



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 1, 1982

To the Honorable, the City Council:

SUBJECT: Petition to Amend the Zoning Ordinance Definition of "Elderly Oriented Housing" to Include Persons with Chronic Physical Impairments.

In accordance with Chapter 40A of the General Statutes, the Planning Board held a public hearing on Tuesday, June 1, 1982, on the above petition filed by the Cambridge City Council.

The Petition

The petition adds a phrase to the current definition of "Elderly Oriented Housing" which would allow the physically handicapped to occupy elderly housing units as specifically permitted in the zoning ordinance.

Recommendation

The Planning Board recommends the adoption of the petition as submitted as a reasonable and desirable extension of those special provisions of the zoning ordinance intended to facilitate the production of housing for persons having identifiably unique housing needs.

Findings

In support of its recommendation the Board makes the following findings:

1. Federal and State housing assistance programs serving the elderly specifically permit handicapped persons as eligible recipients of the benefits of those programs.
2. Such an expanded definition would facilitate the provisions of housing for a specially needy category of persons having housing needs similar to the elderly persons currently served by the City's special zoning provisions.
3. The basic extent and purposes of the regulations will be reinforced by the change.

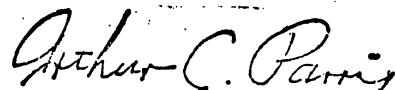
The Public Hearing

Margaret Rose and Patricia Derr, Cambridge Living Options for Elders, indicated their support for the proposal, emphasizing that the amendment would be in conformance with state and federal elderly housing support programs and would strengthen and expand the purpose of the current elderly regulations.

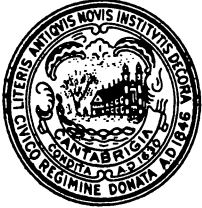
No one spoke in opposition to the petition.

Respectfully Submitted,

For the Planning Board



Arthur C. Parris, Chairman



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

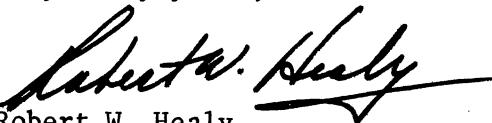
EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

June 21, 1982

To the Honorable, the City Council:

Enclosed please find copy of a report from the Cambridge Planning Board relative to a petition to amend the Zoning Ordinance definition of "Elderly Oriented Housing" to include persons with chronic physical impairments.

Very truly yours,


Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item Number Twelve

Re: report of the Planning Board regarding a petition to amend the Zoning Ordinances definition of "Elderly Oriented Housing" to include persons with chronic physical impairments.

In City Council,

June 21, 1982

6/21/82

*- Reported to the Petitioner -
See Ordinance Amend
MENT - Passed to be
Ordained - This date*

City of Cambridge

PETITION OF *C. Wylie*

Re: *Elderly Oriented Housing*

Petition filed with the City Clerk

May 3, 1982

(All hearings to be completed 65 days from filing date with the City Clerk.)

*28 days - May
30 days - June
17 days - July*

65 days = July 7 = all hearings

In City Council

May 3, 1982

Referred to Planning Board for report

May 3, 1982

Planning Board Hearing

June 1, 1982

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *August 30, 1982*.)

*29 days - June
31 days - July
30 days - August*

City Council Hearing published - *Chronicle* - *May 20, 1982*
" " *May 27, 1982*

Hearing before the City Council - *Thursday June 3, 1982 at 7pm.*

Report to the City Council *Monday June 7, 1982 w/ recommendations*

Passed to a second reading *June 7, 1982*

Published *Chronicle* *June 10, 1982*

Ready for Ordination *June 21, 1982*

Chronicle - June 24, 1982

COMPLETION DATE: *August 30, 1982*

*Copy sent to City Solicitor
Community Dev. Dept. 6/22/82
DCA notified 6/24/82/dll*

City of Cambridge

MASSACHUSETTS

In City Council

1982

Agenda #12
Elderly Oriented Housing #12

June 21

Referred to Unfinished Business #7

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy			✓	
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham			✓	
Mr. Leonard J. Russell			✓	
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Wylie	✓			
Mayor Vellucci	✓			

6 0 3

Passed to be Ordained

6-8-3



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Two

AN ORDINANCE

In amendment to an ordinance entitled: "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

That under Article 2.000, Definitions, delete the existing definition "Elderly Oriented Housing" and substitute therefor the following:

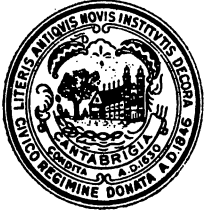
Elderly Oriented Housing. A residential building where a minimum of 80% of the dwelling units are restricted to families of not more than two persons with (i) at least one member sixty-two years of age or older, or (ii) at least one member who has a chronic physical impairment which substantially reduces his or her ability to live independently and is of such a nature that the quality of his or her life would be improved by more suitable housing, and where the certificate of occupancy issued by the Superintendent of Buildings is so restricted. The certificate shall be renewed every two years and shall be issued initially and renewed only upon submission of evidence that priority in occupancy be given to residents of Cambridge.

In City Council June 21, 1982.

