORITY
TO COMPLY WITH REQUIREMENTS OF
PROJECT SELECTION CRITERIA

For public housing applications, the Area Office may be unable to evaluate Criteria 2, 3, 4, and 5 because the project site is not known at the time of application submittal. In such cases, the Local Housing Authority shall submit this Statement of Intent to Comply with Requirements of the Project Selection Criteria.

I, GERARD CLARK, the duly elected, qualified and acting Chairman of CAMBRIDGE HOUSING AUTHORITY, herein called the LHA, hereby certify that I have been authorized by Resolution No. _____, duly adopted by members of the BOARD OF COMMISSIONERS (Governing Body of the LHA)

at a REGULAR meeting of the BOARD OF COMMISSIONERS on MAY 25 (regular/special) (Governing Body of the LHA)

1977 to make the following statements and that said statements are true and correct. This certification is made either on the basis of my own knowledge or on the basis of certifications made with respect to one or more of such statements by technical, professional or other experts upon whose knowledge and competence I am satisfied to rely (such certifications on which I have relied stating that the matters certified to are true and correct and have been executed subject to warning of possible civil and criminal penalties under the United States Code). It is my understanding that subsequent program approvals (e.g. tentative site approval) will not be given if the Local Authority does not fulfill the following statements.

CRITERION 2. MINORITY HOUSING OPPORTUNITIES

It is the intent of CAMBRIDGE HOUSING AUTHORITY to fulfill the requirements of a(n) adequate rating for Criterion 2, Minority Housing Opportunities, on the basis of the statement checked below. (Name of Local Housing Authority) (adequate/superior)

(A) Superior

- (1) The project will be located so that, within the housing market area, it will provide opportunities for minorities for housing outside existing areas of minority concentration and outside areas which are already substantially racially mixed.
- or
- (2) The project will be located in an area of minority concentration, but the area is part of an official State or local agency development plan, and sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration.

(B) Adequate

- (1) The project will be located in a racially mixed area, outside an area of minority concentration, and will not cause a significant increase in the proportion of minority to non-minority residents in the area.
- or
- (2) The project will be in an area of minority concentration and sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration.
- or
- (3) The project will be in an area of minority concentration, but is necessary to meet overriding housing needs which cannot otherwise feasibly be met in the housing market area.
- or
- (4) The project will be in a housing market area with few or no minority group residents.

CRITERION 3. IMPROVED LOCATION FOR LOW(ER) INCOME FAMILIES

It is the intent of CAMBRIDGE HOUSING AUTHORITY to fulfill the requirements of a(n) adequate rating for Criterion 3, Improved Location for Low(er) Income Families, on the basis of the statement(s) checked below. (Name of Local Housing Authority) (adequate/superior)

(A) Superior

- (1) The project will be located in a section that contains little or no federally-subsidized housing and (a) the proposed project is, or will be by the occupancy date or very shortly thereafter, accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal services that are equivalent to or better than those typically found in neighborhoods consisting largely of standard, unsubsidized housing of a similar market value, and (b) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers is considered excellent for such families in the metropolitan area or town.
- or
- (2) The project will be part of a New Community Development Plan approved under Title VII of the Housing and Urban Development Act of 1970.

(B) Adequate

- (1) The project will be in a section already containing federally-subsidized housing, but with the addition of the proposed housing, the resulting number of federally-subsidized units will not establish the character of the section as one of subsidized housing and the housing will provide an expanded range of housing opportunity for low(er) income families.
or
- (2) The project will be in an undeveloped area and the scale of the project will not be such that it establishes the character of the section as one of subsidized housing.
and
- (3) In the event of (1) or (2) above, the project (a) will be by the occupancy date or very shortly thereafter, accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal services that are equivalent to those typically found in neighborhoods consisting largely of unsubsidized standard housing of a similar market value, and (b) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers is reasonable for such families in the metropolitan area or town.
or
- (4) The project will be located in an Urban Renewal or Model Cities area and such housing is required to fulfill, respectively, the Urban Renewal Plan or the Comprehensive City Demonstration Program.

