

City of CAMBRIDGE

Child Care Facts and Figures 2000

Supply...

- ✧ Total population under age 14: 11,463
*Based on 1995 Census
- ✧ Number of **child care slots**: 3,395
(Includes Center-based, FCC and School-age programs)
- ✧ Number of **licensed child care centers**: 49
- ✧ Number of **licensed family child care providers**: 67

Costs...

Child Care Center	Average	Minimum	Maximum
Infant	\$240	\$120	\$303
Toddler	\$195	\$100	\$283
Preschool	\$145	\$100	\$200
School-age	\$53	\$47	\$75

Family Child Care	Average	Minimum	Maximum
All Ages	\$174	\$82	\$270

Infant: 1 month-15 months of age
 Toddler: 15 months - 2.9 years of age
 Preschool: 2.9 years - entrance age for Kindergarten
 School-age: Kindergarten - 14 years of age

Child Care Subsidies...

Massachusetts offers several different child care subsidy programs for families.

- **TAFDC Vouchers**: for recipients and former recipients of TAFDC
- **Income Eligible Vouchers**: for low income working families who earn under 50% of the State Median Income.
- **Community Partnerships for Children**: for families with children ages 2.9 to entrance age into kindergarten who earn under 125% of the State Median Income.
- **Head Start**: A free Federal program for 3 and 4 year olds from families who meet the following income guidelines: \$11,250/family of 2 (add \$2,280 for each additional family member)

	Children	
	'99	'00
TAFDC Voucher	199	347*
IE Voucher	68	187
CPC	121	113
Head Start	149	151
Total	537	798

CCRC only

* 247 of whom are post transitional



Type of Care Used by TANF and Income Eligible Families...

	<u>Center</u>	<u>Family</u>	<u>Informal</u>
Total:	434	16	72

Center-Based Child Care: provided in a group setting. Children are generally grouped in infant, toddler, preschool, school-age rooms.

Family Child Care: provided in a private licensed home for either 1-6 children with one provider or 1-10 children with two providers.

Informal Child Care: provided in parent's home or a caregiver's home. Caregivers are unlicensed and unregulated and must register with their local CCR&R.

CCRC Wait List...

While there are many Cambridge families using state subsidy programs, there are many more waiting. In CCRC's service area, there are currently 384 families on our waitlist, with the average waiting time being 1.5 - 2 years. The following are the number of Cambridge children on our waitlist.

On the waitlist...

	'99	'00
Total Children	461	456
Infant	69	67
Toddler	87	76
Preschool	99	135
School-age	206	178

Child Care Resource Center Services

Changes In Supply

Family Child Care Programs: **67**
 > 8 programs added since 1/99
 > 5 programs removed since 12/99

Group Day Care Programs: **49**
 > 3 added since 1/99
 > 3 removed since 12/99
 > 1 closing in 12/00