Passed to be ordained by a yeas and nays vote:- Yeas 6; Nays 0;
Absent 3.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



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Passed to a second reading at the City Council meeting held on June 7, 1982 and on or after June 21, 1982 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Two

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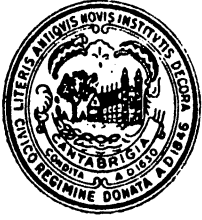
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City of Cambridge

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City of Cambridge

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Passed to a second reading at the City Council meeting held on June 7, 1982 and on or after June 21, 1982 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

City of Cambridge

In City Council..... June 7, 1982.....

The Ordinance

Committee

comprised of the entire membership of the City Council

to which was referred a petition by Councillor David Wylie to amend the Zoning Ordinances of the City of Cambridge under Article 2.000, Definitions, by deleting the existing definition entitled "Elderly Oriented Housing" and substituting in place thereof a new definition which reads as follows:

"Elderly Oriented Housing. A residential building where a minimum of 80% of the dwelling units are restricted to families of not more than two persons with (i) at least one member sixty-two years of age or older, or (ii) at least one member who has a chronic physical impairment which substantially reduces his or her ability to live independently and is of such a nature that the quality of his or her life would be improved by more suitable housing, and where the certificate of occupancy issued by the Superintendent of Buildings is so restricted. The certificate shall be renewed every two years and shall be issued initially and renewed only upon submission of evidence that priority in occupancy be given to residents of Cambridge."

The committee met on Thursday, June 3, 1982 at 7:04 p. m.

Presiding: Councillor Walter Sullivan, Chairman.

The Chair requested the proponents to appear and be heard and at the call of the Chair the Committee heard from the following persons who requested to be recorded in favor of the proposed amendment:

Margaret Rose, 102 Fresh Pond Parkway.

Cornelia B. Wheeler, 123 Coolidge Hill Road, representing CLOE-Cambridge Living Option for Elderly.

The Committee also heard from Lester Barber who stated that the Planning Board has indicated their approval.

No other proponents appeared at the call of the Chair and the Chair declared the hearing for the proponents closed.

The Chair now requested the opponents to come forward and at the request of the Chair no one appeared in answer to the Chair and the Chair declared the hearing closed at 7:21 p. m.

REPORT

Committee on Ordinances

ELDERLY ORIENTED HOUSING.

6/7/1982

Passed to 2nd Reading

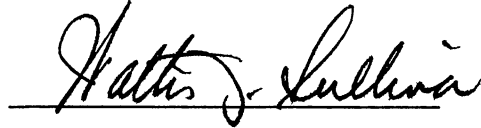
In City Council,

June 7, 1982

The Chair moved that this matter be referred to the City Council without recommendation for their consideration.

There being no objections, the proposed amendment was so referred.

For the Committee,

A handwritten signature in cursive script, reading "Walter J. Sullivan", is written over a horizontal line.

Councillor Walter J. Sullivan,
Chairman.

PUBLIC NOTICE
RELATIVE TO ZONING

#3

City of Cambridge

JPM

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, June 3, 1982 at 7:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by Councillor Wylie to amend the Zoning Ordinances of the City of Cambridge, under Article 2.000, Definitions, delete the existing definition "Elderly Oriented Housing" and substitute therefor the following:

Elderly Oriented Housing. A residential building where a minimum of 80% of the dwelling units are restricted to families of not more than two persons with (i) at least one member sixty-two years of age or older, or (ii) at least one member who has a chronic physical impairment which substantially reduces his or her ability to live independently and is of such a nature that the quality of his or her life would be improved by more suitable housing, and where the certificate of occupancy issued by the Superintendent of Buildings is so restricted. The certificate shall be renewed every two years and shall be issued initially and renewed only upon submission of evidence that priority in occupancy be given to residents of Cambridge.

Copies of this petition are on file in the City Clerk's Office, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Walter J. Sullivan,
Chairman.

Cambridge, May 3, 1982

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the Zoning Ordinance of the City of Cambridge be amended as follows:

Under Article 2.000, Definitions, delete the existing definition "Elderly Oriented Housing" and substitute therefor the following.

Elderly Oriented Housing. A residential building where a minimum of 80% of the dwelling units are restricted to families of not more than two persons with (i) at least one member sixty-two years of age or older, or (ii) at least one member who has a chronic physical impairment which substantially reduces his or her ability to live independently and is of such a nature that the quality of his or her life would be improved by more suitable housing, and where the certificate of occupancy issued by the Superintendent of Buildings is so restricted. The certificate shall be renewed every two years and shall be issued initially and renewed only upon submission of evidence that priority in occupancy be given to residents of Cambridge

(New language is underlined. No language has been deleted)

submitted at Rostum - on May 3, 1982 by C.W.

To Ordinance Committee

Cambridge, May 3, 19⁸²

To the Honorable, the City Council of the
City of Cambridge:

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(New language is underlined. No language has been deleted)

0-2/

Petition received from Councillor Wylie to amend the Zoning Ordinances under Article 2.000 entitled "Elderly Oriented Housing".

6/21/82 Passed to be ordained

6-0-3

Copies sent to City Solicitor &

Comm. Dev. Dept. 6/22/82 (dl)

Copy sent to DCA 6/24/82 (dl)

copy sent to Arthur Paris, Planning Board + Chairman, Ordinance Committee
5/4/82 mlh
(see copy of Planning Board report enclosed)

In City Council,

May 3, 1982