



Pine Street Neighborhood Revitalization

Minutes Meeting – January 30, 2020

The Pine Street Neighborhood Revitalization work group met on Thursday, January 30, 2020 at 11am at the City Council Chambers, 305 Gay Street.

Attendance:

City Council Commissioner Donald Sydnor
City Council Commissioner Dave Cannon
Cindy Smith, County
Pat Escher, DPW, City Planning
Herve Hamon, DPW, City Planning
Carol Richardson, DPW, Economic Development
Rhodana Fields, Habitat for Humanity
Mike Datmer, Dorchester Star

Agenda:

Reports on progress in the Pine Street Neighborhood Revitalization.

Rhodana Fields presented her report on the progress and status of the funding and expenditures to date in the revitalization effort in the Pine Street Neighborhood.

She explained the budget chart (attached below):

- Weatherization Repair Costs
- Owner Occupied Rehab Program
- City Housing Staff
- Construction Supervision
- Demolition
- Acquisition
- New Construction
- Renovation for Home Ownership
- In-kind Project Administration

Discussion items:

- Commissioner Sydnor requested some clarification on the Rehab program.
- Ms. Fields explained that homeowners did not like having a lien placed on their house in exchange of repairs
- Commissioner Sydnor asked if once approved all demolitions could proceed at once; the answer is yes.
- Ms. Fields presented a slide highlighting that in all of Cambridge, only 20 homes were priced under \$150,000, with only a handful in the Pine Street neighborhood; and their average year of construction was 1925

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- Ms. Fields also talked about other programs such as Helping Hands Repair Program and the AARP Here to Stay Workshops for aging in place
- Commissioner Cannon stated that priority should continue to be given to improving the quality of life of the residents of the Pine Street Neighborhood
- Commissioner Sydnor brought up the issue of frequency of the Neighborhood Revitalization meetings, and Ms. Escher explained that a report would be presented to Council at the next Council Meeting on February 10 to define structure and recurrence.
- Commissioner Sydnor asked that the material presented by Habitat at this meeting be made available to all Council members
- Commissioner Sydnor asked that the city reach out to Secretary Holt to expedite the process of review and encourage the work to start in the neighborhood; Ms. Escher and Mr. Hamon explained that the first full application filing with MHT took place on May 21, 2019, and that since that date, the city has been in a holding pattern waiting for the Maryland Historical Trust (MHT) approval, which would allow the funding from the Department of Housing and Community Development (DHCD) to be released. Under the coordination of Ms. Cindy Stone from DHCD, a meeting with Secretary Elizabeth Hughes was held in November 2019 with City and County staff, Council Member Dave Cannon, Habitat for Humanity representatives and MHT representatives. The result of MHT evaluation is expected shortly.

The next meeting was not officially scheduled; but it shall take place by default on February 6, 2020, at Council Chambers, until the frequency of the Neighborhood Revitalization meetings is discussed and adopted by Council on February 10th.

The meeting was adjourned at 12:15pm.

Respectfully submitted,

Herve O. Hamon

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PRESENTED JANUARY 30, 2020

ACTIVITY	CDBG	SOURCES OF FUNDS			TOTALS BY ACTIVITY	STATUS	Original Comments	Notes - Current
		Habitat Choptank	City of Cambridge	MEA				
Weatherization Repair Costs				\$25,000	C - MEA EmPower (G)		\$102,600 investment in Cambridge, \$20,000 expended in Pine St Neighborhood, another \$10,000 committed to pending projects.	
Owner Occupied Rehab Program	\$90,000		\$30,037	\$120,037	R - Re-Use Previous Housing Funds)	\$30,000 per house CDBG, \$10,000 per house available for additional work, or emergency fund.	\$28,500 Complete, \$60,000 approved. 3 additional applicants waiting. 32 total inquiries, 11 of no respons, 15 applicants denied	
City Housing Staff	\$120,000			\$120,000		2 years -City of Cambridge Contract Housing Manager	1/2 of these funds expended by City	
Construction Supervision		\$40,800		\$40,800	P - General Fundraising FY18 Budget	Habitat Choptank Employees	\$53,908 total match for construction supervision	
Demolition	\$32,953			\$32,953		Foundation (\$5,000) and 2 Blighted Houses removed to rebuild (\$27,953).	WAITING FOR MHT TO RELEASE PROPERTIES	
Aquisition	\$240,000			\$240,000	P - Housing funding per Council meeting	Foundation (\$3000), 2 blighted homes (\$42,000), 3 homes for historic preservation (\$65,000 ea).	WAITING FOR MHT TO RELEASE PROPERTIES	
New Construction	\$120,000	\$180,000		\$300,000		\$40,000 per home from CDBG, Habitat Choptank funds to complete home, Land above in acquisition, or provided as Match from Habitat Choptank		
Renovation for Home Ownership	\$45,000	\$240,000	\$100,000.00	\$385,000		\$35,000 per house CDBG funded renovation (plus acquisition costs above) matched by Habitat Choptank, approx. \$80,000 per home		
Project Admin. (Cash)				\$0				
Project Admin. (In-Kind)			\$20,000	\$20,000	P - Appropriated in FY 18 Budget			
General Admin. (Cash)			Admin by City					
General Admin. (In-Kind)								
TOTALS BY SOURCES OF FUNDS	\$647,953	\$460,800	\$150,037	\$1,283,790	\$1,283,790			

* CDBG Gateway grant funding moved to Housing \$147,952.73 included in total CDBG grant funds