

CITY COUNCIL MEETING  
CITY HALL, SULLIVAN CHAMBER  
MAY 5, 2014 ; 5:30 PM

TO BE INCLUDED IN THE RECORD EITHER AS AN  
AMENDMENT TO THE HOUSING COMMITTEE  
REPORT OF MAY 2, OR AS PART OF THE  
OFFICIAL RECORD OF THE ABOVE CITY COUNCIL  
MEETING, OR BOTH; THE FOLLOWING ATTACHED  
DOCUMENTS TO THE ISSUE OF 2 MOUNT AUBURN  
STREET:

1. TIME OUT
2. SUGGESTED OUTLINE
3. ALTERNATIVE VISION
4. TWO VISIONS
5. RESULTS --- DISABILITY COMPARISONS

## TIME OUT

- 1) TIME OUT. FINISH ELEVATORS. HOLD REST FOR 4 MONTHS
- 2) WE WILL SUBMIT AN ALTERNATIVE PLAN WITH THE HELP OF OTHERS TO THE CITY
- 3) OUR PLAN WILL FOCUS ON AGING IN PLACE FOR INDEPENDENT LIVING
- 4) WE'LL GIVE YOU TWO VERSIONS
  - 1) BASIC - IT WILL CUT DEBT
  - 2) EXTENDED - IT WILL SPEND AS MUCH AS HRIEACH WILL DELIVER MORE.

**SUGGESTED OUTLINE AND STEPS FOR HOUSING COMMITTEE HEARING (TUESDAY, ~~APRIL 2~~ <sup>MAY</sup>)  
REGARDING 2 MOUNT AUBURN STREET.**

1. Purpose. A comprehensive, independent oversight examination of 2 Mt. Auburn Street.

2. Steps.

(a) Tuesday, ~~April 2<sup>nd</sup>~~ <sup>MAY 12<sup>TH</sup></sup>, 10am. Initial hearing to determine the scope and timetable for the final work product. The 2 Mount Auburn Street Tenants Association (40T) will testify as to its preliminary findings from the extant documentation, including FOIA materials provided by DHCD, and request a protocol for ongoing City and City Council involvement. Other interested parties would testify as well.

(b) City Council Roundtable, April 2<sup>nd</sup>. Initial detailed review of action plan from above.

(c) Final hearing and Presentation, July, August, depending on the City Council and Housing Committees' schedules.

(d) City Council Resolution, July, August.

(e) Request for review and presentation to the State's Housing Committee, and any other Committee with applicable jurisdiction for H.1127.

3. Request.

April 2<sup>nd</sup> Housing Committee Resolution requesting the City Manager to invite all relevant professional communities—especially Harvard and MIT—to participate in the generation of the final work product. Additionally, HRI would be asked to initiate no new site work or modifications beyond those currently underway, until the completion of the final report.

4. Context.

What we are facing is an accelerated construction schedule for a collection of site modifications, commenced individually on their own perceived merits and without full working collaboration with the resident community, versus a development and management vision for the long term. The latter would embrace an integrated plan covering the

imperatives of (i) the structure and modifications, (ii) resident life pattern, physical status, and demography (iii) funding and financial management, (iv) public policy constraints, (v) the economy and fiscal uncertainty, (vi) ownership and management requirements, (vii) sustainability, (viii) the legal and legislative landscape for the elderly, elderly-disabled, and legally disabled, (ix) the affordable housing universe, (x) public-private sector collaboration, (xi) transparency, full disclosure, and risk exposure, and, last (xii) differing concepts and scenarios for "Aging in Place".

Simply put, 2 Mount Auburn Street, at this moment in our City's and nation's history is a "canary in the coal mine". The 21<sup>st</sup> century is already being defined by the reality of advanced and medically advancing aging as one of its great challenges. Cambridge is fortunately placed, in terms of talent and municipal strength, to take a leadership role in the development of public policy in this area. This is an issue and time for all parties to work together; there is no fault or blame here to be discovered; it is one of those moments, again, when we all realize that Life is always bigger than us all.



## TWO VISIONS: INDEPENDENT LIVING VS RESIDENT COMMUNITY

### HR1 I. RESIDENT COMMUNITY

Provision of enhancements and supplementation to "Aging in Place" so as to increase arranged and/or guided group activities in the public spaces. The focus is inward. Each individual unit is a component of the larger whole with the emphasis on participation and sharing.

