



November 26, 1986

Mr. Robert Healy
City Manager
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Healy:

Attached is a report on vacancies within the Cambridge Housing Authority inventory per your recent request.

The following explanations and/or highlights are noteworthy:

1) State-assisted Jefferson Park has been used as a relocation resource for the federally assisted turnkey redevelopment of what had formerly been known as Jefferson Park extension. As you know, four buildings (in the back of the site) have been completed in this phased redevelopment effort and re-occupied. Two additional buildings will be re-occupied over the next two months with the final two buildings scheduled for completion and reoccupancy in the spring.

As relocatees return to their former homes additional vacancies are/will be created in the state-assisted portion of Jefferson Park. These vacancies (as well as units in "new" Jefferson Park which are not targeted for former tenants) will be filled from families on the waiting list.

The above procedure will not occur immediately; however, because the Cambridge Housing Authority has currently underway a bathroom and kitchen modernization project in that portion of the development which involves asbestos removal. When this work is done, families must vacate their units for a one-week period, thus current vacancies are being used as a relocation resource to accomodate those families.

2) The Cambridge Housing Authority has been awarded \$9 million for the renovation of Newtowne Court. The planning process for the required work is currently underway. In addressing bathroom, kitchen and general plumbing modernization we expect to encounter the need for asbestos removal at Newtowne. In all likelihood a modest number of vacancies (between 10 and 20) will have to be reserved as temporary relocation resources, as in the case of Jefferson Park. The remaining vacants at Newtowne Court will be occupied from the waiting list and for transfers of underhoused/overhoused residents after the work indicated in the attached has been completed.

3) Elderly housing vacancies have decreased from 29 at last report to 17. This represents a 1.5% vacancy rate.

4) Exclusive of Jefferson Park and Newtowne Court where modernization activity and/or asbestos removal is involved, the family housing vacancy rate is less than 1%.

I trust this report is informative and helpful. If I can provide further information please let me know.

Sincerely,


Daniel J. Wuenschel
Executive Director

DJW/pm

①

<u>DEVELOPMENT</u>	<u>UNITS</u>	<u>VACANT 0-30 Days</u>	<u>VACANT 30+ Days</u>
Corcoran Park	3	3	0
Jackson Street	1	0	1
Washington Elms	1	0	1
Willow Street	1	0	1
Roosevelt Towers	6	1	5*
J.F. Kennedy Apts.	4	2	2*
Truman Apartments	1	0	1**
Millers River	1	1	0
L.B.J. Apartments	3	1	2
Weaver Apartments	1	0	1
Manning Apartments	7	6	1
TOTAL:	<u>29</u>	<u>14</u>	<u>15</u>

* One apartment undergoing renovation due to fire.

** Structural problems being corrected.

Elderly Housing

Manning Apartments: Seven one bedrooms, two to be used for transfer, five ready for 12/15 lease.

TOTAL: 7

J.F.K. Apartments: Three studios ready for 12/5 lease; one one bedroom to be used for transfer.

TOTAL: 4

L.B.J. Apartments: Two studios ready for 12/5 lease, one one bedroom ready for 12/5 lease.

TOTAL: 3

Millers River Apts: One studio ready for 12/15 lease.

TOTAL: 1

Truman Apartments: One studio that is undergoing structural renovations.

TOTAL: 1

Weaver Apartments: One studio apartment ready for 12/15 lease.

TOTAL: 1

ELDERLY TOTAL: 17

The vacancy rate in the elderly developments is 1.5%.

* At 45 Linnean Street, 4 apartments have been vacated due to flooding problems. A specification to correct this situation was bid and the contract will be awarded pending approval by EOCD.

Family Housing

Corcoran Park:

One two bedroom unit ready for 12/15 lease.
Two three bedroom apartments, one to be used
for transfer and one ready for 12/15 lease.

TOTAL: 3

Jackson Street:

One two bedroom apartment ready for 12/15
lease.

TOTAL: 1

Washington Elms:

One four bedroom apartment ready for 12/15
lease.

TOTAL: 1

Roosevelt Towers:

Three one bedroom apartments offered for
12/15 lease.
Two two bedroom apartments, one offered for
12/15 lease, the other undergoing renovation
due to fire.
One three bedroom apartment ready for 12/15
lease.

TOTAL: 6

Willow Street:

One one bedroom apartment offered 11/20.

TOTAL: 1

Newtowne Court*:

11 three bedroom apartments.
16 two bedroom apartments.
17 one bedroom apartments.
5 one bedroom apartments are ready to be
offered, 11 need either painting and/or floor
refinishing and one is reserved for transfer.
16 two bedroom apartments require painting and/
or floor refinishing as do the 11 three
bedroom apartments. A contractor is currently
at work at NTC finishing the floors and CHA
painters are stationed at NTC completing the
work there.

TOTAL: 44

Jefferson Park:

17 apartments are now vacant due to modernization efforts which include new kitchens, bathrooms and asbestos removal which requires families to be moved out of their apartments temporarily and relocated in some of the vacants. As work is completed, apartments will be made available to tenant selection for leasing. All work is to be completed within six months.

TOTAL: 17

FAMILY TOTAL: 73

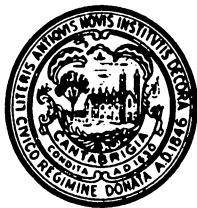
These vacancies contribute 5.3% of all the family inventory. Exclusive of Newtowne Court and Jefferson Park, the vacancy rate is less than one percent.

* 18 apartments at NTC are unable to be rented due to leaks which make them uninhabitable. New roofs are scheduled to be installed in Spring of 1987.

RECEIVED

Nov 26 3 40 PM '86

OFFICE OF THE
CITY MANAGER



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

December 8, 1986

To the Honorable, the City Council:

With respect to Awaiting Report Item No. 25, enclosed please find copy of a status report from the Cambridge Housing Authority regarding vacant units in public housing throughout the City.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Robert W. Healy", is written over a horizontal line.

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 2 *S-654*

Re: response to Awaiting Report Item No. 25
regarding vacant units in public housing
throughout the City.

In City Council,

December 8, 1986

Placed on file