CRITERION 4. RELATIONSHIP TO ORDERLY GROWTH AND DEVELOPMENT

It is the intent of CAMBRIDGE HOUSING AUTHORITY (Name of Local Housing Authority) to fulfill the requirements of a(n) SUPERIOR (adequate/superior) rating for Criterion 4, Relationship to Orderly Growth and Development, on the basis of the statement checked below.

(A) Superior

- (1) The project will be consistent with the housing element of a local, officially-approved land use or other development plan which is consistent with metropolitan or regional plans.
or
- (2) The project will be located in and be consistent with plans for a neighborhood that is undergoing improvement via Urban Renewal, Model Cities, New Communities or other similar Federal, State, or local development programs.
or
- (3) The project will be consistent with a policy adopted by a State housing or metropolitan area-wide development agency or the local governing body for providing for and dispersing housing for low- and moderate-income families. The policy (does/does not) implement a multi-jurisdictional approach.

(B) Adequate

- (1) The project will be consistent with a local, officially-approved land use or development plan.
or
- (2) The project will be consistent with sound growth patterns, although located in a community that does not have officially-approved land use or other development plans.

CRITERION 5. RELATIONSHIP OF PROPOSED PROJECT TO PHYSICAL ENVIRONMENT

It is the intent of CAMBRIDGE HOUSING AUTHORITY (Name of Local Housing Authority) to fulfill the requirements of a(n) adequate (adequate/superior) rating for Criterion 5, Relationship of Proposed Project to Physical Environment, on the basis of the statement checked below.

(A) Superior

The proposed project will embody outstanding land use planning and excellent architectural treatment, be free from adverse environmental conditions, natural or man-made, such as instability, flooding, septic tank backups, sewage hazards, or mudslide; harmful air pollution, smoke or dust; excessive noise, vibration, or vehicular traffic; unsanitary rodent or vermin infestation; or dangerous fire hazards, and will not, considering both long-term and short-term effects, impact or impair ecologically valuable or significant natural areas, such as wildlife areas, ground water or surface water areas, and parklands, or significant historical or archeological areas.

(B) Adequate

The project will embody sound land use planning and good architectural treatment, be free from adverse environmental conditions that cannot be corrected, and will not have an unreasonably adverse impact on the environment.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT PUBLIC HOUSING

STATEMENT OF INTENT OF LOCAL AUTHORITY
TO COMPLY WITH REQUIREMENTS OF
PROJECT SELECTION CRITERIA

public housing applications, the Area Office may be unable to evaluate Criteria 2, 3, 4, and 5 because the project site is not known at the time of application submittal. In such cases, the Local Housing Authority shall submit this Statement of Intent to Comply with requirements of the Project Selection Criteria.

I, GERARD CLARK, the duly elected, qualified and acting Chairman of CAMBRIDGE HOUSING AUTHORITY, herein called the LHA, hereby certify that I have been authorized by Resolution No. _____, duly adopted by members of the BOARD OF COMMISSSTONERS (Governing Body of the LHA) at a REGULAR meeting of the BOARD OF COMMISSSTONERS on MAY 25 1977

to make the following statements and that said statements are true and correct. This certification is made either on the basis of my own knowledge or on the basis of certifications made with respect to one or more of such statements by technical, professional or other experts upon whose knowledge and competence I am satisfied to rely (such certifications on which I have relied stating that the matters certified to are true and correct and have been executed subject to warning of possible civil and criminal penalties under the United States Code). It is my understanding that subsequent program approvals (e.g. tentative site approval) will not be given if the Local Authority does not fulfill the following statements.

CRITERION 2. MINORITY HOUSING OPPORTUNITIES

It is the intent of CAMBRIDGE HOUSING AUTHORITY to fulfill the requirements of a(n) adequate rating for Criterion 2, Minority Housing Opportunities, on the basis of the statement checked below.

