



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

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

617-349-4600
Fax 617-349-4669

TO: Robert W. Healy, City Manager

FROM: Michael H. Rosenberg, Assistant City Manager for
Community Development

DATE: November 20, 1991

RE: City Council Order No. 25 of June 3, 1991
Expiring Use Buildings

On September 30, 1991, the City Council approved an appropriation to the Community Development Department to support the services of a tenant organizer for the expiring use buildings in Cambridge. CDD drafted a scope of services and began the process of contracting with a nonprofit agency to provide these services. We are currently in the final stages of negotiation of such a contract with CEOC. As soon as the contract is executed, the hiring process will begin, with the expectation that a tenant organizer will be hired in January, which is when final regulations governing transfers of these buildings are expected from HUD.

Over the past two years CDD has directed substantial staff resources to the issue of expiring use buildings in Cambridge and will continue to do so after the organizer is hired. Attached is an outline of the expiring use tasks being performed by CDD staff.

EXPIRING USE RESTRICTIONS TASKS

OUTLINE

1. Monitor promulgation of federal legislation, regulations, and appraisal guidelines. Provide written comments setting forth City's concerns.

2. Act as staff to Cambridge Task Force on Expiring Use Restriction buildings.

Arrange for meetings.

Conduct meetings.

Assist Task Force in developing report to City Council about EUR buildings.

Write and send written comments on proposed regulations on behalf of Task Force, including recommendations for City strategies and actions.

3. Obtain grant from Massachusetts Housing Partnership (MHP) to hire Emily Achtenberg to assist Task Force and CDD in developing analysis of the EUR buildings.

4. Work with MHP consultant to develop analysis which will focus on one particular EUR building and provide a framework for analysis of all EUR buildings.

Select EUR project for focus of analysis.

Gather all relevant documents for analysis of that building.

Review consultant's draft report.

5. Using framework developed by consultant, analyze and report on the other EUR buildings. The analysis will focus on what factors can be identifies that are most likely to influence whether the project will be refinanced or sold; what factors in the regulatory scheme, partnership agreements, zoning and financial arrangements must be considered in determining value; and what factors are likely to impact project feasibility.

6. Meet with owners, and maintain regular contact with owners.

7. Assist tenants in EUR buildings in obtaining the information they need to participate in the process outlined in the legislation. Maintain regular contact with tenants/tenant representatives in the EUR buildings.

8. Develop scope of services to contract with nonprofit for tenant organizer services for EUR buildings. Participate in hiring process for tenant organizer. After organizer is hired, meet regularly with organizer.

9. Investigate the possibilities for additional technical assistance to tenants to assist them in developing the organizational capacities required to participate in the buyout process where owners file notices of intent to sell and to play a role in negotiating renovation and rent increase issues in refinancing cases where owners do not intend to sell.

10. Provide updated information on the law, regulations and any other information related to the expiring use issue.

11. Maintain regular contact with Community Economic Development Assistance Corporation (CEDAC), Citizens Housing and Planning Association (CHAPA) and Massachusetts Housing Finance Agency (MHFA) Preservation Office. Establish contact with appropriate local HUD office.



City of Cambridge

Rosen

25.
AMENDED ORDER
IN CITY COUNCIL

June 3, 1991

COUNCILLOR RUSSELL
VICE MAYOR REEVES

WHEREAS: The Fiscal 1992 budget does not include funding for a Tenant Organizer for Expiring Use Buildings; and

WHEREAS: The City Manager indicated that the existing staff person in the Community Development Department would be handling all matters regarding those buildings; and

WHEREAS: There exists some confusion among tenants of these buildings as to what role the person will have in relationship to their buildings; now therefore be it

RESOLVED: That a hearing be scheduled with the Community Development Department and its representative who is handling those matters pertaining to expiring use buildings and those tenants who are concerned about their future; and be it further

RESOLVED: That the City Manager be and hereby is requested to take the appropriate steps to provide periodic reports to the City Council.

In City Council June 3, 1991.

Adopted as amended by the affirmative vote of nine members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

Joseph E. Connarton

ATTEST:-

Joseph E. Connarton
City Clerk



City of Cambridge

25.
ORIGINAL ORDER
IN CITY COUNCIL

June 3, 1991

COUNCILLOR RUSSELL
VICE MAYOR REEVES

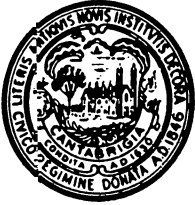
WHEREAS: The Fiscal 1992 budget does not include funding for a Tenant Organizer for Expiring Use Buildings; and

WHEREAS: The City Manager indicated that the existing staff person in the Community Development Department would be handling all matters regarding those buildings; and

WHEREAS: There exists some confusion among tenants of these buildings as to what role the person will have in relationship to their buildings; now therefore be it

RESOLVED: That a hearing be scheduled with the Community Development Department and its representative who is handling those matters pertaining to expiring use buildings and those tenants who are concerned about their future before the City Council at the earliest possible date.

4.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

November 25, 1991

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 11, regarding expiring use buildings, received from Michael H. Rosenberg, Assistant City Manager for Community Development, relative to this matter.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Robert W. Healy", is written over a horizontal line.

Robert W. Healy
City Manager

RWH/mev

Consent Agenda # 4

S-1243

Awaiting Report Item Number 11, regarding
expiring use buildings.

In City Council,

November 25, 1991

Placed on file