Finances: Maximum balance sheet utilization to support full debt load availability. Fiscal optimism with regard to the economy and relevant government policy and financing.

### 2R11A II. INDEPENDENT LIVING

Provision of enhancements and supplementation to "Aging in Place" so as to sustain or increase each individual tenant's capacity for independent living. The focus is outward. Each individual unit is construed as the source and expression of personal possibility and creativity. The emphasis is on privacy and freedom.

Finances: Maximum contingency balance sheet management and debt load discipline. Fiscal cautiousness with regard to the economy and relevant government policy and financing.

Focusing on Individual Apartments and individual tenant concerns—enhancements and amenities to Aging in Place that emphasizes Independent living; safety, security, pleasantness, and enjoyment.

1. State of the art emergency communication system that takes full account of the existing and emerging demographic and medical realities of our buildings population.
2. Live 24/7 contact with WINN staff; no answering service. We are living in the age of cell phones and ever richer real time information technology.
3. Direct access to Cambridge 911 on all floors.
4. Asbestos removal, painting, and ceiling molding.
5. Rugs.
6. 12 hour (7—7) security presence. Direct communication with each apartment.
7. Redesigned guard station; complete, up to date tenant emergency information.
8. New thermostats; repair/replacement of malfunctioning wall systems.
9. New, more powerful bathroom heaters.
10. Walk-in tubs
11. New intercom systems with monitors.
12. New (2nd) lock on all doors; no charge.
13. New peep holes.
14. New stoves.
15. Clean ducts, especially kitchen, semiannually
16. Solid blinds with NO bright spots.
17. Weather abatement drapes.
18. Wi-Fi, and connection to building wide internet service
19. Professional outside tech service for computer room.
20. Four to five personal use semi-private individual units in computer room
21. New closet doors.
22. Expansion and redesign of the laundry room

23. Installation of fitness area and little gym
24. Building wide emergency evacuation plan, with all apartment PA system
25. Fire drills.
26. Debt load containment and draw down
27. Additional staff.
28. Stove/oven hoods.

2 Mount Auburn Street Tenants Association (40T)

Results of the Tenant Survey  
Short Form Statistics

**DISABILITY COMPARISONS:** The City of Cambridge vs 2 Mount Auburn Street

For disabled (diminished ability) persons over 65

	<b>CAMBRIDGE</b>	<b>2 MOUNT AUBURN</b>
<u>Any Disability</u>	28.5 %	86% (~3 times greater)
<u>Type of Disability</u>		
Hearing	6.4 %	37 % (almost 6 times)
Vision	5.1 %	39 % (almost 8 times)
Cognitive	8.4 %	33 % (almost 4 times)
Ambulatory	17.8%	56 % (over 3 times)
Self Care	7.1 %	41 % (almost 6 times)
Independent Living	16.9 %	51 % (at 3 times)
<u>Number of Disabilities</u>		
One Disability	13.5%	23 % (almost 1 ¾ times)
Two or more Disabilities	15.1 %	38% (almost 2 ½ times) 63 OVER 4

NOTE City Data from:

*Statistical Profile: Demographic, Socioeconomic, Land Use, Education*  
Cambridge Community Development Department, 2011, page 11.

## 2 Mount Auburn Street Tenants Association (40T)

### Results of the Tenant Survey Short Form Statistics

#### **DISABILITY PROFILE: 2 Mount Auburn Street (57 Responses; 68%)**

(Using the City of Cambridge's Six Recognized Categories (Derived by the U.S. Census Bureau, American Community Survey 2009):

- |              |                       |
|--------------|-----------------------|
| 1. Hearing   | 4. Ambulatory         |
| 2. Vision    | 5. Self Care          |
| 3. Cognitive | 6. Independent Living |

#### A. Tenants having EXACTLY.

None	14%
One	22.8%
Two	17.5%
Three	15.8%
Four	7%
Five	14%
Six	8.8%

#### B. Tenants having (GROUPING)

One to Six	86%
Two to Six	63%
Three to Six	46%
Four to Six	30%
Five to Six	23%
All Six	9%
None	14%