(A) Superior

- (1) The project will be located so that, within the housing market area, it will provide opportunities for minorities for housing outside existing areas of minority concentration and outside areas which are already substantially racially mixed.
- or
- (2) The project will be located in an area of minority concentration, but the area is part of an official State or local agency development plan, and sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration.

(B) Adequate

- (1) The project will be located in a racially mixed area, outside an area of minority concentration, and will not cause a significant increase in the proportion of minority to non-minority residents in the area.
- or
- (2) The project will be in an area of minority concentration and sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration.
- or
- (3) The project will be in an area of minority concentration, but is necessary to meet overriding housing needs which cannot otherwise feasibly be met in the housing market area.
- or
- (4) The project will be in a housing market area with few or no minority group residents.

CRITERION 3. IMPROVED LOCATION FOR LOW(ER) INCOME FAMILIES

It is the intent of CAMBRIDGE HOUSING AUTHORITY to fulfill the requirements of a(n) adequate rating for Criterion 3, Improved Location for Low(er) Income Families, on the basis of the statement(s) checked below.

(A) Superior

- (1) The project will be located in a section that contains little or no federally-subsidized housing and (a) the proposed project is, or will be by the occupancy date or very shortly thereafter, accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal services that are equivalent to or better than those typically found in neighborhoods consisting largely of standard, unsubsidized housing of a similar market value, and (b) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers is considered excellent for such families in the metropolitan area or town.
- or
- (2) The project will be part of a New Community Development Plan approved under Title VII of the Housing and Urban De-

The project will be in a section already containing federally-subsidized housing, but with the addition of the proposed housing, the resulting number of federally-subsidized units will not establish the character of the section as one of subsidized housing and the housing will provide an expanded range of housing opportunity for low(er) income families.

or

(2) The project will be in an undeveloped area and the scale of the project will not be such that it establishes the character of the section as one of subsidized housing.

and

(3) In the event of (1) or (2) above, the project (a) will be by the occupancy date or very shortly thereafter, accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal services that are equivalent to those typically found in neighborhoods consisting largely of unsubsidized standard housing of a similar market value, and (b) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers is reasonable for such families in the metropolitan area or town.

or

(4) The project will be located in an Urban Renewal or Model Cities area and such housing is required to fulfill, respectively, the Urban Renewal Plan or the Comprehensive City Demonstration Program.

CRITERION 4. RELATIONSHIP TO ORDERLY GROWTH AND DEVELOPMENT

It is the intent of CAMBRIDGE HOUSING AUTHORITY to fulfill the requirements of a(n) SUPERIOR rating for Criterion 4, Relationship to Orderly Growth and Development, on the basis of the statement checked below.

(A) Superior

(1) The project will be consistent with the housing element of a local, officially-approved land use or other development plan which is consistent with metropolitan or regional plans.

or

(2) The project will be located in and be consistent with plans for a neighborhood that is undergoing improvement via Urban Renewal, Model Cities, New Communities or other similar Federal, State, or local development programs.

or

(3) The project will be consistent with a policy adopted by a State housing or metropolitan area-wide development agency or the local governing body for providing for and dispersing housing for low- and moderate-income families. The policy (does/does not) implement a multi-jurisdictional approach.

(B) Adequate

(1) The project will be consistent with a local, officially-approved land use or development plan.

or

(2) The project will be consistent with sound growth patterns, although located in a community that does not have officially-approved land use or other development plans.

CRITERION 5. RELATIONSHIP OF PROPOSED PROJECT TO PHYSICAL ENVIRONMENT

It is the intent of CAMBRIDGE HOUSING AUTHORITY to fulfill the requirements of a(n) adequate rating for Criterion 5, Relationship of Proposed Project to Physical Environment, on the basis of the statement checked below.

(A) Superior

The proposed project will embody outstanding land use planning and excellent architectural treatment, be free from adverse environmental conditions, natural or man-made, such as instability, flooding, septic tank backups, sewage hazards, or mudslide; harmful air pollution, smoke or dust; excessive noise, vibration, or vehicular traffic; unsanitary rodent or vermin infestation; or dangerous fire hazards, and will not, considering both long-term and short-term effects, impact or impair ecologically valuable or significant natural areas, such as wildlife areas, ground water or surface water areas, and parklands, or significant historical or archeological areas.

