



Commonwealth of Massachusetts
**Executive Office of
Communities and Development**



Edward J. King, Governor
Byron J. Matthews, Secretary

January 17, 1980

Frances Siegel, Advocacy Chairperson, and
Edward F. DeLuca, President
Cambridge Committee of Elders, Inc.
15 Peal Street
Cambridge, MA 02139

Dear Ms. Siegel and Mr. DeLuca:

I am writing in response to your recent letter in which you requested that I consider an increase in the Department's construction cost limits in order to permit the proposed rehabilitation of the Putnam School building under the Chapter 667 elderly housing program.

I am pleased to advise you that City Manager James L. Sullivan and I have recently reached an agreement which will enable us to proceed immediately with planning for the conversion of the school to 29 units of housing for the elderly and handicapped. Under this agreement, the City of Cambridge has agreed to donate the building to the Cambridge Housing Authority and to contribute \$200,000 in Community Development Block Grant funding to defray some of the extraordinary costs which we expect to incur in the rehabilitation of the structure. The Executive Office of Communities and Development will, in turn, provide \$1,165,000 or \$38,500 per unit under the Chapter 667 program to finance the project.

The allocation of \$200,000 in CDBG funding by the City of Cambridge is a major local contribution which will help to insure the financial feasibility of the project. I want to assure you that we recognize the importance of this project to the elderly citizens of Cambridge and that we share your desire to proceed with the rehabilitation of the school as soon as possible.

Sincerely,

BRYON J. MATTHEWS
SECRETARY

BJM:RLP:nad

CAMBRIDGE COMMITTEE OF ELDERS, INC.

15 Pearl Street

Cambridge, Massachusetts 02139

868-0800 868-1996

Founders

EUGENE PARKER
CHARLES MOORE
CATHERINE HANLEY
WINZOLA TUFTS

EDWARD F. DeLUCA - Pres.
AL LINDSAY - 1st Vice Pres.
AL WHITMAN - 2nd Vice Pres.
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JERRY WHISTON - Treasurer

1/21/80

BACKGROUND ON THE DEVELOPMENT OF 667 ELDERLY HOUSING

The Cambridge Committee of Elders is bringing to the attention of the Cambridge community the need to develop a third site for elderly housing under the Chapter 667 program. The Committee of Elders is urging the City Council to use their influence to bring about the development of a small site for from six to ten units of elderly housing, rather than allow money to be returned to the state.

Several months ago the CHA received \$2,560,000 for the development of 80 units of elderly housing based on a cost of \$32,000 per unit. The CHA was mandated to develop site plans for the use of the full \$2,560,000.

As plans have developed thus far, the Linnean Project will produce 24 units at a cost of \$38,500 (approx) including relocation costs per unit. The Putnam School will produce 29 units at a cost of at least \$45,000 per unit. The State has agreed to pay up to \$38,500 per unit toward that cost. The state asserts that this is a firm figure, and it was arrived after pressure was brought on them from several directions including the Committee of Elders. The City Manager has agreed to put \$100,000 of block grant funds (year six) into the project, and possibly an additional \$100,000 (year seven) from block grants.

Including planning costs, the state has committed \$2.1 million to the Putnam and Linnean projects.

It is conceivable, but HIGHLY UNLIKELY AND VERY SPECULATIVE, that the state would increase the ceiling expenditure on the Putnam school over \$38,500.

The current situation is that unless the CHA develop a site plan for the additional \$400,000 (which does not include "lifetime" subsidies that would go with any units developed) the CHA will lose the remaining \$400,000 as well as from six to ten "lifetime" subsidies.

The CHA and perhaps the City of Cambridge are seemingly unwilling to develop plans for a third site. The CHA, as a matter of policy, has been unwilling to develop small scattered sites, even though the Committee of Elders and the City Council has called for this for years. This unwillingness may be the chief reason why a third site is not being developed.

The CHA may be trying to use the \$400,000 as a bargaining point in trying to convince the State to raise the \$38,500 limit on the Putnam School by offering the State the opportunity to reclaim the bulk of the unspent money. *Rinnam & Putnam*

We feel that it would be in the best interests of the elderly community to proceed in the development of a third site of from six to ten units. If the State wishes to negotiate a raise in the \$38,500 ceiling, so be it, but it should come as part of our effort to develop the MAXIMUM number of quality units of elderly housing possible. *→ here*

WE ARE URGING THE CITY OF CAMBRIDGE TO MANDATE THE CHA AND TO WORK WITH THE CHA AND ELDERLY ORGANIZATIONS IN DEVELOPING A SITE PLAN FOR THE ADDITIONAL \$400,000, and NOT TO RETURN EVEN ONE DIME TO THE STATE FROM THE CHAPTER 667 PROGRAM.

Sincerely,
Advocacy Committee
Cambridge Committee of Elders

\$2.5M arrives for elderly housing

The Cambridge Housing Authority (CHA) received \$2,560,000 for the development of 80 units of elderly housing as part of a \$27 million expenditure by the state Dept. of Community Affairs (DCA) it was announced this week.

Gov. Michael Dukakis was in Cambridge yesterday at the Norfolk St. Congregate Living Facility for the Elderly to hand over the first \$25,000 of the grant that will be used for planning and site selection.

CHA Executive Director Dan Wuenschel said on Tuesday that no site or area of the city had been pinpointed for the housing. "We have

demonstrated to the state in a proposal that there is a growing need for elderly housing here," he told the Chronicle.

"The emphasis of this grant, according to the DCA, is to be for rehabilitation of existing housing," he said.

"We have a demand for elderly and family housing that far exceeds the available supply," he added.

The CHA will work with the Community Development Dept. to locate suitable housing.

The Norfolk St. facility and Manning Apartments (Green St.) are the two existing housing units that were built under the same funding process by the state. The Com-

monwealth will float a \$100 million bond.

17 other communities receive funds for elderly housing. Watertown, Westfield, Gardner-Westminster, Dudley, Southbridge,

Webster, and Haverhill also received \$2.5 million. Units will be rented to those whose net

income is \$6,000 or less and rent will not exceed 25 percent of a person's net income.

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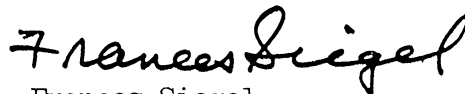
January 18, 1980

Members of the Cambridge City Council,

We are urging the Cambridge City Council to take immediate action to insure that the Cambridge Housing Authority uses the full 2.5 million dollar allocation it has received for elderly housing under the Chapter 667 program.

Attached is our letter of December 13th, 1979 in regard to this matter.

Sincerely,



Frances Siegel
Chairperson
Advocacy Committee

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Comm. from the Cambridge Committee of
Elders, Inc. re: use of the full 2.5 million
dollar allocation by the Cambridge Housing
Authority for elderly housing.

See order # 17 Referred
Order that we refer
to City 1992 1/23/80

In City Council,
January 21, 1980

1/21/1980
See here Order
By Mayor Duchay
Requesting Report
From ELHA on
\$409,000 NOT
expended and possibility
of six additional
units at Hinman
Street