School-Age Care Programs: **21**

Cambridge Child Care Assistance Program (CCAP) Information

School Year:	<u>1998-99</u> (FY'99)	<u>1999-2000</u> (FY'00)
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Total Applications:	37	33
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# of Families Served:	24	20
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# of Children Served:	29	26
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# of Families on Wait List:	3	2
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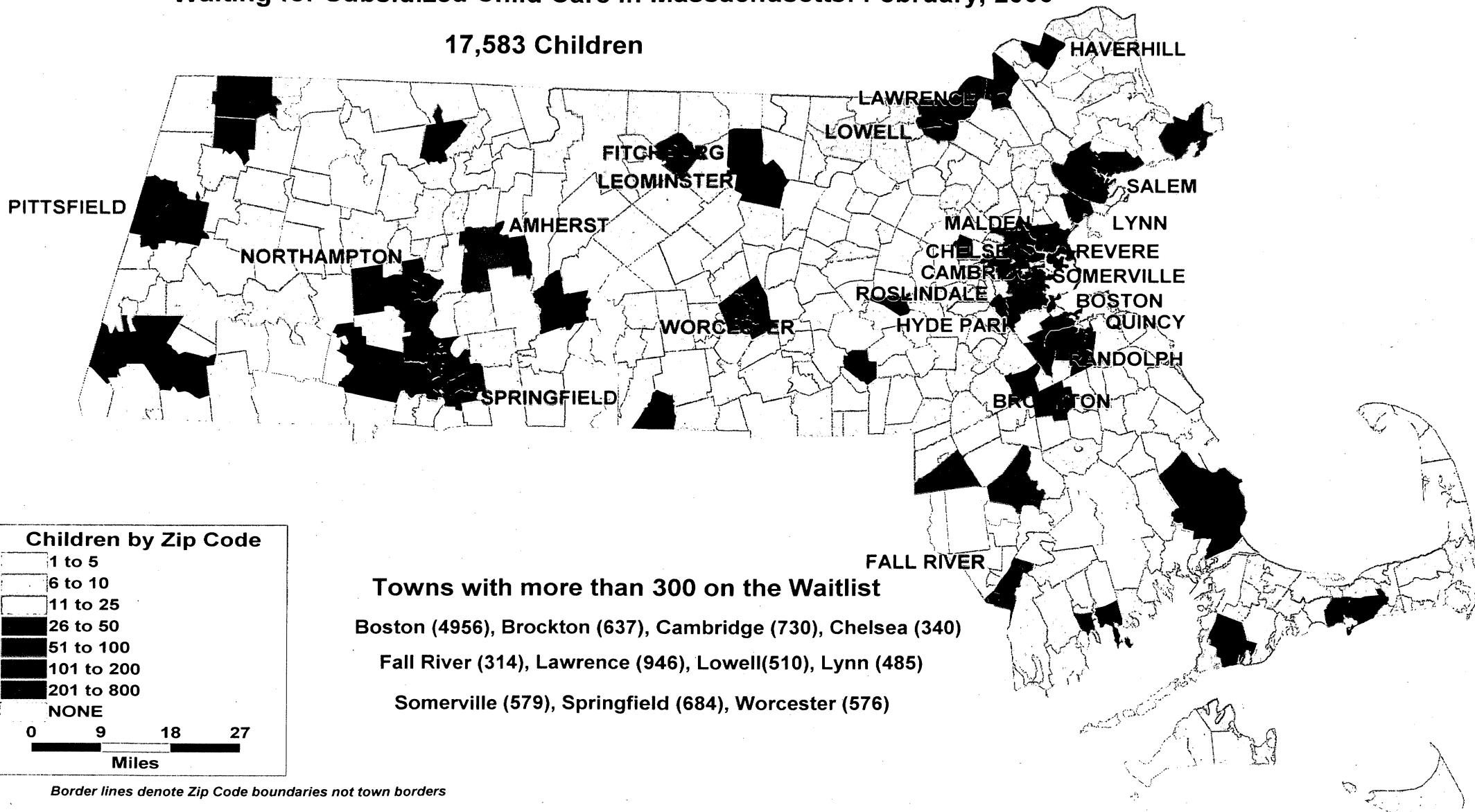
	Calls for Child Care	Technical Assistance Calls	Total Calls	% Subsidy Calls
FY'99	582	1579	2161	32% (681 calls)
FY'00	656	1625	2281	41% (943 calls)

Parent information line:

	Ethnicity	Languages	Yearly Income
Caller demographics Total # of calls: 593	Caucasian: 8.9%	English: 17.8%	Under 10k: 2.5%
	African-American: 5.4%	Creole: 2.4%	10k-20k: 6%
	Latino: 2.6%	Spanish: 1.5%	20k-30k: 7%
	Haitian: 2.5%	Chinese: 0.8%	30k-40k: 1.6%
	Asian-Pacific Islander: 2.5%	Portugese: 0.5%	40k-50k: 1%
	Cape Verdian: 0.6%	Not Reported: 77%	50k-60k: 1.8%
	Not Reported: 77%		60k-70k: 0.1%
			70k+: 2.1%
		Not Reported: 78%	