(B) Adequate

The project will embody sound land use planning and good architectural treatment, be free from adverse environmental conditions that cannot be corrected, and will not have an unreasonably adverse impact on the environment.

STATEMENT OF INTENT OF LOCAL AUTHORITY TO COMPLY WITH REQUIREMENTS OF PROJECT SELECTION CRITERIA

For public housing applications, the Area Office may be unable to evaluate Criteria 2, 3, 4, and 5 because the project site is not known at the time of application submittal. In such cases, the Local Housing Authority shall submit this Statement of Intent to Comply with Requirements of the Project Selection Criteria.

I, GERARD CLARK, the duly elected, qualified and acting Chairman of CAMBRIDGE HOUSING AUTHORITY, herein called the LHA, hereby certify that I have been authorized by Resolution No. [blank], duly adopted by members of the BOARD OF COMMISSIONERS (Governing Body of the LHA) at a REGULAR meeting of the BOARD OF COMMISSIONERS on MAY 25 1977 to make the following statements and that said statements are true and correct.

This certification is made either on the basis of my own knowledge or on the basis of certifications made with respect to one or more of such statements by technical, professional or other experts upon whose knowledge and competence I am satisfied to rely (such certifications on which I have relied stating that the matters certified to are true and correct and have been executed subject to warning of possible civil and criminal penalties under the United States Code). It is my understanding that subsequent program approvals (e.g. tentative site approval) will not be given if the Local Authority does not fulfill the following statements.

CRITERION 2. MINORITY HOUSING OPPORTUNITIES

It is the intent of CAMBRIDGE HOUSING AUTHORITY to fulfill the requirements of a(n) superior rating for Criterion 2, Minority Housing Opportunities, on the basis of the statement checked below.

(A) Superior

- (1) The project will be located so that, within the housing market area, it will provide opportunities for minorities for housing outside existing areas of minority concentration and outside areas which are already substantially racially mixed.
(2) The project will be located in an area of minority concentration, but the area is part of an official State or local agency development plan, and sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration.

(B) Adequate

- (1) The project will be located in a racially mixed area, outside an area of minority concentration, and will not cause a significant increase in the proportion of minority to non-minority residents in the area.
(2) The project will be in an area of minority concentration and sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration.
(3) The project will be in an area of minority concentration, but is necessary to meet overriding housing needs which cannot otherwise feasibly be met in the housing market area.
(4) The project will be in a housing market area with few or no minority group residents.

CRITERION 3. IMPROVED LOCATION FOR LOW(ER) INCOME FAMILIES

It is the intent of CAMBRIDGE HOUSING AUTHORITY to fulfill the requirements of a(n) adequate rating for Criterion 3, Improved Location for Low(er) Income Families, on the basis of the statement(s) checked below.

(A) Superior

- (1) The project will be located in a section that contains little or no federally-subsidized housing and (a) the proposed project is, or will be by the occupancy date or very shortly thereafter, accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal services that are equivalent to or better than those typically found in neighborhoods consisting largely of standard, unsubsidized housing of a similar market value, and (b) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers is considered excellent for such families in the metropolitan area or town.
(2) The project will be part of a New Community Development Plan approved under Title VII of the Housing and Urban Development Act of 1970

Adequate

- (1) The project will be in a section already containing federally-subsidized housing, but with the addition of the proposed housing, the resulting number of federally-subsidized units will not establish the character of the section as one of subsidized housing and the housing will provide an expanded range of housing opportunity for low(er) income families.
or
- (2) The project will be in an undeveloped area and the scale of the project will not be such that it establishes the character of the section as one of subsidized housing.
and
- (3) In the event of (1) or (2) above, the project (a) will be by the occupancy date or very shortly thereafter, accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal services that are equivalent to those typically found in neighborhoods consisting largely of unsubsidized standard housing of a similar market value, and (b) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers is reasonable for such families in the metropolitan area or town.
or
- (4) The project will be located in an Urban Renewal or Model Cities area and such housing is required to fulfill, respectively, the Urban Renewal Plan or the Comprehensive City Demonstration Program.

