



City of Cambridge

14.

IN CITY COUNCIL

April 29, 1991

MAYOR WOLF
COUNCILLOR CYR

WHEREAS: TCB/Cambridge has HUD funds to assist non-profits in developing and presenting affordable housing; and

WHEREAS: TCB/Cambridge is looking for a small number of communities to work with; and

WHEREAS: This City Council has made affordable housing a priority issue; now therefore be it

ORDERED: That the City Manager be and hereby is requested to have the Community Development Department follow up with TCB/Cambridge to become one of the communities involved in this project.

In City Council April 29, 1991.

Adopted by the affirmative vote of nine members.

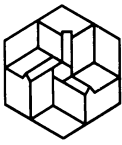
Attest:- John E. Flynn, Deputy City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink, reading "John E. Flynn".

John E. Flynn, Deputy City Clerk.



T C B / Cambridge

95 Berkeley Street, 5th Floor
Boston, Massachusetts 02116
617/695-9595 Fax 617/695-9805

April 9, 1991

Patrick E. Clancy
Executive Director

The Honorable Alice Wolf
Mayor's Office
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

OFFICERS

Stephen H. Anthony
President

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RE: Public-Private Housing Partnerships

Dear Mayor Wolf:

I am pleased to announce that, under a special contract with the United States Department of Housing and Urban Development, TCB/Cambridge is available to work with a limited number of New England communities on affordable housing. This program is aimed at gearing up the capability of neighborhood-based nonprofit organizations to develop and preserve affordable housing. A key feature of this program will involve working with local public officials, banks and other private companies, and neighborhood-based development organizations to form or strengthen a Public-Private Housing Partnership. I am writing to introduce to you this exciting, new HUD-funded effort and to invite you to consider the participation of the City of Cambridge in this pilot program.

During the next few years, assisted housing programs will undergo tremendous change. The National Affordable Housing Act of 1990 has created new programs such as HOME and HOPE for new projects, and new regulations and resources for housing preservation. These new federal programs are emerging just as state funding programs and CDBG budgets are, in many cases, decreasing. There is also a continuing challenge to increase private investment in affordable housing, through both mortgage lending and equity investments. Through this pilot program, TCB/Cambridge and its subcontractor, Community Training and Assistance Center (CTAC), will work with the City and neighborhood groups on ways to get the most out of these new federal resources, as well as to attract private investment, in order to develop new or preserve existing affordable housing.

*Developing, financing and
managing affordable housing
and commercial properties.*

Honorable Alice Wolf
April 10, 1991
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This Public-Private Housing Partnership Program will be undertaken in up to five communities in New England as part of a 50-city national technical assistance project. The Community Builders and HUD will select the participating communities over the next several months based on a variety of criteria. An important consideration will be the interest of local officials, community groups and the private sector in participating in the program, as well as a willingness to commit public and private resources to the effort.

If you are interested in participation, we will ask you, as a first step, to compile a list of active neighborhood development organizations which might participate in the effort, as well as corporate and banking representatives who should be included. After some initial discussions, we may then ask to meet with the Community Development Director, representatives of active community development organizations, and key business representatives. If there is an existing housing partnership, a meeting of the partnership or its key members could be the appropriate forum. A critical element of this program involves building the development capacity of nonprofit community-based organizations. Their participation is essential to this effort, and we would talk with active groups early in our assessment process. TCB/Cambridge has engaged CTAC to provide organizational training and technical assistance to neighborhood groups, as well as training for the housing partnership itself as needed.

If, after these initial meetings and discussions, there is a mutual interest in pursuing the program, TCB/Cambridge will continue a more extensive community assessment. We will take four steps as part of this assessment process:

1. Confirm the continued interest on the part of the City to participate in the program, including meeting directly with the executive officer of the municipality, and gauge the interest of other key participants in the program.
2. Assess the potential for affordable housing projects and programs in the community which meet demonstrated housing needs. We would look at programs underway in the city, as well as those being considered by community development groups.
3. Identify specific local resources which could be allocated to the partnership effort. This could include CDBG program funds, City held property suitable for housing, bank or institutional financing for community lending programs, as well as the capacity of existing organizations to undertake housing development programs.

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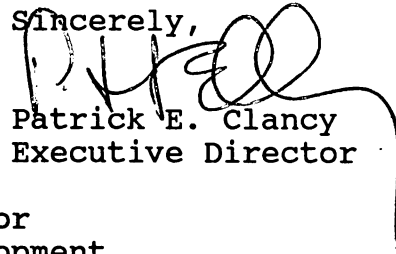
While it is not necessary to commit specific resources at this time, it will be a crucial objective of the partnership effort to assemble local financial resources and secure state and federal funding to implement a viable housing program.

4. Assess the existing and potential capacity of community-based nonprofit organizations.

This assessment process is expected to take two to five months, after which HUD and TCB/Cambridge will select those communities to continue with the partnership program. Once final selections are made, we will work with city officials and other participants to organize or strengthen the partnership and focus its efforts on a specific development program suited to the affordable housing needs of each participating city. Our services will be flexible and can be customized to the needs and priorities of each community. They could include a wide variety of activities such as assisting with the preparation of a Comprehensive Housing Affordability Strategy, or providing technical assistance to a newly formed community group. Our emphasis will be to improve the development capacity of neighborhood groups as well as strengthening the public and private sector support they receive.

Enclosed is more detailed information about the Public-Private Housing Partnership program, and information about TCB/Cambridge and the Community Training and Assistance Center. If your community is interested in and can benefit from an intensive housing partnership program, please call Russ Tanner at TCB/Cambridge, (617) 695-9595. We look forward to hearing from you.

Sincerely,



Patrick E. Clancy
Executive Director

cc: Mr. Michael Rosenberg, Director
Department of Community Development
Mr. Robert Healy, City Manager
City Manager's Office

Enclosures:

Public-Private Housing Partnerships:
Program Summary and Major Objectives
TCB/Cambridge, Inc.
The Community Training and Assistance Center



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City Council APR. 29 1991

Adopted by the affirmative vote

of 9 members

John E. Flynn City Clerk

Order # 14

F-253

CONSENT

Mayor Wolf ^{re: City} affordable housing.

In City Council,

April 29, 1991

Order adapted

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