

CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Block Grant Advisory Committee

FROM: Kathy A. Spiegelman, Assistant City Manager for
Community Development

SUBJECT: Proposed Statement of Community Development Objectives and
Projected Use of Funds--Year #9 (FY'83-'84) Block Grant
Program

DATE: March 2, 1983

Transmitted herewith for Block Grant Advisory Committee review and comment is the City Manager's CDBG Year #9 Proposed Statement of Community Development Objectives and Projected Use of Funds. In keeping with Federal regulations, we are also advertising this proposal in the Cambridge Chronicle (March 3 edition).

Comments on the proposed statement of objectives, and/or on the allocation of our Year #9 (FY'83-'84) \$3,249,000 CDBG grant to specific eligible activities, are encouraged and should be telephoned or mailed to the Block Grant Program Director. Our telephone number and address for this purpose is given on the above letterhead.

All comments received by March 14 at 5 p.m. will be reviewed and carefully considered as a basis for the City Manager's final decisions on the Year #9 CDBG Program. The City's "Final Statement of Community Development Objectives and Projected Use of Funds" for next year's program will then be sent to HUD as the major element of the City's application for its Year #9 grant. The full application will also be made available to the Block Grant Advisory Committee, and to the general public.

The following information about the attached proposal may be useful to the Advisory Committee.

1. PROPOSED STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES. This statement is the same as presented to the Block Grant Advisory Committee last year, and subsequently forwarded to HUD in the Year #8 application. It is a summary of the 7-page statement developed in 1979 and approved by both the Advisory Committee and HUD at that time. The five objectives that make up the statement are seen by the City Manager and his staff as having strong, continuing applicability to the City and people of Cambridge.

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2. PROJECTED USE OF YEAR #9 FUNDS. The attached proposal for the use of the anticipated \$3,249,000 Year #9 grant is the City Manager's second draft--the first having been sent to the Advisory Committee with my memorandum of January 13, 1983. A public hearing on the first draft was held on January 19, 1983; and although the weather was bitter cold, there were twenty-five citizens who participated for over three hours and made strong inputs. A summary of the hearing was developed from a full replay of the tape, and was mailed to all participants. A copy of this summary is attached, and the taped record of the hearing may be replayed at our office.

The inputs made at the hearing were given extensive review by the City, and the following changes in the first draft allocations have been made:

- A. In Category #4 (STREETS/SIDEWALKS/TREES PROGRAM), the Streets and Sidewalks Reconstruction sub-total has been reduced by \$10,000--from \$270,000 to \$260,000--thereby reducing the STREETS/SIDEWALKS/TREES PROGRAM total from \$310,000 to \$300,000. This reduced budget will provide for the following: (a) Streets and Sidewalks Reconstruction-\$260,000; (b) Tree Planting-\$30,000; (c) Engineering Supervision-\$10,000.
 - B. In Category #6 (HUMAN SERVICES), the proposed \$325,000 allocation has been raised by \$10,000 to \$335,000--thereby providing "level-funding" (i.e. the same amount as funded in Year #8) inspite of the \$98,000 decrease in overall Year #9 funding.
3. ADDITIONAL CHANGES. Review of the January 19 public hearing input resulted in the following additional CDBG Program changes:
 - A. It was decided that Human Services will continue to be level funded at \$335,000/year, as long as the total funding does not drop below \$3,000,000.
 - B. It was decided that the City will offer planning and architectural services to the Cambridge Boys and Girls Club in support of the Club's effort to acquire and renovate the St. Mary's facility at Prospect and Harvard Streets. These services will be in addition to a reprogramming of CDBG funds already available to the Club, in order to finance architectural and planning services by consultants.

Attachments:

1. Proposed Statement of Community Development Objectives and Projected Use of Funds.
2. Summary of January 19, 1983 Public Hearing

cc: Robert W. Healy
City Manager

YEAR #9 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CITY OF CAMBRIDGE, MASSACHUSETTS
PROPOSED STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES
AND PROJECTED USE OF FUNDS

PROPOSED STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTED USE OF FUNDS. In line with interim instructions issued by U. S. Department of Housing and Urban Development for current operation of the Federal Community Development Block Grant Program, published below is City of Cambridge Proposed Statement of Community Development Objectives and Projected Use of Funds for City's Year #9 (Fiscal 1983-84) \$3,249,000 Community Development Block Grant Program. Comments regarding proposal will be received by City until close of business March 14, 1983, and should be telephoned or mailed to the Block Grant Director, Cambridge Department of Community Development, McCusker Center, 57 Inman Street, Cambridge, Mass. 02139 (Tel. 498-9034).