CRITERION 4. RELATIONSHIP TO ORDERLY GROWTH AND DEVELOPMENT

It is the intent of CAMBRIDGE HOUSING AUTHORITY (Name of Local Housing Authority) to fulfill the requirements of a(n) SUPERIOR (adequate/superior) rating for Criterion 4, Relationship to Orderly Growth and Development, on the basis of the statement checked below.

(A) Superior

- (1) The project will be consistent with the housing element of a local, officially-approved land use or other development plan which is consistent with metropolitan or regional plans.
or
- (2) The project will be located in and be consistent with plans for a neighborhood that is undergoing improvement via Urban Renewal, Model Cities, New Communities or other similar Federal, State, or local development programs.
or
- (3) The project will be consistent with a policy adopted by a State housing or metropolitan area-wide development agency or the local governing body for providing for and dispersing housing for low- and moderate-income families. The policy (does/does not) implement a multi-jurisdictional approach.

(B) Adequate

- (1) The project will be consistent with a local, officially-approved land use or development plan.
or
- (2) The project will be consistent with sound growth patterns, although located in a community that does not have officially-approved land use or other development plans.

CRITERION 5. RELATIONSHIP OF PROPOSED PROJECT TO PHYSICAL ENVIRONMENT

It is the intent of CAMBRIDGE HOUSING AUTHORITY (Name of Local Housing Authority) to fulfill the requirements of a(n) superior (adequate/superior) rating for Criterion 5, Relationship of Proposed Project to Physical Environment, on the basis of the statement checked below.

(A) Superior

The proposed project will embody outstanding land use planning and excellent architectural treatment, be free from adverse environmental conditions, natural or man-made, such as instability, flooding, septic tank backups, sewage hazards, or mudslide; harmful air pollution, smoke or dust; excessive noise, vibration, or vehicular traffic; unsanitary rodent or vermin infestation; or dangerous fire hazards, and will not, considering both long-term and short-term effects, impact or impair ecologically valuable or significant natural areas, such as wildlife areas, ground water or surface water areas, and parklands, or significant historical or archeological areas.

(B) Adequate

The project will embody sound land use planning and good architectural treatment, be free from adverse environmental conditions that cannot be corrected, and will not have an unreasonably adverse impact on the environment.

New



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
BULFINCH BUILDING, 15 NEW CHARDON STREET
BOSTON, MASSACHUSETTS 02114

REGION I
Room 800

John F. Kennedy Federal Building
Boston, Massachusetts 02203

10 SEP 1977

IN REPLY REFER TO:

Mr. Lewis H. Spence
Executive Director
Cambridge Housing Authority
270 Green Street
Cambridge, Massachusetts

Program Reservation No. Mass.003-099

Dear Mr. Spence:

The Department of Housing and Urban Development (HUD) hereby makes the following Program Reservation, or change therein, for low-income dwelling units to be provided pursuant to the U. S. Housing Act. of 1937. This is not a legal obligation but a statement of determination by HUD, subject to fulfillment of all legal and administrative requirements, to enter into a new or amended Preliminary Loan Contract or Annual Contributions Contract covering the number of units reserved, or such lesser number as may be consistent with the amount of contract and budget authority reserved by HUD with respect to the Program Reservation. A Development Program which is approvable by HUD must be submitted by 10 months from the date of this letter. If this time limit is exceeded, the Program Reservation will be cancelled unless HUD determines, for good cause, to extend the time limit.