Waiting for Subsidized Child Care in Massachusetts: February, 2000

17,583 Children



town	Brockton	
	ZIP	Children
	02303	7
	02302	120
	02301	510

town	Cambridge	
	ZIP	Children
	02239	1
	02142	5
	02141	108
	02140	185
	02139	355
	02138	76

town	Chelsea	
	ZIP	Children
	02150	340

town	Fall River	
	ZIP	Children
	02724	47
	02723	66
	02722	3
	02721	97
	02720	101

town	Lawrence	
	ZIP	Children
	01843	210
	01842	7
	01841	700
	01840	29

LANGUAGES OF CLC STUDENTS								
	FY96		FY00		Change	%change	Chg in relative %	
Haitian Kreyol	313	34.9%	364	29.3%	51	16%	-5.6%	
English	173	19.3%	261	21.0%	88	51%	1.7%	
Spanish	146	16.3%	200	16.1%	54	37%	-0.2%	
Portuguese	74	8.2%	119	9.6%	45	61%	1.3%	
Amharic	13	1.4%	48	3.9%	35	269%	2.4%	
Chinese	55	6.1%	40	3.2%	-15	-27%	-2.9%	
Tigrinya	28	3.1%	29	2.3%	1	4%	-0.8%	
Bengali (Bangla)	4	0.4%	20	1.6%	16	400%	1.2%	
Hindi	5	0.6%	13	1.0%	8	160%	0.5%	
Russian	7	0.8%	13	1.0%	6	86%	0.3%	
Tibetan	4	0.4%	11	0.9%	7	175%	0.4%	
Somali	4	0.4%	7	0.6%	3	75%	0.1%	
Urdu	4	0.4%	5	0.4%	1	25%	0.0%	
Other	67	7.5%	113	9.1%	46	69%	1.6%	
Total	897	100%	1243	100%	346	39%		

Cambridge Residents Receiving TAFDC

In 1990, approximately 1,000 Cambridge families were receiving Aid to Families with Dependent Children, the program which preceded Temporary Assistance to Families with Dependent Children. By November, 1997, the caseload had fallen to 447 families. In December, 1998, TAFDC time limits were implemented. By August, 1998, the caseload was 381. The September, 2000 caseload of 262 families is almost exactly the same as it was in December, 1999. Possible factors in the decreasing caseload may include upward regional economic trends, increasingly stringent public assistance regulations, and relocations out of Cambridge as private market housing becomes less affordable. The proportion of recipients in private housing, however, has remained basically constant. The most notable proportional shift is from subsidized housing to public housing. Over recent years, the number of applications for TAFDC has remained fairly level, which implies that more are denied, or if opened, are closed more quickly. This phenomenon might relate to some mixture of greater labor market participation and tightening of TAFDC rules.

<i>TOTAL CASELOAD</i>	262 families	381 families	447 families
<i>Race</i>	September 2000	August 1998	November 1997
American Indian	1 (0%)		2 (0%)
Asian or Pacific Islander	3 (1%)	6 (2%)	11 (3%)
Black – Not of Hispanic Origin	111 (42%)	171 (45%)	206 (46%)
Hispanic	49 (19%)	82 (21%)	81 (18%)
White – Not of Hispanic Origin	98 (38%)	121 (32%)	147 (33%)
Other		1 (0%)	
<i>Language</i>			
English	225 (86%)	329 (86%)	393 (88%)
Spanish	25 (10%)	35 (9%)	34 (8%)
Haitian Creole	6 (2%)	4 (1%)	9 (2%)
Portuguese	3 (1%)	7 (2%)	4 (1%)
Amharic	1 (0%)		1 (0%)
Somali	1 (0%)		
Other	1 (0%)	6 (2%)	6 (1%)

