

MEMORANDUM

TO: JAMES L. SULLIVAN, CITY MANAGER

FROM: DANIEL J. WUENSCHER, EXECUTIVE DIRECTOR - CAMBRIDGE HOUSING AUTHORITY

DATE: MARCH 9, 1979

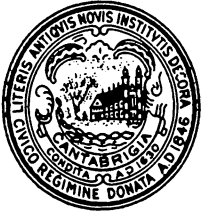
RE: REQUEST FOR INFORMATION REGARDING CAMBRIDGE HOUSING AUTHORITY VACANT
UNITS

The following is intended to comply with your recent request regarding
CHA vacant units:

<u>Project</u>	<u>Vacant</u>	<u>Ready for Occupancy and for Offer Out- Standing</u>	<u>Approximate Date Available For Occupancy</u>
Washington Elms	140	0	0 ¹
Corcoran Park	2	1	1 -- 3/15/79
Putnam Gardens	5	3	2 -- 3/23/79
John F. Kennedy	0	0	0
New Towne Court	81	12	5 per mo. ²
Harry S. Truman	0	0	0
Lyndon B. Johnson	2	0	2 -- 3/16/79
Daniel F. Burns	1	1	0
Woodrow Wilson Court	1	1	0
Jefferson Park	80	2	4 -- 4/1/79 ³
Lincoln Way	4	2	2 -- 3/23/79
Roosevelt Towers	100	3	96 ⁴
Jackson Gardens	0	0	0
Frank J. Manning	1	1	0
116 Norfolk Street	0	0	0
Willow Street Homes	0	0	0

- 1) There are 134 vacancies at Washington Elms. The CHA is currently studying the feasibility and possibility of the re-use of 36 units as Tenant Services space (Daycare, Recreation, Headstart, Adult Classroom space, etc.) and Management space (Management Offices, Maintenance Depot, Stockroom, Training space, etc.). Another 72 units are being considered for demolition to reduce density, create more open space and recreation area, and increase the manageability of this development. Fourteen units are proposed as breakthrus or larger combined units for overcrowded families. The remainder will be used for transfers within Washington Elms.
- 2) The effort to refurbish and reoccupy is predicated on the availability of CETA labor and is slowed somewhat by the thorough refinishing of hardwood floor in these apartments. Ten units per month is a realistic estimate.
- 3) Ten units will not be refurbished and re-occupied until more concrete security measures can be arranged within the development and with the Cambridge Police Department. Sixty units represent the six-story mid-rise structure which was vacated in 1974-75. Initial studies for the re-use of this structure for additional service-related facilities are underway.
- 4) Ninety-six units represent the entirety of the vacant eight-story Tower Building at this development. As you are aware, the CHA has recently received funding from the Department of Community Affairs to rehabilitate and re-occupy this building. The contract for the necessary architectural services for the preparation of working drawings was executed by Secretary Byron Matthews at Roosevelt Towers on February 2, 1979. Without inordinate delays we could expect actual rehabilitation work to begin in the early fall of this year.

Finally, I must refer to a similar vacancy report prepared for you and the Council in November 1978. Comparison of these reports shows a net gain of 19 units for eligible families/applicants. This "net gain" figure will always vary depending on the variables listed in the November report, such as: turnover rates, CETA funding, the necessity of transfers, the recent frequency of "cause" and non-payment evictions, etc.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

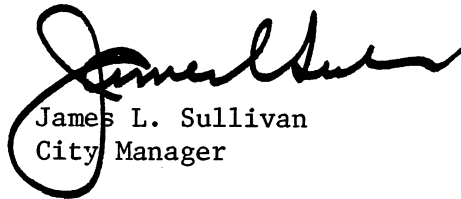
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

March 12, 1979

To the Honorable, the City Council:

With respect to Awaiting Report Item No. 9 relative to vacant Authority apartments, enclosed please find copy of a report from Daniel J. Wuenschel, Executive Director of the Cambridge Housing Authority.

Very truly yours,



James L. Sullivan
City Manager

JLS/mbf
Enc.

Response to Awaiting Report No. 9 re: vacant
Housing Authority apartments.

In City Council,
March 12, 1979

3/12/79

Placed on File -