PROPOSED STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES. Since the Federal Community Development Block Grant Program as established by the Congress is structured to principally benefit persons of low and moderate income, the five Cambridge community development objectives outlined below are focused on the problems and interests of the low and moderate income sector of Cambridge--55% of all families per most recent figures available. The proposed statement is a summary of a 7-page statement approved by the Block Grant Advisory Committee and the U. S. Department of Housing and Urban Development in 1979. Copies are available at the Community Development Department.

- OBJECTIVE #1 -- STABILIZE THE CITY'S POPULATION--Preserve diversity of population Cambridge now enjoys--Preserve place for low- and moderate-income families, as well as make Cambridge attractive living environment for middle to upper income families---Focus on loss of families, a loss which continues to undermine social stability of Cambridge community---Seek to enhance City as family environment, i.e. supportive living framework for families that includes whole range of physical, social and economic underpinnings---In particular, work to stabilize City's population through progress toward four related objectives listed below.
- OBJECTIVE #2 -- ENHANCE THE QUALITY OF THE CITY'S PHYSICAL ENVIRONMENT--For City's low- and moderate-income families, principal need is greatly expanded supply of affordable, decent housing---Also needed: greater availability of good recreation facilities; good neighborhood service buildings; good transportation facilities, including serviceable streets and sidewalks; good neighborhood commercial areas; and pleasant neighborhood environment with abundance of trees and large measure of freedom from heavy traffic.
- OBJECTIVE #3 -- PRESERVE CITY'S DIVERSIFIED EMPLOYMENT BASE--City's extremely diversified employment base plays important, positive role in maintaining City's social, economic and fiscal health---provides variety of jobs for City's diverse population---Cushions City against fluctuations in regional and national economies---adds to the vitality and variety which are uniquely Cambridge. But

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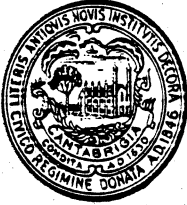
exodus of manufacturing and its blue collar jobs, together with growth of mostly white collar and professional jobs, requires continuing commitment on part of City government to active economic development effort, with strong focus on blue collar jobs.

- OBJECTIVE #4 -- IMPROVE THE QUALITY OF PUBLIC SERVICES--Quality of public services, such as education, recreation, public health and safety, probably principal determinant of how "liveable" a city is---but families, especially with children, are even more dependent on public services than most population groups. Also, in old cities like Cambridge, continuous effort and monies must be expended to modernize public facilities that support public services---And City must strengthen its involvement with direct and indirect provision of broad range of specialized human services, principally to residents of low and moderate income. Health services, family life counseling, child care, employment services, elderly services all crucial to day-to-day survival of many disadvantaged persons---Such services also contribute greatly to dignified, healthful and enjoyable existence for many among City's low- and moderate-income population.
- OBJECTIVE #5 -- STRENGTHEN THE CITY'S FISCAL BASE--Extent and quality of services and facilities City provides are in large part dependent on City's fiscal base---While it has relatively strong tax base, City has been subject to many fiscal pressures, including escalating costs, slow growth of tax base, shrinking state and federal aid--Also, City carries burden of extensive private, tax exempt property. Effort to increase City's financial resources must be three-pronged: (1) tax structure must be broadened to reduce reliance on property tax; (2) City's real estate tax base must be strengthened by sensible and desirable commercial development; (3) burden of tax exempt property on the City must be lessened.

PROJECTED USE OF FUNDS. BLOCK GRANT YEAR #9 (FISCAL YEAR 1983-84). Projected use of the City's \$3,249,000 Community Development Block Grant funding for year beginning July 1, 1983 is given below. All dollar figures are in \$1,000. Also, for comparison purposes, Year Seven (current year) figures are given in parentheses. A memorandum of January 13, 1983 from the City Manager, and a subsequent memorandum of March 2, 1983 from the Assistant City Manager for Community Development explain the thinking behind the allocations. These two memoranda are available to the public on request (telephone Block Grant Director, 498-9034, 8:30 a.m.-5:00 p.m., Mon-Fri).