TOTAL CASELOAD	262 families	381 families	447 families
Age Range		Not available	
Less than 20	13 (5%)		32 (7%)
20-29	80 (31%)		156 (35%)
30-39	89 (34%)		154 (35%)
40-49	55 (21%)		54 (12%)
50-59	20 (8%)		38 (45-54) (8%)
60-69	1 (0%)		13 (55+) (3%)
Greater than 60	4 (1%)		
Education		Not available	
Uncoded	5 (2%)		
No School at All	4 (1%)		5 (1%)
1-8 years	15 (6%)		22 (5%)
9-11 years but did not complete High School	78 (30%)		181 (41%)
Completed 12 years, High School Diploma	94 (36%)		157 (35%)
GED	30 (11%)		17 (4%)
Some College	24 (9%)		44 (10%)
Completed 2 years of college	7 (3%)		12 (3%)
Completed 4 years of college	5 (2%)		5 (1%)
Housing		Not available	
Private Housing	64 (24%)	93 (25%)	114 (26%)
Public Housing	79 (30%)	93(25%)	106 (23%)
Subsidized Housing	119 (46%)	195 (50%)	227 (51%)

Please send all correspondences regarding enrollment & waitlisting.

Attention:

Chandra Green, Enrollment Coordinator
51 Inman Street, 3rd Floor
Cambridge, MA 02139

The Center for Families of North Cambridge

The Center for Families of North Cambridge is neighborhood-based, school-linked family support program. The Center for Families goal is to provide support to parents in raising and nurturing their children. The Center is located at Playspace Central an indoor facility where parents can enjoy playing with their children and meeting other parents.

The Centers for Families offers free programming to all families with young children living in North Cambridge Neighborhood or whose children attend the Fitzgerald School. The primary program components of the Center include:

- Information & assistance in finding resources for all family members
- Parent support groups
- Parent & child activities
- Parent workshops
- English as a Second Language class
- Newborn home visiting program
- Drop-in indoor playspace for parents and children

The Center's Community Advisory Council, which is comprised of parents of young children from the North Cambridge neighborhood and providers for the local public schools, early childhood centers, family literacy programs and health clinics, provide guidance to the Center on how to best determine and address the needs of families in North Cambridge.

The City of Cambridge, Department of Human Service Programs, does not discriminate in providing services to children and their families on the basis of race, religion, national origin, cultural heritage, political beliefs, sexual preference, marital status or disability. The Department of Human Service Programs will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to qualified individuals with disabilities upon request.

For more information, call 349-6200 or TTY 492-0235.



Childcare & Family Support Services Division



The City of Cambridge
Department of Human Service Programs
Childcare & Family Support Services Division
51 Inman Street, 3rd floor
Cambridge, MA 02139
Telephone #: (617) 349-6200
TTY/TTD #: (617) 492-0235

The Department of Human Service Programs (DHSP), Childcare & Family Support Services Division operates licensed programs for the City of Cambridge. It also oversees the Center for Families of North Cambridge, the City's first family support program.

The **Preschool Programs** are for children 2 years 9 months – 5 years (not yet in kindergarten) and the **School-Age Programs** for children kindergarten-sixth grades. Programs are located within the elementary schools. Group sizes range from 16 in preschool to 24 in school-age. Enrollment is ongoing. Some part-time slots are available. Most programs have waitlists; families are encouraged to seek enrollment well in advance of the anticipated start date. For further information or to request a Waitlist/Enrollment Request Form, please call the Childcare Enrollment Coordinator at (617) 349-6254.

Both Preschool and School-Age Childcare Programs are licensed by the Massachusetts Office of Childcare Services. In addition, the preschool programs have achieved national accreditation from the National Association for the Education of Young Children (NAEYC).

Preschool Programs

The goals of the preschools begin with the desire to provide a safe, educationally and socially enriching environment in which children can learn to be self-confident away from home. The program seeks to stimulate the child's curiosity and encourages well-rounded growth for all children based on their individual levels of development

The Haggerty Preschool Program is a 10 month, school-year, half-day programs. Parents have the option of enrolling for 2,3, or 5 mornings per week based on availability. The King, Longfellow, East Cambridge and Morse Preschool Programs are year-round, full-day programs. Enrollment is ongoing for all preschool programs. Preschool is defined by OCCS (Office of Childcare Services) as serving children 2 years 9 months to 5 years.

