

CAMBRIDGE HOUSING AUTHORITY

ARRA FUNDED ACTIVITY UPDATE

Federalization of State Public Housing

Thanks in part to the \$26 million in federal stimulus funds received through the American Recovery and Reinvestment Act (ARRA), CHA is transferring 438 units of state supported public housing into its federal public housing portfolio. ARRA presents CHA with a once in a generation opportunity to breath new life into its chronically underfunded state public housing units. Federalization efforts include an \$882,000 investment into these long-neglected developments that will immediately improve the quality of life for thousands of low-income disabled, elderly and family households.

In addition to these immediate improvements, the transition to the federal program will result in significant increases in long-term operating and capital support for these vital community assets. For example, the federal government provides almost twice as much subsidy as the state (\$199 vs. \$374 per unit, per month) in support of CHA's public housing operations. In addition, unlike the state's unpredictable and inadequate support for public housing capital needs, federal funding levels are predictable and typically much higher. Finally, participation in the federal program makes these sites eligible for grants and special programs not offered to state supported public housing.

Development	ARRA Funds	Construction Budget	Leverage	Money into Local Economy	Project Description
116 Norfolk St.	\$78,000	\$386,680	\$367,268	\$769,493	Elevator and accessibility upgrades
State Family Condos & Inman St.	\$42,000	\$143,880	\$175,115	\$286,321	Kitchen and bathroom modernization
Manning	\$398,000	\$1,312,250	\$1,160,413	\$2,611,378	Elevator and sprinkler system upgrade, waterproofing
Woodrow Wilson	\$136,000	\$144,540	\$41,691	\$287,635	Renovation and refurbishment
Linnaean St./Elderly Condos**	\$50,000	\$53,621	\$35,296	\$106,706	Kitchen and bathroom modernization
Russell	\$102,000	\$153,300	\$92,729	\$305,067	Window replacement
St. Paul's Residence	\$40,000	\$92,500	\$84,892	\$184,075	Kitchen and bathroom modernization
Hingham St.	\$8,000	\$16,798	\$22,539	\$33,428	Site improvements
Willow St. Homes	\$28,000	\$37,124	\$27,057	\$78,703	Site improvements
Totals	\$882,000	\$2,340,693	\$2,007,000	\$4,662,805	

*Includes includes 12-18 Hingham St., 15 Inman St., Cambridgeport Commons, 87 Amory St., 41 Concord Ave., 244 Hampshire St.

88 Hancock St. and 118 Trowbridge St. **Includes 2353 Massachusetts Ave. and 14 Ware St.

Benefits to Residents:

In addition to increased funding and immediate capital improvements, the transition to the federal program will reduce most residents' housing costs and provide them with new opportunities to improve their lives. For example, federal public housing residents have their rents determined using CHA's Rent Simplification Program (RSP), made possible through the Agency's participation in the Moving to Work Deregulation Demonstration (MTW). RSP replaces the state's bureaucratic income and rent determination rules with non-punitive incentives to work, relaxed reporting requirements, and decreased rent burdens for most residents. CHA estimates that approximately 82% of households transitioning from the state to the federal public housing program will experience rent decreases. In addition, CHA is applying a cap on any rent increases caused by the transition from the state rent determination policy to the RSP rent rules.