	Year #9* (Year #8)*	
1. <u>HOUSING REHABILITATION AND DEVELOPMENT</u>	\$1,368	(\$1,344)
A. <u>Housing and Development/Public and Private</u>	\$150	(450)
- Public (Cambridge Housing Authority)	\$100	(100)
- Private	\$ 50	(350)
B. <u>Multi-Family Rehab Assistance</u>	\$340	(82)
- Neighborhood Apartment Housing Services	\$250	(-0-)
- Program Staffing & Administrative Support	\$ 90	(82)
C. <u>Home Improvement Program</u>	\$385	(385)
- Homeowners Rehab Inc.	\$135	(135)
- Just-A-Start Corporation	\$135	(135)
- Riverside/Cambridgeport (ROCC)	\$115	(115)
D. <u>Just-A-Start Rehab Assistance</u>	\$226	(160)
E. <u>Homeownership Program</u>	\$130	(130)
- Homeowners Rehab Work Equity	\$ 80	(80)
- ROCC Neighborhood Homeownership	\$ 50	(50)
F. <u>ROCC Weatherization</u>	\$ 70	(70)
G. <u>Historic Preservation/Home Improvement</u>	\$ 40	(40)
H. <u>Just-A-Start Deleading Program</u>	\$ 27	(27)
2. <u>OPEN SPACE ACQUISITION AND DEVELOPMENT</u> (\$10,000 For Neighborhood Four Parks Engineering Supervision)	\$ 10	(-0-)
3. <u>OPEN SPACE RENOVATION</u> (\$20,000-Permanent Arts Improvements Program; \$10,000-Engineering Supervision; \$20,000-Contingency)	\$ 50	(150)
4. <u>STREETS/SIDEWALKS/TREES PROGRAM</u> (\$260,000-Street and Sidewalk Reconstruction; \$30,000-Tree Planting; \$10,000-Engineering Supervision)	\$ 300	(300)
5. <u>SPECIAL NEIGHBORHOOD STABILIZATION FUND</u>	\$ 500	(500)
A. <u>East Cambridge Stabilization Program</u>	\$250	(250)
B. <u>North Cambridge Stabilization Program</u>	\$250	(250)
6. <u>HUMAN SERVICES</u>	\$ 335	(335)
7. <u>PROGRAM MANAGEMENT</u>	\$ 273	(258)
8. <u>PROJECT EXECUTION</u>	\$ 132	(125)
9. <u>PLANNING</u>	\$ 137	(129)
10. <u>INDIRECT-COST CHARGES</u>	\$ -0-	(57)
11. <u>CONTINGENCY</u>	\$ 144	(149)
YEAR #9 CDBG TOTAL	\$3,249	(\$3,347)

*All dollar figures are in \$1,000. Also for comparison purposes, Year #8 figures are given in parentheses.



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex

Inman & Broadway

EXTENSION 344

To Kathy A. Spiegelman
Assistant City Manager for Community Development

From Edward A. Handy
Block Grant Director

Date January 21, '83

Subject Summary of January 19th Public Hearing
Year #9 Block Grant Program

The January 19th public hearing on the City Manager's first-draft allocations for Year #9 ran for three hours. The discussion was spirited throughout, and might have run for still another hour had I not brought the meeting to a close. The attendance list is attached; there were twenty-five participants, plus Kathleen Mullen and myself. A set of tapes covering the full meeting is on file.

Participants argued for additional funding and/or other types of City assistance in support of Architectural Barriers Removal; Boys and Girls Club of Cambridge; Human Services (general and specific); Housing. Criticisms were made of the NAHS Program, the Tree-Planting Program, and the 6% increase in CDBG Management/Project Execution/Planning budget. A summary follows, in the chrono sequence of the hearing.

