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CITY OF CAMBRIDGE  
Community Development Department

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**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director/  
Chief of Administration &  
operations

**MEMORANDUM**

**To:** Cambridge Affordable Housing  
**From:** Chris Cotter, Housing Director; Cassie Arnaud, Housing Planner *CA*  
**Date:** September 28, 2017  
**Re:** Squirrelwood Apartments – update

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In an effort to help meet City goals to increase our stock of affordable housing, Just A Start is proposing to create 23 new affordable units at its existing Linwood Court site. This infill project would be accomplished as a component of an overall plan to preserve and consolidate its 45-unit Linwood Court development with its 20-unit Squirrel Brand Apartments development. The new consolidated entity, Squirrelwood Apartments, would include both the new construction at Linwood as well as the renovation of the existing housing at both site.

We thought it would be helpful to introduce this project to the Trust, in advance of bringing a funding request to an upcoming Trust meeting. At this time, Just A Start is in the process of refining its design and development scenarios, with an intention of beginning the zoning process in the coming months. Staff expect to bring a request for financing to the Trust once the scope and details are more finalized.

At this time, the plan involves the new construction of three new buildings which are being designed to fit into the existing fabric of the Linwood community as well as the overall neighborhood. Just A Start introduced the idea to its residents earlier this year and has since held several well attended community meetings to discuss the concept with the broader neighborhood. Just A Start plans to seek a comprehensive permit and are preparing to submit an application for site approval to MassHousing in October.

Linwood currently consists of predominantly large family-sized units including 28 3BRs, 2 4BRs and 2 5BRs. Squirrel Brand is also mostly family-sized, containing 1 studio, two 1BRs, 13 2BRs and 4 3BRs. Part of the impetus for consolidating sites and creating new units is to enable JAS to better accommodate the housing needs of its residents, including those who are overhoused. As a result, JAS is proposing that the new infill housing include smaller units, including one-bedrooms, in order to help them “right-size” the housing of their residents.

The project has already received \$5.8 million in commitments from MassHousing including \$4.8 million for the preservation of the 13A units at Linwood and an additional \$1 million in WorkForce housing funding. JAS will also be seeking new housing and historic tax credit equity for the Squirrelwood preservation/new construction project, and has submitted a preliminary request for \$4.6 million in Trust funding, representing \$200,000 per new unit (assuming 23 new units).

We are now reviewing their request in preparation for presenting it to the Trust and working with JAS as they begin the permitting process.

## Project Summary

Project Overview				Unit Breakdown																																																																																																																																																																																										
Project Name	Squirrelwood	Project Number	4254		Units																																																																																																																																																																																									
Total Square Footage	107,058	Project Type	Rehab		Studio																																																																																																																																																																																									
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RESERVES	\$ 1,154,646	\$ 13,121	\$ 10.79																																																																																																																																																																																											
DEVELOPER FEE & OVERHEAD	\$ 3,120,745	\$ 35,463	\$ 29.15																																																																																																																																																																																											
OFF BALANCE SHEET ITEMS	\$ -	\$ -	\$ -																																																																																																																																																																																											
<b>TOTAL USES:</b>	<b>\$ 43,236,857</b>	<b>\$ 491,328</b>	<b>\$ 403.86</b>																																																																																																																																																																																											
<b>Surplus / (Gap):</b>	<b>\$ 0</b>																																																																																																																																																																																													
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State Historic Equity Factor	\$0.95																																																																																																																																																																																													
Income Tax Factor	\$0.91																																																																																																																																																																																													
LIHTC Percentage	25%																																																																																																																																																																																													
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City Funding	\$0	Per Preservation Unit																																																																																																																																																																																												
Mobile Voucher Factor in Debt	0%																																																																																																																																																																																													
Soft Debt	All	Which existing soft debt is kept																																																																																																																																																																																												
Workforce AMI	100%	Pricing for WF Housing																																																																																																																																																																																												
City Funding	\$200,000	Per New Units																																																																																																																																																																																												
Construction %	10%	Estimating contingency																																																																																																																																																																																												
Hist. Incl.	95%	%age of hard costs basis eligible																																																																																																																																																																																												
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