

1. Pine Street Neighborhood Revitalization - Materials & Progress

Documents:

[PINE STREET PROGRESS REPORT 7.23.20.PDF](#)
[PINE STREET BUDGET CDBG CAMBRIDGE 5.21.2020.PDF](#)
[PINE STREET BUDGET MEMO 5.22.2020.PDF](#)
[PINE STREET HABITAT CHOPTANK SUMMARY.PDF](#)

Pine Street Neighborhood Revitalization Progress Report

July 23, 2020

2018-2019 City had Ms. Yvette Robinson as a housing specialist. During that time the City held community meetings, hired LSA, a consultant to work with Ms. Robinson and they produced two plans, first a Housing Market Analysis + Needs Assessment and The Neighborhood Revitalization Plan. The Revitalization Plan was formally adopted in July 2019. These plans set forth goals for the neighborhood program.

Maryland Historic Trust Review Process

In the Spring of 2019, the City, County and Habitat met with staff from Maryland Historical Trust (MHT) to explain the neighborhood efforts and discuss their process. In July 2019, an application was submitted to MHT for review.

The group received MHT's response on August 30, 2019 stating that mitigation was needed to be performed to reduce some of the impacts of the proposed demolitions. The State requested that the city hold another public meeting to get more input from the community. That meeting was held October 18th, 2019 at Council Chambers, where the ratings of each existing blighted house and their potential for new construction once demolished was presented. The input from the community was recorded and became part of the MHT application to proceed with the demolitions.

City staff requested a meeting with both Department Housing and Community Development (DHCD) and Maryland Historical Trust (MHT) staff. This meeting was held on November 25th, 2019. The meeting was productive and the mitigation measures that the State would require were discussed with the group. The working group submitted the required mitigation measures and received the final agreement with the State in late April 2020. This document needed to be signed by the City and the State for it to become effective and all signatures were secured by the end of June, 2020. No work could be done in the neighborhood until this agreement was finalized.

COVID 19

In an effort to keep City staff safe, as of March 27th, the City started to alternate work weeks, with one week on, one week on standby. This effort reduced the number of staff in the various office buildings to ensure our safety and was very much appreciated that the City Council approved this measure to keep staff safe. This effort was in effect until the beginning of July. During this time the State staff worked remotely from home. Both these efforts to secure individuals' safety during the pandemic also slowed processes.

County Tax Sale Properties

The City and County have been working together to secure properties in the neighborhood. In a coordinated effort the City secured 12 properties through the County's tax sale process. These properties are now in the process of being transferred to the City. Of these properties, 7 will have existing structures demolished, while 5 will be allocated to adjoining properties to enlarge their small side yards. Out of the 12 parcels deeded to the City, 7 are expected to receive new construction.

The 7 properties to be demolished are:

- 600 Douglas Street,
- 811 & 813 Park Lane,
- 403 & 810 Pine Street,
- 522 & 632 High Street (note: #632 High Street has already been torn down)

The 5 vacant lots acquired from the County are:

- 823-825 Park Lane [double lot],
- 604, 606 & 610 Douglas Street,
- 726-728 High Street [double lot].

The 7 parcels expected to receive new construction are:

- Half of 600 Douglas Street,
- 606 and 610 Douglas Street,
- 813 as well as 823-825 Park Lane,
- 522 High Street and
- 726-728 High Street.

The 5 parcels earmarked to remain open or enlarged side yards are:

- Half of 600 Douglas Street,
- 811 Park Lane,
- 403 & 810 Pine Street,
- 604 Douglas Street and
- 632 High Street.

Additional Properties to still be transferred to the City include 700 Phillips Street, 602 Douglas Street, 810, 860 and 831-833 Park Lane.

The City has awarded a contract to Mr. Rideout to remove the first four houses and is working with him to meet the State's requirements for asbestos removal.

The houses slated for demolition in the first group are:

- 403 & 810 Pine Street
- 517 & 522 High Street

Additional State Funding

The City was awarded supplementary funds through the Strategic Demolition Fund of the Department of Housing and Community Development (DHCD) for the purchase of additional properties in the Pine Street Revitalization area. The original amount was \$380,000. Council voted to allocate \$117,000 of those funds to reimburse the City for the cost of the demolition of 507 Race Street, leaving \$263,000. The \$117,000 can be redirected to the Pine Street efforts as determined by Council.

Herve Hamon has been working with property owners wishing to sell parcels, and the first negotiation is underway to acquire 4 vacant lots near Cornish Park.

Cornish Park

A grant application was submitted to DNR last year. While it was assumed that the City owned the property, the state tax assessment records were not clear. Additional research had to be done to verify the City's ownership and the grant was not awarded. Staff will reapply this year.