1. ARCHITECTURAL BARRIERS REMOVAL Gail Enman read a letter from the Commission on the Handicapped to the City Manager (copy attached). The letter requests: (1) Reconsideration of the City Manager's first-draft decision not to allocate the \$100,000 asked for in the Commission's earlier letter; (2) Should this renewed request not be granted, then (a) Consultation with the Commission as to the use of the CDBG Sidewalks Reconstruction budget; and (b) allocation of Contingency dollars, later in Year #9, should such become available. The request for placing Barriers Removal funds in the Year #9 budget was supported by Gerald Bergman of Neighborhood Four. Citing the \$140,00 spent on tree planting in the current year, Mr. Bergman recommended that the \$30,000 proposed for the Year #9 Tree Planting Program be allocated to Architectural Barriers Removal instead.
2. BOYS & GIRLS CLUB OF CAMBRIDGE About one and a half hours was used by supporters of CDBG funding and other City assistance for the Boys & Girls Club of Cambridge. The ten persons who spoke on the Club's behalf were principally Board members; Executive Director; residents of Neighborhood Four, including Father Dever. The two major requests that were made, and the arguments supporting each, were:
 - A. \$30,000 Additional Planning Funds For Immediate Use This was a renewed request for the funds asked for in the Club's letters of December 17, 1982 and January 11, 1983. Specifically, the Club said, in response to the Assistant City Manager for Community Development's letter of January 19, 1983, that the following five factors should be regarded as vital

considerations in any review of the renewed request for planning funds:

- The fund-raising firm has advised that the St. Mary's building will be significantly easier to raise capital funds for than a Langley Site building;
- The St. Mary's building is available now, but cannot be counted on for more than six months;
- The five work-items in the \$68,000 program must all be under way in three to four weeks and be completed within six months;
- The \$68,000 budget is not a "first approximation"; it has been carefully thought out, and is firm;
- The \$38,000 made available by the Assistant City Manager for Community Development in her letter of January 19th is greatly appreciated but could not logically be put to use without an additional \$30,000 to provide the full \$68,000 needed; in other words, all the work should be done, or none.

B. Replanning of Sennott Park This was a renewal of the request made at the Club's January 4th meeting with the City Manager and Assistant City Manager for Community Development. The arguments were made that:

- This replanning is needed in order to produce a successful Boys & Girls Club facility in the St. Mary's building and a successful park (i.e. the two should be planned together);
- The revised park plan can also be an even better one (than the one the City has developed) for both users and abutters;
- There is no reason why the replanning should prevent construction from going ahead in 1983.

Father Dever stated that the Neighborhood Four residents at the St. Mary's meeting of January 17th favored a replanning of the park along with the replanning of the St. Mary's building for Boys & Girls Club use. Gerald Bergman and others asked that, in the event the park is replanned, an intensified effort be made to involve Neighborhood Four residents on a broad scale. Mr. Bergman said that he is prepared to suggest ways in which the City can bring more residents into the planning process.

3. HUMAN SERVICES About three-quarters of an hour was spent discussing the City Manager's proposed Year #9 cut of \$10,000 from the current-year level of funding for Human Services. Alourdes Monestine (Director of CHAMA), Gerald Bergman, Paul Reeves and Beth Britz criticized the cut, and no one supported it. They agreed on a recommendation that:

- A. Human Services funding be raised, not lowered;
- B. The raise be 6% -- i.e. to \$355,000;
- C. The additional \$30,000 needed to accomplish this be taken from Tree Planting and/or Streets & Sidewalks and/or Program Management/Project Execution/Planning and/or Multi-Family Rehab and/or Contingency.

The arguments made in favor of this proposal were:

- A. To cut Human Services funding at this time, when these services are particularly needed, is wrong;

- B. The cut is actually a "double-cut" -- in that even at level funding the program sustains a cut by inflation;
- C. An increase is needed just to maintain the present level of services;
- D. The City's priorities are wrong; Tree Planting should not be held at level funding, while human services are reduced;
- E. The Block Grant Program is for the benefit of low and moderate income persons -- and human services are especially effective in benefitting the low income sector within this group;
- F. While there should be many places within a \$3.25 million budget from which to put together a \$30,000 increase in Human Services, the Multi-Family Rehab Program should be looked at in particular, due to its orientation toward helping upper-income real estate owners, and due to the uncertainty that low and moderate income persons will live in the rehabbed buildings.

