

EIGHTEENTH ANNUAL REPORT
OF
CAMBRIDGE REDEVELOPMENT AUTHORITY

336 MAIN STREET
CAMBRIDGE, MASSACHUSETTS

DECEMBER 31, 1974

March 4, 1975

Development Program
Cambridge Redevelopment Authority

GENERAL STATUS REPORT

Kendall Square Urban Renewal Area

Replanning: The Cambridge Planning Board (CPB), at its January 7, 1975 meeting, found that proposed Amendment No. 1 to the approved Urban Renewal Plan is in conformity with the comprehensive plan for the City and has transmitted this finding to the City Manager. In its transmittal, the Board expressed a desire to be involved in the review of development proposals. Authority staff members have had further discussions with the Planning Board on project financing and Section 112 credits. The staff also has met with members of MIT's Planning Office who indicate there can be sufficient Section 112 credits to cover the entire local share of project costs if certain local public actions are taken. Meanwhile, final contract negotiations with Metcalf and Eddy, Inc., for an environmental impact study and report have been underway. A group composed of supporters of the Neighborhood Plan has been formed to represent the immediate neighborhood in the conduct of the study.

Surplus NASA Land: The General Services Administration (GSA) proposed Offer to Purchase has been executed by the Authority and forwarded to GSA in Boston, with a condition that the proposed Supplement No. 2 to the Land Disposition Contract, between the Authority and the Government, providing for the complete exchange of land, be executed at or prior to transfer of title.

Wellington-Harrington Urban Renewal Area

Willow Street Homes: Arnold Jacobson, architect for the Cambridge Housing Authority (CHA), has provided a set of specifications for Housing Authority consideration to be used as a guide for completion of the project. Better Cities, Inc., is negotiating with the Cambridgeport Savings Bank for the purpose of acquiring the property, completing the 15 units, and eventually selling them to the Housing Authority under the Chapter 705 program. Redevelopment Authority staff members have been working with the Housing Authority, and other interested parties, in attempting to arrive at a feasible completion program.

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Housing Rehabilitation: The Authority staff has committed \$798,040 in Section 312 low-interest-rate loans and is continuing to process more loans under the current authorization of \$300,000. A request for \$250,000 in additional Section 312 loan funds has been made to the Department of Housing and Urban Development (HUD), as it appears the \$300,000 will be used before the end of the current fiscal year. Efforts have been started at the national level to extend and modify the Section 312 program beyond its present termination date of August 22, 1975. The City is proposing to offer limited-scope, limited-funded housing rehabilitation services, using conventional loans and a subsidy from Community Development Block Grant funds, in Area 3 and in one contiguous neighborhood through the Wellington-Harrington Program.

Just-A-Start: The school-year phase continues to operate five afternoons each week. Rehabilitation assistance has been provided for four homes and 20 apartments, and 12 small construction projects have been completed. The work crews continue to provide assistance in the boarding up and repair of Authority-owned properties in the area. The City Council, on February 3, 1975, approved a resolution providing for Just-A-Start funding in the Wellington-Harrington project area in the amount of \$100,000 for FY-76, and also called for expansion of the program to cover a larger area of the City. The Just-A-Start Corporation has received a \$14,000 grant from the Hyams Trust to begin a community-oriented housing management training program. This will provide an opportunity to train residents in housing management skills and to place them in vocational opportunities related to the management of community-sponsored and/or other Government-assisted housing developments.

Linwood Court: The property has been sold by the Authority to the Wellington-Harrington Development Corporation (WHDC). The general contractor, James O. McFarland, Inc., is prepared to commence work on the site. WHDC is in the process of evicting tenants from the 11 occupied existing apartments in the proposed 45-unit project.

Will Scientific Building: The developer, WHDC / Park-Maynard, expects to receive a mortgage commitment at this week's meeting of the Massachusetts Housing Finance Agency (MHFA), after which work on final plans and specifications can get underway.

Cambridge Street Frontage / South: On February 11, 1975, the City Council approved the closing of the remaining segment of Webster.

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Avenue by an 8-1 vote, and accepted the adjacent proposed public way.

Cambridge Street Frontage / North: Price offerings have been made to the Automatic Cone Company and to University Monument Works. Development planning for the site is underway.

Former Synagogue Building: The Concilio Hispano De Cambridge (Cambridge Spanish Council) has submitted a preliminary development proposal for the rehabilitation of this Columbia Street building as a Spanish Community Center. The staff is reviewing the proposal that the Concilio be designated, tentatively, as developer and invited to submit a final development proposal.

Neighborhood Facility: Construction is approximately 75 percent complete. Final completion is project for April 15, 1975.

Walden Square Urban Renewal Area

Walden Square Apartments: Funds held under an Escrow Deposit Agreement have been released following completion of the corrective work on leaking problems.