Next Steps

At the October meeting there was discussion about creating a Small Area Plan for the neighborhood and this would be what we should proceed on creating. This will take some creative thinking due to the pandemic restrictions and group meetings. Staff will be reaching out to the community in the coming weeks and will formalize the community's vision for this neighborhood in a Small Area Plan that will be presented to Council.

| ACTIVITY | CDBG | SOURCES OF FUNDS | | | | | TOTALS BY ACTIVITY | CDBG Grant Amount Spent | CDBG Grant Amount Committed | Notes - Current |
|-------------------------------|-----------|------------------|-------------------|-------------------------------------|-----|----------|--------------------|-------------------------|-----------------------------|---|
| | | Habitat Choptank | City of Cambridge | Dorchester County | | MEA | | | | |
| Weatherization Repair Costs | | | | | | \$25,000 | \$25,000 | | | Matching funds, continuing 2021 |
| Owner Occupied Rehab Program | \$150,000 | | \$30,037 | | | | \$180,037 | \$ 28,500.24 | \$ 60,000.00 | 2 approved, 4 applications in process |
| City Housing Staff | \$120,000 | | | | | | \$120,000 | \$ 60,000.00 | \$ 60,000.00 | 1/2 of these funds expended by City |
| Construction Supervision | | \$60,000 | | | | | \$60,000 | | | Matching funds, continuing 2021 |
| Demolition | \$99,000 | | | \$18,000 additional match by county | | | \$117,000 | | \$ 99,000.00 | Advertising period will begin in May (permission letter from County Received) |
| Aquisition | \$123,953 | | \$100,000.00 | | | | \$223,953 | \$ 57,551.00 | \$ 26,000.00 | Acquisition of properties |
| New Construction | \$120,000 | \$300,000 | | | | | \$420,000 | \$ 93,569.27 | \$ 26,430.73 | 3 homes as per original budget |
| Renovation for Home Ownership | \$35,000 | \$100,800 | | | | | \$135,800 | | \$ 35,000.00 | 521 Pine identified as potential rehab |
| Project Admin. (Cash) | | | | | | | \$0 | | | |
| Project Admin. (In-Kind) | | | \$20,000 | | | | \$20,000 | | | City administrative Matching Funds |
| General Admin. (Cash) | | | Admin by City | | | | | | | |
| General Admin. (In-Kind) | | | | | | | | | | |
| TOTALS BY SOURCES OF FUNDS | \$647,953 | \$460,800 | \$150,037 | \$18,000 | \$0 | \$25,000 | \$1,301,790 | \$239,621 | \$306,431 | \$101,901 remaining funds from CDBG |

| | | | | | | | | |
|-----------------|-----------|-----------|-----------|-----|-----|----------|-------------|-------------|
| Original Totals | \$647,953 | \$460,800 | \$150,037 | \$0 | \$0 | \$25,000 | \$1,283,790 | \$1,283,790 |
|-----------------|-----------|-----------|-----------|-----|-----|----------|-------------|-------------|

| | | | | | | | |
|------------|-----|-----|-----|----------|-----|-----|----------|
| Difference | \$0 | \$0 | \$0 | \$18,000 | \$0 | \$0 | \$18,000 |
|------------|-----|-----|-----|----------|-----|-----|----------|



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

1025 N. WASHINGTON STREET

CAMBRIDGE, MARYLAND 21613

TELEPHONE: 410-228-3790 EXT 103

FAX: 410-228-3814

Memorandum

Date: May 22, 2020
To: Commissioners of Cambridge
From: Pat Escher, A.I.C.P., City Planner
Regarding: Pine Street Neighborhood CDBG Budget – MD-2018-CD-31

The enclosed is the latest budget for the revitalization project with our partners of Dorchester County and Habitat for Humanity. This project began in 2018 with the granting of a CDBG grant for \$647,953. While the dollar amount of the grant remains the same, the allocations have changed due to the reduction of acquisition costs due to the purchase of tax sale properties from Dorchester County. These costs reductions were substantial. Additionally, the project construction portion of the program has had its share of delays due to establishing processes with the various state agencies, most notably, MHT, going through a community outreach process to get community input, and the vacancy of a housing specialist position. Now with most of those hurdles overcome, the work group is moving forward.

To date the project has spent \$239,621 dollars of CDBG funds.

- \$60,000.00 dollars was spent for the Housing Specialist;
- \$93,569.00 dollars was spent for new construction;
- \$28,500.00 dollars was spent for owner occupied home repair; and
- \$57,551.00 dollars was spent/or allocated for acquisition (pending the County to City transfers)

This leaves \$408,332.00 dollars left of the CDBG Grant. Of this money \$306,431.00 has been committed to projects in process, leaving \$101,901.00 of grant funds to be expended according to the various budget items.

The remaining funds that make up the \$1.2-million-dollar budget are \$100,000.00 dollars of a City match, \$30,037 funds from the Cambridge Common's Program Income Fund and \$20,000.00 of kind in kind services of staff time. City's total \$150,037.00.

Habitat has \$460,800.00 dollars committed to the project, with another \$25,000.00 funding from MEA for a total of \$485,800.00.

Dorchester County has contributed \$18,000.00 in kind donation with the demolition of two properties in the neighborhood.

Habitat Choptank – Cambridge Work Summary

New Construction:

New Home Construction using CDBG funding

507 High St, occupied

517 High St, homeowner working on hours and savings, approx.. 30 hours left

603 High St, available

Upcoming using CDBG funding:

412/414 Pine St

521 Pine St

Upcoming investment NOT using CDBG funds:

615 High St

617 High St

6 homes on Wells St (combining lots to have 6ft min setbacks and off street parking)

Owner Occupied Repair:

Using CDBG funding

1 complete, 1 starting this month, 4 applications in process

Other Habitat programs

Served 19 in Cambridge in last 12 months

Have additional 35 applications, 11 approved to move forward

DHCD Special Loans working with 2 homeowners for major renovation/ whole house replacement

Total of 62 homes served or in process

Education Classes:

87 attendees for AARP “Here to Stay” Home Maintenance Workshop

105 attendees for last August’s Senior Resource Fair

Offering Pre Purchase Housing Counseling & Financial Literacy training for homeowners, plan to open to public in the upcoming year.