Location:	<u>Cambridge, Massachusetts</u>		
Housing Type and Production Method			
New Construction	<u>TURNKEY</u> 53	<u>CONVENTIONAL</u>	<u>FORCE ACCOUNT</u> XXXXXXXXXXXXXX
Acquisition w/substantial rehabilitation			
Acquisition wo/substantial rehabilitation			

PROGRAM RESERVATION AND PRELIMINARY LOAN SUMMARY	PREVIOUS RESERVATION	INCREASE (DECREASE)	CURRENT RESERVATION
TOTAL FAMILY UNITS			53
TOTAL ELDERLY UNITS			
GRAND TOTAL OF UNITS			53
PRELIMINARY LOAN			\$10,600

UNITS	SOURCE YEAR	CONTRACT AUTHORITY	TERM (YEARS)	BUDGET AUTHORITY	LOAN AUTHORITY
53		\$ 144,470	40	\$ 5,778,800	\$ 2,012,964

FINNS RECEIVED.

Dwelling Unit Characteristics:

BUILDING TYPE	NUMBER OF BLDGS.	NUMBER OF D.U.'S BY BEDROOM SIZE									TOTAL D.U.'s	
		FAMILY AND LARGE FAMILY						ELDERLY, HANDICAPPED OR DISABLED				
		1-BR.	2-BR.	3-BR.	4-BR.	5-BR.	6-BR.	EFFIC.	1-BR.	2-BR.		
D												
SD												
R		15	12	20	6							53
AW												
AE		15	12	20	6							53
TOTALS		15	12	20	6							53

(D-Detached Single Family; SD-Semi-Detached; R-Row; AW-Walk-up Apartments;
AE-Elevator)

APPROVED:
DEPUTY

Edward T. Black
Acting Area Office Director

16 SEP 1977

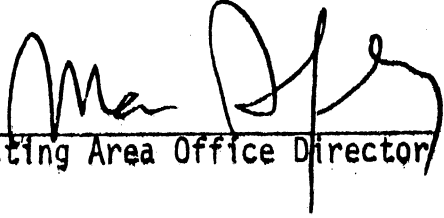
Date of Program Reservation

Dwelling Unit Characteristics:

BUILDING TYPE	NUMBER OF BLDGS.	NUMBER OF D.U.'S BY BEDROOM SIZE									TOTAL D.U.'s	
		FAMILY AND LARGE FAMILY						ELDERLY, HANDICAPPED OR DISABLED				
		1-BR.	2-BR.	3-BR.	4-BR.	5-BR.	6-BR.	EFFIC.	1-BR.	2-BR.		
D												
SD		10	10	5	5							30
R												
AW		3	10	5		2						20
AE												
TOTALS		13	20	10	5	2						50

(D-Detached Single Family; SD-Semi-Detached; R-Row; AW-Walk-up Apartments; AE-Elevator)

APPROVED:



Acting Area Office Director

9/19/77
Date of Program Reservation



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 AREA OFFICE
 BULFINCH BUILDING, 15 NEW CHARDON STREET
 BOSTON, MASSACHUSETTS 02114

Robert
Assistant
Acquisition

John F. Kennedy Federal Building
 Boston, Massachusetts 02203

16 SEP 1977

IN REPLY REFER TO:

Mr. Lewis H. Spence
 Executive Director
 Cambridge Housing Authority
 270 Green Street
 Cambridge, Massachusetts 02139

Program Reservation No. Mass. 003-018

Dear Mr. Spence:

The Department of Housing and Urban Development (HUD) hereby makes the following Program Reservation, or change therein, for low-income dwelling units to be provided pursuant to the U. S. Housing Act of 1937. This is not a legal obligation but a statement of determination by HUD, subject to fulfillment of all legal and administrative requirements, to enter into a new or amended Preliminary Loan Contract or Annual Contributions Contract covering the number of units reserved, or such lesser number as may be consistent with the amount of contract and budget authority reserved by HUD with respect to the Program Reservation. A Development Program which is approvable by HUD must be submitted by 10 months from the date of this letter. If this time limit is exceeded, the Program Reservation will be cancelled unless HUD determines, for good cause, to extend the time limit.

