



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway

To Robert W. Healy, City Manager

From ~~X~~ Kathy A. Spiegelman, Assistant City
Manager for Community Development

Date September 26, 1983

Subject Lodging House at 151-153 Auburn Street

Attached please find a report from the committee of city agency representatives who have been collectively discussing issues pertaining to lodging houses in Cambridge. This inter-agency committee met with residents of Auburn Street on Wednesday, September 14, 1983 to discuss in particular the lodging house at 151-153 Auburn Street. The report presents the committee's recommendations regarding the lodging house license for that property.

The committee consists of the following representatives:

John Pasquerella, Inspectional Services (Bldg.) Dept.
Buddy Clark " "

Mary Calnan, License Commission

Roger Mervis, Rent Control

Allen Cherish, Health & Hospitals

Isabella Hinds, Human Services

Chief Cantwell, Fire Dept.

Oliver Farnum/Laurie Tennant-Gadd, Health Policy Board

Mike Rosenberg, C.D.D.

Attachment

TO: City Manager Robert W. Healy

FROM: Inter-Agency Committee on Lodging Houses in Cambridge

DATE: September 26, 1983

Pursuant to your request, the Inter-Agency Committee on Lodging Houses has held a meeting with residents of Auburn St. relative to their concerns about lodging houses in Cambridgeport and the licensing of 151-153 Auburn St. in particular.

After considering each of the issues raised by the residents, the Committee recommends as follows:

(1) The Auburn St. residents claim that a lodging house license should not be issued for 151-153 Auburn Street without a zoning variance, because the lodging house is in violation of zoning regulations for a C-1 district. After consultations with the City Solicitor, Inspectional Services Department, and the License Commission, the Committee finds that this lodging house is a pre-existing, non-conforming use which does not require a zoning variance. Official records do not show sufficient interruption or abandonment in the use of the facility that would necessitate the issuance of a variance. (See Cambridge Zoning Ordinance, Article 8.24).

(2) The residents have claimed that the building has been poorly maintained and has been allowed to deteriorate. Based on recent reports of the Inspectional Services Department, the Committee notes that the new owners have made substantial improvements in the building and have brought the building up to code standards.

(3) The residents want more stringent standards and better enforcement of existing codes. A major purpose of the Inter-Agency Committee is to ensure that the city implements an effective enforcement program for lodging houses. However, specific recommendations to adopt city regulations more stringent than those established by Article 2 of the State Sanitary Code only can be made after careful review and study of the existing and proposed standards. The Committee has not undertaken such a study and therefore is not prepared to make these recommendations at this time.

(continued)

(4) The residents are concerned that 151-153 Auburn Street be properly managed so that it no longer will be a neighborhood nuisance. The Committee strongly agrees with the residents' concern that lodging houses be well managed and well maintained. The Committee has requested that Mr. Chambers furnish the License Commission with a management plan, including provisions for an on-site superintendent.

(5) The residents are concerned that the rents at 151-153 Auburn Street are too high. The Committee notes that maximum rents will be established by the Cambridge Rent Control Board, consistent with Board regulations.

(6) The residents have complained that there are too many units in 151-153 Auburn Street. Current city and Rent Control Board policy is to maintain the maximum number of units. The Committee believes that if the building is properly managed and maintained, the current density should not be a problem for the neighbors.

(7) The residents have expressed their concern about further concentration of lodging houses in Cambridgeport. The Committee has found that the number of lodging houses throughout Cambridge has been decreasing sharply in recent years and that there is no evidence that new lodging houses are being created. Furthermore, in view of the C-1 zoning of the Auburn Street area, new lodging houses cannot be developed in the neighborhood. The Community Development Department is preparing a map illustrating the location of lodging houses in Cambridge.

(8) In view of the many policy concerns expressed by the residents, the Committee strongly encourages them to join the citizens' task force on lodging houses, a group consisting of non-profit and public agencies, as well as concerned citizens of Cambridge.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

October 3, 1983

To the Honorable, the City Council:

Enclosed please find copy of a report from Kathy A. Spiegelman, Assistant City Manager for Community Development, relative to the inter-agency committee's report and recommendations regarding the lodging house license for the property at 151-153 Auburn Street.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Re: lodging house license for the property
located at 151-153 Auburn St.

In City Council,

October 3, 1983

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on
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