

Cambridge Housing Authority

Cambridge, Massachusetts

HAROLD G. THOMPSON
CHAIRMAN

PEARL K. WISE
VICE-CHAIRMAN

JOHN F. CLINTON

GERALD S. HOVENANIAN

EDWARD M. MARTIN

DANIEL F. BURNS
EXECUTIVE DIRECTOR

CHARLES A. FERRARO
COMPTROLLER

June 25, 1970

Mr. Paul E. Healy
Temporary City Clerk
City Hall
Cambridge, Massachusetts

Dear Mr. Healy:

I am enclosing herewith for your records an executed copy of the Cooperation Agreement between the Cambridge Housing Authority and the City of Cambridge, for Section 10(c) leased housing.

Very truly yours,



Daniel F. Burns
Executive Director
For the Authority

Enc.

COOPERATION AGREEMENT
between
CAMBRIDGE HOUSING AUTHORITY
and
CITY OF CAMBRIDGE

THIS AGREEMENT made this 11th day of June 1970,
by and between the CAMBRIDGE HOUSING AUTHORITY (herein called the
"Authority") and the City of Cambridge (herein called the "City")

WITNESSETH THAT

WHEREAS the Authority proposes to provide by contract with developers additional low rent housing with the financial assistance of the United States of America or an agency thereof (herein collectively called the "Government") pursuant to the United States Housing Act of 1937, as amended (see especially Section 10 (c) of that Act), herein called the "Federal Act", and

WHEREAS the City desires to cooperate with the Authority in providing such additional low-rent housing;

NOW, THEREFORE the Authority and the City mutually agree as follows:

1. The Authority will undertake to provide, by contract with developers (which term, as used in this agreement, shall mean individuals, joint ventures, partnerships, limited dividend partnerships, trusts, corporations (including non-profit, charitable, urban redevelopment and cooperative housing corporations) or any other entity, public or private, operating housing pursuant to an agreement satisfactory to the Federal Department of Housing and Urban Development) for the provision of 440 dwelling units in housing for families of low-income in addition to the number of dwelling units of low-rent housing provided by the Authority under other Cooperation Agreements made between the City and the Authority with respect to low-rent housing undertaken by the Authority with financial assistance of the Government. The dwelling units under contract between such developers and the Authority from time to time are herein called "Leased Project."

2. Whenever in any year a Leased Project is not on the assessment date therein exempt from all real and personal property taxes levied or imposed, by the state, city, county, or other political subdivisions in which such project is situated the Authority shall withhold from payments in lieu of taxes due the City under other Cooperation Agreements between the parties in respect to low-rent housing undertaken by the Authority with financial assistance of the Government, the amount by which the taxes paid in respect to such Leased Project exceed ten percent (10%) of the annual Shelter Rent charged in such Leased Project and apply such withheld amount to the purposes of such Leased Project. If in any year payments in lieu of taxes due the City under such other Cooperation Agreements is less than such amount, the City will pay the Authority the sum by which such amount exceeds such payments. The term "Shelter Rent" as used in this agreement, shall mean the total of all charges to all tenants of the Leased Project for use and occupancy of said Project, less the amount of annual contributions provided by the Authority for the payment of such charges and less the cost of all utilities used by such tenants and paid for by the developers.

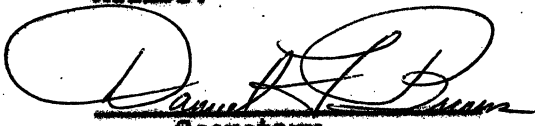
3. Whenever in any year a Leased Project is on the assessment date therein exempt from all real and personal property taxes described in paragraph 2 above, the Authority shall pay to the City in lieu of taxes an amount equal to ten percent (10%) of the Shelter Rent charged in the Leased Project for such year. Such payments shall be made at the time, and distributed by the City in the same manner, as are payments in lieu of taxes as provided in the Cooperation Agreements between the parties in respect to low-rent housing undertaken by the Authority with financial assistance of the Government.

4. The City, without cost or charge to the Authority or the tenants of the Leased Project other than as herein provided, shall cause to be furnished to the Leased Project and the tenants thereof 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 of the City.

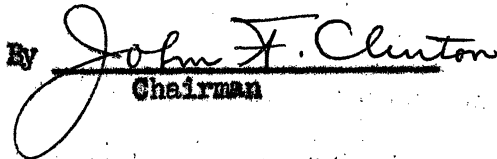
IN WITNESS WHEREOF the Authority and the City have respectively signed this Agreement and caused their seals to be affixed and attested as of the day and year first above written.