Location: <u>Cambridge, Massachusetts</u>																
Housing Type and Production Method																
<table border="0"> <tr> <td></td> <td style="text-align: center;"><u>TURNKEY</u></td> <td style="text-align: center;"><u>CONVENTIONAL</u></td> <td style="text-align: center;"><u>FORCE ACCOUNT</u></td> </tr> <tr> <td>New Construction</td> <td></td> <td></td> <td style="text-align: center;">XXXXXXXXXXXXXX</td> </tr> <tr> <td>Acquisition w/substantial rehabilitation</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Acquisition wo/substantial rehabilitation</td> <td style="text-align: center;">50</td> <td></td> <td></td> </tr> </table>		<u>TURNKEY</u>	<u>CONVENTIONAL</u>	<u>FORCE ACCOUNT</u>	New Construction			XXXXXXXXXXXXXX	Acquisition w/substantial rehabilitation				Acquisition wo/substantial rehabilitation	50		
	<u>TURNKEY</u>	<u>CONVENTIONAL</u>	<u>FORCE ACCOUNT</u>													
New Construction			XXXXXXXXXXXXXX													
Acquisition w/substantial rehabilitation																
Acquisition wo/substantial rehabilitation	50															

PROGRAM RESERVATION AND PRELIMINARY LOAN SUMMARY	PREVIOUS RESERVATION	INCREASE (DECREASE)	CURRENT RESERVATION
TOTAL FAMILY UNITS			35
TOTAL ELDERLY UNITS			15
GRAND TOTAL OF UNITS			50
PRELIMINARY LOAN			\$10,000

UNITS	SOURCE YEAR	CONTRACT AUTHORITY	TERM (YEARS)	BUDGET AUTHORITY	LOAN AUTHORITY
50		\$ 142,298	40	\$ 5,691,880	\$ 1,982,677

FINNS RECEIVED.

Dwelling Unit Characteristics:

BUILDING TYPE	NUMBER OF BLDGS.	NUMBER OF D.U.'S BY BEDROOM SIZE									TOTAL D.U.'s	
		FAMILY AND LARGE FAMILY						ELDERLY, HANDICAPPED OR DISABLED				
		1-BR.	2-BR.	3-BR.	4-BR.	5-BR.	6-BR.	EFFIC.	1-BR.	2-BR.		
D												
SD		3	3	6								12
R									10	5		15
AW		12	3	3	3	2						23
AE												
TOTALS		15	6	9	3	2			10	5		50

(D-Detached Single Family; SD-Semi-Detached; R-Row; AW-Walk-up Apartments;
AE-Elevator)

APPROVED
DEPUTY

Edward T. Pollack
Acting Area Office Director

16 SEP 1977

Date of Program Reservation

TO: Lewis H. Spence, Executive Director
FROM: John Washek *W*
DATE: November 16, 1977
RE: Proposed Turnkey Developments

The CHA has received a Program Reservation from HUD for 153 units to be acquired under the Turnkey program. The total allocation has been divided into three different categories: 53 units of new construction, 50 units of substantially rehabbed housing, and 50 units under the acquisition without rehab program.

HUD has set an extremely tight timetable for the CHA to plan and implement the development of these projects. The timetable, which must be adhered to or the CHA will lose the Program Reservation, calls for placing advertisements for developers starting November 28, 1977. However, the CHA can not place the ads until the City Council approves a "Cooperation Agreement" between the CHA and the City.

The Cooperation Agreement provides for payments in lieu of taxes (P.I.L.O.T.) by the CHA to the City for a specified number of units. The P.I.L.O.T. is determined using a formula fixed by federal regulation. The U.S. Housing Act of 1937 mandates that a cooperation agreement be entered into before any housing can be built or acquired by a Housing Authority; thus, City Council approval is critical.

It should be noted that under the Cooperation Agreement, the P.I.L.O.T. formula would be used only after the CHA has purchased the project(s). Before and during the development phase, the developer would be responsible for full payment of all applicable real property taxes. Also, the

Agreement would not specify sites, only a maximum number of units. The City has entered into Cooperation Agreements for all other CHA Developments.

