

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing an amendment to the City of Lowell's prior Order approving CPC Recommendation to Fund 'A Place To Live' Affordable Housing Development.

WHEREAS, on February 15, 2022, the City Council approved an Order relative to the funding of the Acre Crossing Project, attached hereto; and

WHEREAS, a modification in the CPC approval was adopted by the CPC on June 15, 2023; and

WHEREAS, pursuant to a vote of the CPC provision that \$66,410 in remaining CPA funds be used toward pre-development costs associated with two (2) other potential locations, 138 Cross Street and 452 Broadway Street.

NOW THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF LOWELL, as follows:

The following project requirement as part of the funding agreement be hereby amended by allowing \$66,410 in remaining CPA funds be used toward pre-development costs associated with two (2) other potential locations, 138 Cross Street and 452 Broadway Street.



Order Approving CPC Recommendation to Fund ‘A Place to Live’ Affordable Housing Development, Appropriate \$72,800

Whereas, residents of the City of Lowell voted to accept the Community Preservation Act in November of 2019, in accordance with Chapter 267 of the Acts of 2000; and

Whereas, a Community Preservation Fund has been created using 1% of the City’s property tax levy, excluding: (1) the first \$100,000 of residential property value; (2) full commercial property value, and (3) property owned and occupied as a domicile by a person who would qualify for low-income housing or low- or moderate-income senior housing; and

Whereas, a Community Preservation Committee was created by Ordinance of the City Council found in Chapter 9, Article XIV, §9-46 to §9-51; (“Ordinance”) and

Whereas, each fiscal year the Community Preservation Committee shall make recommendations to the City Council in accordance with the provisions of the Ordinance and General Laws of Massachusetts in the form of a budget for appropriations and/or reserves from the Community Preservation Fund; and

Whereas, based on the Community Preservation Committee’s recommendation the City Council shall make such appropriations or reserves from the Community Preservation Fund that spend or set aside not less than 10% of the annual revenues in the Community Preservation Fund for open space, not less than 10% of the annual revenues for historic preservation, not less than 10% of the annual revenues for community housing, and any remaining amount into budgeted reserves; and

NOW THEREFORE BE IT ORDERED, that, pursuant to the recommendation of the Lowell Community Preservation Committee, the following FY2022 Community Preservation Act funds be appropriated for expenditure; and further that such expenditure, and any additional appropriations deemed necessary to carry out the recommendations of the Community Preservation Committee, be under the Committee’s direction and in accordance with the terms of any grant agreement; memorandum of understanding; CPA Ordinance; and/or, General Laws of Massachusetts.

Appropriation:

Applicant: Community Teamwork, Inc.

Project: Creation of 24-30 single-occupancy, affordable housing units at 21 W. Adams Street

Recommended Amount: \$72,800

From: 1713

359000

General Reserve

\$72,800



In City Council February 15, 2022, Read twice and adopted on roll call vote 11 yeas. So Voted./s/Michael Q. Geary, City Clerk

Approved by City Manager Eileen M. Donoghue February 16, 2022.

A true copy
ATTEST:

Michael Q. Geary
City Clerk

Adam, Dylan,

As you know, Common Ground Development Corporation (CGDC) determined that it could not proceed with the development of 21 W. Adams to provide permanent housing for homeless individuals. CGDC did undertake due diligence including an environmental site assessment (Parker Environmental), a noise study (TRC) related to the abutting rail line, site planning work (Chess Engineering) and legal fees (William Martin Esq. purchase agreement), expenses totaling \$6,390. Please see attached.

CGDC and CTI continue to seek other opportunities to meet the pressing need to provide housing for homeless individuals and families.

To that end, CGDC requests the CPA committee, the city administration and city council consider an amendment to the 21 W. Adams grant \$72,800 grant agreement to allow the remaining \$66,410 to be used for due diligence on two other opportunities.

138 Cross Street

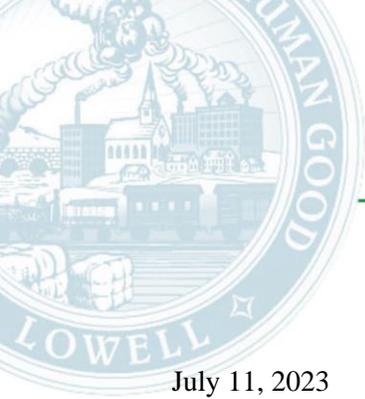
CGDC is working with the Coalition for a Better Arce to acquire their nine-unit partially constructed building located at 138 Cross Street. Our Cross Street plan is to apply to DHCD during the summer 2023 Supportive Housing Initiative for Vulnerable Populations for state and federal capital financing to acquire the property and complete construction. The project will add nine two-bedroom units to Common Ground's adjacent twenty-nine units of supportive housing at 423, 420 and 430 Broadway. The DHCD program also provides funds for wrap around services and rental subsidies to support permanent housing for families in transition.

452 Broadway Street

Common Ground is discussing the acquisition of a vacant lot at 452 Broadway Street, the former Lynch Paint building. It abuts 430 Broadway Street, one of the supportive housing rental properties owned by CGDC. The CPA funds would be used for due diligence including environmental assessments, site planning and schematic design to define a development program consisting of permanent single person occupancy rental housing for homeless individuals. If feasible, the goal is to submit an application for 452 Broadway and 138 Cross Street together to DHCD in the upcoming Supportive Housing for Vulnerable Populations round expected this summer.

Please let me know if you have any questions and thank you for your consideration.

Steven Joncas
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Real Estate Development and Consulting
155 Merrimack St. 2nd Floor
Lowell, MA 01852
978 654 5647 (Office)



Thomas A. Golden, Jr.
City Manager

July 11, 2023

Mayor Sokhary Chau
And
Members of the Lowell City Council

Dear Mayor Chau and Members of the Lowell City Council,

I respectfully request that the City Council vote to modify the Community Teamwork, Inc: A Place to Live Community Preservation Act approval. Community Teamwork, Inc was awarded \$72,800 of CPA funding for pre-development costs for the construction of twenty-four (24) to thirty (30) single-occupancy, affordable units serving homeless women at 21 W Adams Street. Community Teamwork, Inc has requested a modification to allow the remaining \$66,410 of CPA funds be used toward pre-development costs associated with two (2) other potential locations, 138 Cross Street and 452 Broadway Street. The modification received a positive recommendation at the June 15, 2023 Community Preservation Committee meeting.

Please find the modification request from Community Teamwork, Inc.

Sincerely,

Thomas A. Golden, Jr.
City Manager

CC: Yovani Baez-Rose, Assistant City Manager / DPD Director
Lloyd DeJesus, Director of Development Services
Francesca Cigliano, Senior Planner
Dylan Ricker, Associate Planner