

348 Franklin Street
Cambridge, MA 02139
November 20, 1991

1991 NOV 20 PM 2:16

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

I have reviewed with fascination Harvard's letter to the city council concerning 2 Mount Auburn Street, City Manager's agenda item 11, November 18, 1991.

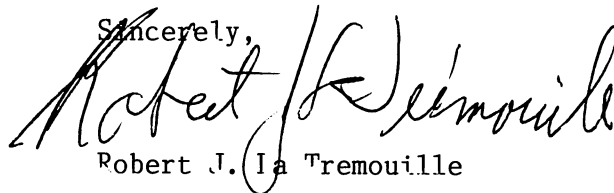
Harvard transmits a letter published in the Chronicle with the comment that it responded to a letter of mine. Harvard neglects to mention that I also responded to Harvard. The unedited version of my response is enclosed for the Council's interest.

Harvard's reference to a "lease" without providing it combined with Harvard's failure to note my response really waives flags. I reiterate, from my letter:

. . . I'll trust that "lease" when Harvard provides me with a copy of it and all documents referred to in it. Copies to Cambridge residents controlled by Harvard or the CDD do not count.

I have strong memories of a major, year long battle by a group led by me in which we prevented Harvard's destruction of the historical building at 10 Mount Auburn. During that battle, Harvard repeatedly and loudly referred to a purchase and sale agreement on that building. Harvard refused to produce it until we got an order of court. Harvard had plenty to hide in that document.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. La Tremouille". The signature is fluid and cursive, with the first name "Robert" being the most prominent.

Robert J. La Tremouille

cc: Cambridge Chronicle
Cambridge Tab

Please Note: my last name
is "La Tremouille", not
"Tremouille"

348 Franklin Street
Cambridge, MA 02139
Tel. 859-0400,x.352 / 491-7181
August 12, 1991

Editor
Cambridge Chronicle

I appreciate Harvard's response to my letter concerning the apparent attempts to expand Peabody Terrace into Corporal Burns Park, in the name of "affordable housing". I appreciate Harvard's acknowledgment concerning the monstrous building at 2 Mount Auburn Street. This building received major variances in exchange for promises of elderly housing. Harvard admits that it is now part elderly (92.5%) and part handicapped (17.5%). Promises to restrict it to elderly no longer exist.

What Harvard did not do, or say, is of great interest.

Harvard spoke of a "40 year lease" previously unknown to 2 Mount Auburn residents fearful for their homes. Harvard spoke of its "intention to honor" that "lease". At minimum, such a "lease" can be broken by agreement between CHA and Harvard. Additionally, Harvard is extremely good at fine print. What is the fine print in that "lease"? Can Harvard break it at will, or by notice, after the 20th year, 1990? Does Harvard really have no say in tenants? What other provisions of interest exist? I'll trust that "lease" when Harvard provides me with a copy of it and all documents referred to in it. Copies to Cambridge residents controlled by Harvard or the CDD do not count.

I have strong memories of a major, year long battle by a group led by me in which we prevented Harvard's destruction of the historical building at 10 Mount Auburn. During that battle, Harvard repeatedly and loudly referred to a purchase and sale agreement on that building. Harvard refused to produce it until we got an order of court. Harvard had plenty to hide in that document.

Harvard did not deny wanting part of Corporal Burns Park for expansion of Peabody Terrace. Harvard did not deny joining with the Cambridge Development Department get part of Corporal Burns through underhanded tactics. The CDD's apparent use of Land Bank "affordable housing" to get part of Corporal Burns for Harvard is inexcusable.

If Harvard does not wish to expand its campus into 2 Mount Auburn until 2010, that would exactly fit the Land Bank scheme in Corporal Burns. A normal tactic for HUD type housing (the fine print in the land bank) would be to throw the needy out of Corporal Burns after 15 to 20 years. That sounds like 2010 to me.

Harvard and the CDD's apparent behavior with regard to the Land Bank fine print shows that the Land Bank legislation must be amended.

At minimum "affordable housing" must no longer be a tool to turn city property into condo conversion and Harvard conversion schemes. Any and all city property deeded out for "affordable housing" must be guaranteed in perpetuity. The city should be working to end the problems of ~~with~~ disappearing housing, not turning city property into the same thing.

Corporal Burns was only one piece of several pieces of open space in non-rich neighborhoods proposed to be destroyed in Land Bank schemes. It is no surprise that no open space in the rich neighborhoods was attacked. The city must stop playing games with our open space. Prohibitions against destruction of open space in the needy neighborhoods is reasonable and a minimal expectation for any city action.

At least one other key Land Bank language provision must be amended: it is bad government for the city council to vote to give city property to the highest bidder, whether that bid is good or bad, with no turning back and with no further vote by the city council. That is exactly what the Land Bank fine print calls for. That is what made the Harvard conversion scheme possible. The city council should make the final decision on transfers of city property out of city hands. The city council should not delegate that responsibility to its employees, particularly not with fine print that turns "guarantees" into marshmallows.

