



TO: City of Cambridge Housing Committee
FROM: Peter Daly, Executive Director
DATE: March 31, 2014
SUBJECT: April 2nd Housing Committee Meeting

I want to apologize for not being able to attend this meeting. I am currently in Washington DC with 200 non-profits from around the country discussing affordable housing with our congressional representatives. I will make every effort to attend the next meeting. Joe Deignan, who is our Resident Service Coordinator, will try to attend the meeting.

I do want to bring the Committee members up to date on our current projects. Chapman Arms is now 90% complete. We are pleased to have come through an occupied rehab and stabilize this important mixed-income development.

For Putnam Square, we have now been the owners for eight months and are pleased to report on significant progress during this time period. Below is an update.

Financing

- We raised sufficient funds to not only acquire the property but to do some critical rehab work until our subsidy closing.
- All needed subsidies have been awarded and we are going out to the capital markets to find buyers for the tax credits and to purchase the tax exempt bond. We anticipate loan closings this summer, when the balance of the rehab will start.

Rehab

- A new boiler has been installed
- New handrails have been installed in the stairwell
- Elevator replacement is in progress
- At a recent building-wide meeting we reviewed the rehab plan and received input that resulted in some changes being made. In addition, a sample window was presented and was well-received by the residents. A subcontractor has been selected who will measure each window opening and submit an order for manufacture.
- All new laundry equipment will be installed by mid-April.

Resident Services

- We are working with Somerville Cambridge Elder Services to coordinate the Harvard-funded service program which includes weekly exercise classes.
- Onsite security presence has been significantly increased.
- We have installed two Harvard-donated recumbent bicycles to be used as part of a resident exercise program.
- We are currently working with management and residents to create and enhanced calendar of resident events for the property.

**HOUSING COMMITTEE MEETING – APRIL 2, 2014
Sullivan Chamber from 3 pm – 5 pm**

"The purpose of this meeting is to discuss the changing face of Cambridge, and the impacts upon affordable housing."

AGENDA (actual running order may vary):

- Councilor Simmons will open meeting by suggesting that the theme for this and the upcoming Housing Committee meetings will be "*The Changing Face of Cambridge.*"
- Report on status of 2 Mt. Auburn (financing and renovations) from HRI.
- Report from CEOC on some of the challenges currently facing those who reside in affordable housing
- Report from the Alliance of Cambridge Tenants
- Report from Community Development Department on Current CDD Housing Projects
- Report from CHA on Current Projects CHA is engaged in.
- Report from Just-A-Start on Current Projects JAS is engaged in.
- Discussion amongst the members of the Housing Committee: what topics should be covered in the upcoming meetings?

LIST OF INVITEES:

Peter Daly
Executive Director
Homeowners Rehab and CNAHS

Deborah Ruhe
Executive Director
Just-A-Start Corporation

Elaine DeRosa
Executive Director CEOC

Brian Murphy
Chris Cotter
Community Development Department

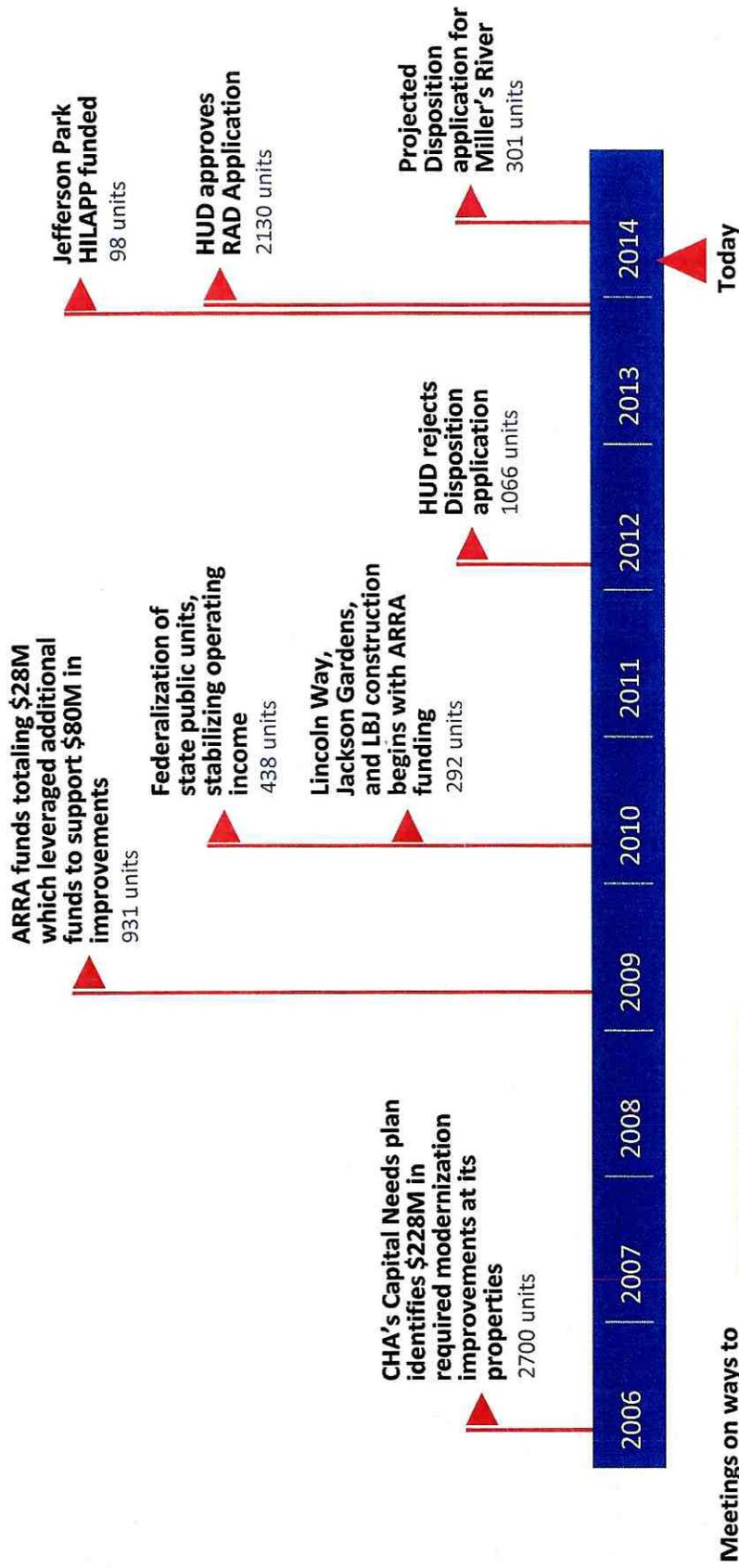
Cheryl-Ann Pizza-Zeoli
Alliance of Cambridge Tenants and CEOC