HUD also requires that the City Council approve the CHA's applications for preliminary loans to be used for planning the proposed projects. HUD has set aside \$200.00 per unit or a total of \$30,600 for planning purposes, which can be requisitioned by the CHA only upon Council approval. Under the Turnkey program, the Annual Contributions Contract from HUD will not be signed until late summer 1978. Until such time, the preliminary loan funds are the only funding source available for planning and development of the project(s). This \$30,600 budget will cover at least a ten month period, and will be used to pay for architectural, legal, advertising and printing expenses as well as for project coordinator and clerical salaries. Upon successful completion of the development(s), the preliminary loan funds will be paid back to HUD by the developer. (The developer will include preliminary loan funds as part of his total developer's price). In the event that the development does not come to the closing stage, the CHA will be responsible for repayment of the preliminary loan funds from any funds available for this purpose.

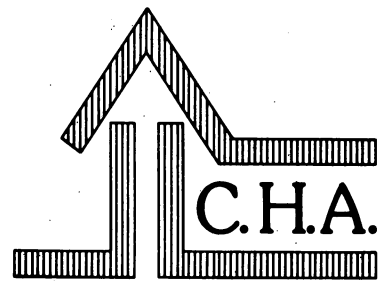
In summary, City Council action is critical to the success of the proposed Turnkey developments. The Council must approve a Cooperation Agreement and three (3) resolutions authorizing the CHA's applications for preliminary loan funds (one resolution for each construction type). Your assistance

Lewis H. Spence
November 16, 1977
Page 3

in expediting this matter would be appreciated.

JW/djb
Attach. - Cooperation Agreement
Resolutions

CAMBRIDGE HOUSING AUTHORITY



C A M B R I D G E
M A S S A C H U S E T T S
02139
(617) 864-3020

November 17, 1977

Mr. David R. Vickery
Assistant City Manager for Community Development
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Dear David:

Attached is the backup material for the City Council which explains the new turnkey public housing program which the CHA is pursuing. I particularly draw your attention to the memorandum from John Washek which is a summary explanation.

Reese Fayde indicates that there may be some confusion about specific sites at this stage of the program. Please be advised that sites and development proposals must be selected on an open competitive basis. Therefore, the CHA cannot pre-select or be committed to specific sites at this time. Areas in which the CHA is interested in developing further housing are essentially:

1. Sites in neighborhoods that historically do not have significant concentrations of public housing;
2. Sites where rehabilitation or new construction enhances on-going city and non-profit housing and renewal activity.

I hope this information serves your purposes, and I stand ready to join you in any further explanations that might in your opinion be necessary.

Sincerely yours,

Lewis H. Spence (DHS)

Lewis H. Spence
Executive Director

LHS/DJW/cb

Attachment



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-8800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

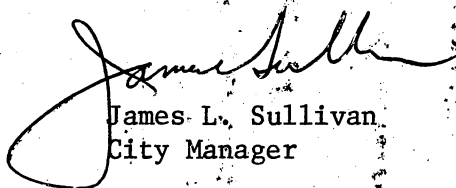
November 21, 1977

To the Honorable, the City Council:

I transmit herewith a communication from the Cambridge Housing Authority and the Community Development Department regarding the acceptance of 153 units of Public Housing.

Also included are three resolutions and one Cooperation Agreement which the City Council must vote on to accept the 153 units.

Very truly yours,



James L. Sullivan
City Manager

JLS/mbf
Encs.

Acceptance of 153 units of Public Housing,
and approval of three resolutions and one
Cooperation Agreement.

PL
JP
RP
N ON ALL 40065

In City Council,

Nov. 21, 1977

3 Resolutions + Coop Agreement
4 VOTES

- 1) # Coop Agreement 7-0-1-1
- 2) 50 UNITS 7-0-1-1
- 3. 50 UNITS 8-0-0-1
- 4. 53 UNITS 7-0-1-1

10/25/77

Coop Agreement NOT
BE CONSIDERED BEFORE
FILING -