

**The Abrams
Management
Company, Inc.**

Real Estate Development
Management
and Consultant

2 Park Square
Boston, Massachusetts
02116
617 482-2747

Edwin D. Abrams
President

April 22, 1980

Mrs. Dorothea Johnston
Cambridge Committee of Elders, Inc.
15 Pearl Street
Cambridge, Massachusetts 02139

Dear Mrs. Johnston:

I want to thank you for attending the meeting at Putnam last Friday afternoon. I think you are now aware of how interested this company is in serving the needs of the residents. Toward that end, I am writing this reaffirmation of our desire to have you set up a residents' organization with which we can meet at mutually convenient and agreeable times. As I pointed out to you and to the residents, a tenant organization formed by the management company, run by the management company has a tendency to be "for" the management company. We do not consider this to be a healthy state of affairs.

Therefore, we are prepared to give you whatever support you might need in establishing a committee that we feel truly represents all of the residents in the building. In this regard, we are prepared, over the next two months, to contribute \$300. toward establishing a "resident kitty" in the hope that this will make your efforts easier and additionally productive.

As mentioned at the meeting, our talks have produced the following results:

1. New guard devices will be installed on the doors of all apartment units - - such installation to begin shortly.
2. We await word from the City Council as to the availability of CETA workers to serve as screening personnel in the Lobby.
3. Improvements to functioning of locks to main entry doors. A proposal from Pasek Corporation is expected to be in our hands this week and we will advise you of the specific improvements to be made.

I appreciated having the opportunity of describing the history of this building to you since we became managing agents on January 1, 1975. There were approximately 27 leaks; the fire equipment had never been serviced, and the building was approximately \$75,000. in arrears on mortgage payments with the Massachusetts Housing Finance Agency. Despite the approval of the Massachusetts Housing Finance Agency of a rent increase in March of 1975, HUD never released these funds until the Fall of 1976.

Harvard University, who assumed responsibility for the property when the Cambridge Corporation dissolved, contributed \$57,000. to the operation of the building so that physical improvements could be made, and an on-site nurse could be hired to support the medical needs of the residents, as well as coordinate social services in the building.

As you are now aware, we systematically went through the building painting each apartment. The painting was done in one day so that the residents involved would be able to sleep in their own apartments at night. In addition, a major roofing problem in the garage area was solved which had made the first-floor apartments uninhabitable because of cold floors. The monies expended for this item alone amounted to approximately \$21,000.

We will continue to maintain the property in a manner which will produce the results you saw during your visit. We will continue to provide the social services and medical care we are presently providing. We look forward to working with you toward providing additional services as needed and requested by the residents' organization, and thank you for your interest.

Sincerely,


EDWIN D. ABRAMS
President

EDA/efh

cc: The Honorable Thomas P. O'Neill, Jr.
The Honorable Francis H. Duehay, Mayor
City Councilor Kevin P. Crane
Thomas W. Danehay
Saundra Graham
Leonard Russell
David Sullivan
Walter J. Sullivan
Alfred Velucci
David Wylie
✓ Paul Healy, City Clerk
J. Connarton, Deputy City Clerk
R. Ring, Detective, Cambridge Police Dept.
Officer Daly, Cambridge Police Department
D. Wuenschel, Director, Cambridge Housing Authority
G. Yuse, Director, Leased Housing
S. Daly, Massachusetts Housing Finance Agency
T. Mahoney, Massachusetts Department of Elderly Affairs
G. Bergman, Cambridge Committee of Elders, Inc.
J. Rose, Cambridge Committee of Elders, Inc.
M. A. McLaughlin, Abrams Management Co., Inc.
J. Mello, Abrams Management Co., Inc.
L. Woolley, Abrams Management Co., Inc.
S. Zeckhauser, Harvard Real Estate, Inc.

S-208

Copy of comm. from the Abrams Management Co.
to the Cambridge Committee of Elders, Inc. re:
establishment of a committee to represent the
residents of Putnam Sq. Apts.

In City Council,

April 28, 1980

4-28-80
Placed on File-