I hope we have learned from this effort.

Sincerely,

Robert J. La Tremouille



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

November 18, 1991

To The Honorable, The City Council:

In reference to Awaiting Report Item No. 28, regarding the status and future use of the property located at 2 Mt. Auburn Street, please find a response from Harvard University concerning its plans for 2 Mt. Auburn Street.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Robert W. Healy", is written over the typed name and title.

Robert W. Healy
City Manager

HARVARD UNIVERSITY

GOVERNMENT. COMMUNITY
PUBLIC AFFAIRS

2 GARDEN STREET
CAMBRIDGE, MASSACHUSETTS 02138
617-495-4955

August 15, 1991

RECEIVED
91 NOV -5 AM 9:25
OFFICE OF THE CITY MANAGER

Mr. Robert W. Healy
City Manager
Cambridge City Hall
Cambridge, MA 02139

Dear Bob,

At the City Council meeting last Wednesday, August 7th, Councillor Walter Sullivan proposed an order asking that Harvard University confirm in writing his understanding that Harvard is committed to maintaining residential housing for the elderly and disabled at Putnam Square Apartments at 2 Mt. Auburn Street.

I am enclosing a copy of a letter that Kristin Demong, President of Harvard Real Estate, wrote to the editor of the Cambridge Chronicle which was published on Thursday, August 8th, the day following the Council meeting. (This was in response to a letter from Robert LaTremouille in the Chronicle's July 18th edition.)

I believe Kristin's letter should be brought to the City Council's and your attention, especially the final sentence, "It is clearly Harvard's intention to honor the terms of our forty year lease with the CHA, which includes a commitment through the year 2010.

Sincerely,

Rita Corkery
Associate Director
Community Relations

Enclosure

c.c. Councillor Walter J. Sullivan
Daniel Wuenschel, Executive Director, C.H.A.
John Shattuck
Kristin Demong

Harvard Real Estate, Inc.

1350 Massachusetts Avenue
Cambridge, Massachusetts 02138
Telephone 617-495-2745
Fax 617-495-0463

Kristin S. Demong
President

LETTER TO THE EDITOR

CONTACT: Dianne Dyslin
496-1886
495-8977

Dear Editor:

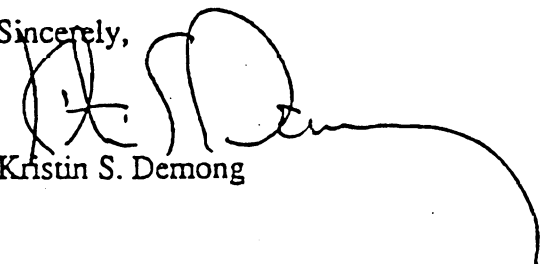
In your July 18th issue, you published a letter from Robert Tremouille that accused Harvard of planning to use the elderly housing at 2 Mt. Auburn St. for "expansion schemes, with temporary lodging for the needy." He also claimed that "Harvard . . . has already started replacing elderly at 2 Mt. Auburn St. with less politically powerful tenants," and that the structure, "now only part elderly, comes closer to becoming part of the Harvard campus in the next few years." All of this is blatantly untrue.

Two Mt. Auburn St., also known as Putnam Square, consists of 94 units of elderly housing built on land leased from Harvard in 1970 with mortgage funds provided by the Massachusetts Housing Finance Agency (MHFA). All of these units were consequently leased to the Cambridge Housing Authority (CHA), a public housing agency, for a term of 40 years. It is the CHA which determines who lives at 2 Mt. Auburn St., not Harvard.

Even though this housing has been used primarily for the elderly, CHA is also allowed to place Cambridge citizens with physical and mental disabilities in these units. Currently, of the 94 leasable units, 87 are occupied by elderly tenants, and seven are occupied by younger, disabled tenants. The average age of the elderly tenants is 81, and six of the original elderly tenants still live in the building.

The University is enthusiastically committed to maintaining 2 Mt. Auburn St. as residential housing for the elderly and disabled. As a matter of fact, since 1985, Harvard has initiated property improvements at this site estimated to cost more than \$1.1 million on completion. Among these improvements have been the installation of a new sprinkler system and central hot water system, the placement of handrails in all common hallways of the building's 11 floors, and complete renovations of all building lounges, including new furniture especially designed for the elderly. We are proud of our association with this property and its tenants. It is clearly Harvard's intention to honor the terms of our forty year lease with the CHA, which includes a commitment through the year 2010.

Sincerely,


Kristin S. Demong

Consent Comm. #13

S-1238

Comm. from Robert J. LaTremouille, 348
Franklin Street, regarding the future
use of the property located at 2 Mt.
Auburn Street as received by a
communication from Harvard University.

In City Council,

November 25, 1991

Placed on file