Later in the public hearing, during a discussion of Block Grant management costs, Vincent O'Donnell, Executive Director of Homeowners Rehab Inc., also spoke against cutting the Human Service allocation below the current-year level. Additional recommendations about human services were made by two participants who made specific project recommendations, as follows:

- A. Paul Reeves, member of the Cambridge Economic Opportunity Committee (CEOC) Board of Directors, said that CEOC would like Block Grant funding for a Consumer Education and Advocacy Program. Francis Hayes, Executive Director of the Cambridge Community Economic Development Corporation, stated that CEOC may be able to get some helpful background information about such a program by reviewing the earlier ones run by the Cambridge Legal Assistance Office and the Cambridge and Somerville Legal Assistance Program;
- B. Paul Reeves then stated that CEOC also recommends Block Grant funding of a Cable Television Newsletter and a Cable Television Media Specialist/Community Organizer to keep lower-income residents of Cambridge advised of cable television developments, and to help keep cable television affordable to everyone in Cambridge. He added that the minority community of Cambridge has already taken steps to become involved in the cable television decision-making process, and that this would be an extension of that effort into the lower-income community. He further stated that among the purposes of the newsletter would be: (1) to put out information on issues of housing, employment and job training; (2) to receive feedback on community lower-income needs and opinion; and (3) to reach segments of the population that have traditionally been under-represented and unheard in these types of situations;
- C. Joan Qualls Harris, President of the Rosa Parks Inner City Missionary Circle, recommended funding for the St. Paul A.M.E. Church program that will serve a meal a day to Cambridge homeless persons, as well as to help supply clothing for them, and, possibly, counseling as well. Ms. Harris stated that the St. Paul A.M.E. Church has purchased a building for this purpose, but cannot afford to fund the services it has in mind without assistance. She added that the building might eventually be rehabilitated to provide housing for homeless persons.

Edward Handy stated that all three proposals should be directed to the Department of Human Services through the public hearing soon to be held on the Block Grant-funded Human Service Program for Year #9 (FY '84), and that

he would ask Paula Van Gelder of the Department of Human Services to place Ms. Harris and Mr. Reeves on the mailing list for the notice of the public hearing. Mr. Handy further stated that minor rehab incidental to running the meal-a-day program would be an eligible activity under a Block Grant human service allocation to such a program.

4. HOUSING Paul Reeves of CEOC renewed his request for a Block Grant-funded City-Based Section #8 or Rental Assistance Program. He stated that CEOC intends to submit a specific proposal for such a program, in pilot form, within a short time. In this connection, Mr. Reeves criticized the City's proposed Neighborhood Apartment Housing Services (NAHS) Program on the grounds that it will displace lower-income tenants by forcing up rents. The CEOC-sponsored rental assistance program would be, he said, the necessary add-on to make the NAHS Program practical. Vincent O'Donnell and Edward Handy pointed out that the intent of the NAHS Program is to use HUD's Section #8 rental assistance when necessary to prevent lower-income tenants from being displaced by NAHS projects. Mr. Reeves stressed his opinion that, nonetheless, a City rental assistance program will eventually be needed, and that now is the time to get it started on a pilot, small-scale basis. He further stated that the proposed \$30,000 Tree Planting Program for Year #9 could roughly translate into annual rental assistance for 15 families that otherwise would be displaced by rising rents and forced out of Cambridge.
5. BLOCK GRANT PROGRAM MANAGEMENT AND PROJECT EXECUTION Approximately one-half hour was devoted to discussing the question whether Block Grant Program management and project execution costs can be held level, or possibly even cut. Ms. Sue Reinert of Neighborhood Four spearheaded this objective inquiry. Edward Handy stated that the City has already cut back heavily over the past two years, and perhaps has gone too far in light of the Reagan Administration's new, tougher stance on interpretation of regulations -- a stance aimed at recovering \$50 billion/year in "waste, mismanagement and fraud". He added that the City will welcome suggestions as to how it can cut further without causing serious harm to the program. In this connection, he added that all Block Grant financial figures are public information, and that he will be prepared to go over them with citizens at any time. Ms. Reinert asked for specific examples of the increase in the management workload being brought about by the Federal Government. Edward Handy, Vincent O'Donnell and Kathleen Mullen (Block Grant Compliance Officer) gave several such examples. Mr. Handy also stressed the particular need Cambridge has for responding to the Federal Government with fail-safe management procedures.

The above summary is taken from a careful replaying of the three-hour tape. All the same, I recommend that it be sent to the 25 participants for their concurrence as to its accuracy. Corrections, if any, as to errors of commission or omission will be welcomed.

cc: Block Grant Team

7. S-116

Comm. from Kathy Spiegelman, Asst. City Manager for Community Development Re: enclosed copy of a proposed Statement of Community Development Objectives & Projected Use Funds Year #9 (FY83-84) Block Grant Program.

In City Council,

March 14, 1983

3/14/83

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File