Greg Russ
Executive Director
Cambridge Housing Authority

Bill Cunningham
Alliance of Cambridge Tenants

Michael Johnston
Deputy Executive Director
Cambridge Housing Authority

Cambridge Housing Authority Capital Program 2006-2014



Meetings on ways to fund Capital Needs plan

2007 - 2009

Meetings on Disposition

2011 - 2012

Meetings on RAD

2012 - 2013

Cambridge Housing Authority Capital Program - 2014 to 2020

Preservation

		# of Units	Housing Type	Program	Construction Cost		Relocation	Type of Relocation	Est. Construction Start and Period
					Per Unit	Total			
RENTAL ASSISTANCE DEMONSTRATION (RAD) PHASE 1*									
Manning Apartments Revitalization	Elderly/Disabled	198		RAD-PBV	\$ 166,540	\$ 32,975,000	Yes	On-site and some limited off-site	2015 for 36 months
Newtowne Court Comprehensive Modernization	Family	268		RAD-PBV	\$ 135,000	\$ 36,180,000	Potentially	On-site	2015 for 33 months
Washington Elms Comprehensive Modernization	Family	175		RAD-PBV	\$ 96,012	\$ 16,802,022	No	N/A	2015 for 18 months
Putnam Gardens Comprehensive Modernization	Family	122		RAD-PBV	\$ 106,255	\$ 12,963,133	Potentially	On-site	2015 for 24 months
Woodrow Wilson Court Selective Renovations	Family	68		RAD-PBV	\$ 43,749	\$ 2,974,946	No	N/A	2015 for 15 months
Subtotal		831			\$ 122,617	\$ 101,895,101			

REVITALIZATION OF STATE PUBLIC HOUSING**

Jefferson Park Reconstruction	Family	98		PBV	\$ 325,000	\$ 31,850,000	Yes	Off-Site: 50% complete	2015 for 18 months
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REVITALIZATION OF FEDERAL PUBLIC HOUSING

Millers River Apartments Revitalization	Elderly/Disabled	301		New PBV	\$ 149,502	\$ 45,000,000	Yes	On-site and some limited off-site	2016 for 48 months
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RENTAL ASSISTANCE DEMONSTRATION (RAD) PHASE 2

Remainder of Federal Properties***	Elderly/Disabled/Family	979		RAD-PBV	\$ 80,310	\$ 78,623,904	TBD	TBD	2016-2020
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Total

2209 **\$ 116,509** **\$ 257,369,005**

New Production

		# of Units	Housing Type	Program	Construction Cost		Relocation	Type of Relocation	Est. Construction Start and Period
					Per Unit	Total			
Temple Place	Family	40		PBV	\$ 276,250	\$ 11,050,000	N/A	N/A	10/13-3/15
78-80 Porter Road	Family	26		PBV	\$ 250,000	\$ 6,500,000	N/A	N/A	2019
Total		66			\$ 265,909	\$ 17,550,000			

* RAD Phase 1 will also see the conversion of properties previously renovated using low income housing tax credits. Properties include: JFK Apartments, LBJ Apartments, Lincoln Way, and Jackson Gardens.

** Remaining state public housing: Roosevelt Towers and Putnam School which the state supports with Section 8 PBVs, and 3 Properties housing special needs individuals

*** RAD Phase 2 properties are: Corcoran Park, Jefferson Park, Roosevelt Towers Low-Rise, Burns Apartments, Russell Apartments, Linnaean Street, St. Pauls, and various small family properties and condominium units