(SEAL)

ATTEST:

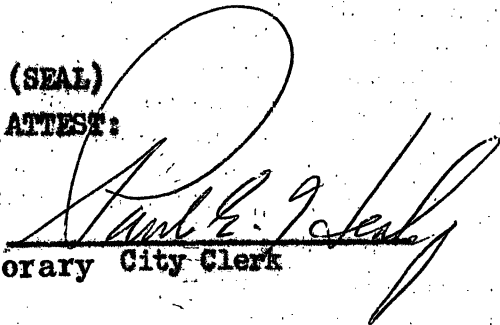

Secretary

CAMBRIDGE HOUSING AUTHORITY

By 
Chairman

(SEAL)

ATTEST:


Temporary City Clerk

CITY OF CAMBRIDGE

By 
City Manager



AREA CODE 617
864-3020

Cambridge Housing Authority

Cambridge, Massachusetts

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CHAIRMAN

PEARL K. WISE
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EDWARD M. MARTIN

DANIEL F. BURNS
EXECUTIVE DIRECTOR

CHARLES A. FERRARO
COMPTROLLER

June 8, 1970

Mr. Paul E. Healey
Temporary City Clerk
City Hall
Cambridge, Massachusetts

Dear Mr. Healey:

We enclose herewith a copy of a proposed Resolution, adopting a Cooperation Agreement between the City of Cambridge and the Cambridge Housing Authority, which was received on this date from the Regional Office of the Department of Housing and Urban Development.

The purpose of this Agreement is to spell out the responsibility of the Authority and the City with respect to Payments in Lieu of Taxes for our proposed Program of 440 Units of Section 10(c) Leased Housing. The first Project to be undertaken under this allotment is the 94 units, as proposed for Mount Auburn Street and Putnam Avenue.

We respectfully request that your Honorable Body approve this Cooperation Agreement, in order that we may move forward on this Program.

Sincerely,

John F. Clinton

John F. Clinton
Chairman

Enc.

JK
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CC
JP
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R E S O L U T I O N
AUTHORIZING
COOPERATION AGREEMENT

WHEREAS, it is the policy of the CITY COUNCIL OF THE CITY OF CAMBRIDGE 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 (herein called the "Act"), the U.S. Department of Housing and Urban Development (herein called "HUD") is authorized to make annual contributions to local public housing agencies to assist in achieving and maintaining the low-rent character of their housing projects; and

WHEREAS, the Cambridge Housing Authority (herein called "Local Authority") is a public housing agency and is applying to HUD for financial assistance under Section 10(c) of the Act in connection with the provision of approximately 440 low-rent dwelling units by contract with developers of such housing; and

WHEREAS, the Act provides that HUD shall not make any contract for loans or for annual contributions pursuant to the Act with respect to any low-rent housing project unless the governing body of the locality involved has entered into an agreement with the public housing agency providing for the local cooperation required by HUD pursuant to such Act;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Cambridge, as follows:

1. There exists in the City of Cambridge a need for such additional low-rent housing at rents within the means of low-income families as they are defined in the Act;

2. That the City of Cambridge enter into an agreement in writing to be known as a Cooperation Agreement with the Local Authority substantially in the form attached hereto and made a part hereof and the City Manager be and he hereby is authorized and directed to execute the said agreement on behalf of the City in the number of counterparts required by the Local Authority, and the City Clerk is authorized and directed to impress and attest the official seal of the City on each of such counterparts.

City Council June 8, 1970

Adopted by the affirmative vote

of 9 members

Paul E. Leahy
City Clerk

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between
CAMBRIDGE HOUSING AUTHORITY
and
CITY OF CAMBRIDGE

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(SEAL)

ATTEST:

Secretary

CAMBRIDGE HOUSING AUTHORITY

By

Chairman

(SEAL)

ATTEST:

City Clerk

CITY OF CAMBRIDGE

By

City Manager

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Communication from the Cambridge Housing Authority transmitting copy of a proposed Resolution adopting a Cooperation Agreement between the City of Cambridge and the Cambridge Housing Authority re: to spell out the responsibility of the Authority and the City with respect to payments in lieu of taxes for proposed Program of 440 Units of Section 10(c) Leased Housing

June 8, 1970.