East Cambridge Preschool
Kennedy School
159 Spring Street
Hours: 7:30 a.m.-5:30 p.m.
Telephone #: 349-4484

Fitzgerald Preschool
Closed for renovations,
scheduled to re-open September of 2001

Haggerty Preschool
110 Cushing Street
Hours: 8:00 a.m.-12:00
Telephone: 349-6265

King Preschool
1 Magee Street (off Putnam Ave.)
Hours: 7:30 a.m.-5:30 p.m.
Telephone: 349-6270

Longfellow Preschool
359 Broadway Street
Hours: 8:00 a.m.-6:00 p.m.
Telephone: 349-6261

Morse Preschool
40 Granite Street
Hours: 8:00 a.m.-6:00 p.m.
Telephone: 349-4485

School-Age Programs

The School-Age Programs are community-involved programs designed to meet a child's need for both independent and structured activities.

The multicultural curriculum encompasses a wide range of child-directed and teacher directed activities such as science, literacy, drama, ethnic cooking, and the sharing of traditions. Challenging indoor & outdoor games are provided as well as quiet time & homework time. A nutritious snack is served each afternoon. Enrollment for School-Age Programs is ongoing. Some part-time slots are available.

Fitzgerald SACC
Closed for renovations, scheduled to re-open September 2001

Fletcher SACC
89 Elm Street
Grades: K-4
Hours: 1:55 – 5:55p.m.
Telephone: 349-6888

Graham & Parks SACC
15 Upton Street
Grades: K-2 & 3-6
Hours: 1:55 – 5:55p.m.
Telephone #: 349-6299

King SACC
100 Putnam Avenue
Grades: K-2 & 3-6
Hours: 1:55 – 5:55p.m.
Telephone: 349-6271

Maynard SACC
229 Windsor Street
Grades: K-4
Hours: 1:55 – 5:55p.m.
Telephone #: 349-6296

Morse SACC
40 Granite Street
Grades: K-4
Hours: 1:55 – 5:55 p.m.
Telephone: 349-6039

Tuition Assistance Information

A limited number of OCCS subsidized slots are available in the full day preschools. OCCS slot fees are determined on a sliding scale fee (eligibility subject to change). A limited number of City-funded program scholarships are also available (eligibility based on income, Cambridge residency and family size). We accept Childcare Vouchers and also offer limited Partnership subsidized slots.

Town	Total	Infants (0-15 months)	Toddlers (>15 months to 2 yrs 9mos)	Preschool (>2 yrs 9 mos - 5 yrs)	Older Preschool (>5 - 6 yrs)	Schoolage (>6 - 8 yrs)	Schoolage (>8 - 11 yrs)	Schoolage (over 11 yrs)
Billerica	15	6		7		1	1	
Blackstone	4			2	1	1		
Boston	4956	901	1039	1882	340	361	368	65
Bourne	16	3	1	3	3	3	1	2
Boylston	1					1		
Braintree	48	14	14	6	2	5	5	2
Brewster	35	6	6	13	5	2	2	1
Bridgewater	10		2	3	1	2	2	
Brockton	637	95	141	117	76	87	99	22
Brookfield	1						1	
Brookline	84	7	16	29	5	15	7	5
Burlington	2	2						
Buzzards Bay	21	1	5	8	3	3	1	
Cambridge	730	72	129	178	74	105	127	45
Canton	9	2	2	2		2	1	
Carver	13	3	4	4		1	1	

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PARTICIPATION IN FREE OR REDUCED PRICE SCHOOL LUNCH PROGRAM

Eligibility for the lunch program is based on family income and family size. Lunch program enrollment is the criterion used by the district to determine income and poverty levels at each of the schools. The following figures represent percentages of elementary school students participating district-wide in Cambridge.

School Year	Percentage
1991-92	47%
1992-93	50%
1993-94	46%
1994-95	47%
1995-96	45%
1997-98	46%
1998-99	45%
1999-2000	38% 46.64

B,

Cambridge, Massachusetts Demographic Trends

City Council
Human Services Committee
October 23, 2000

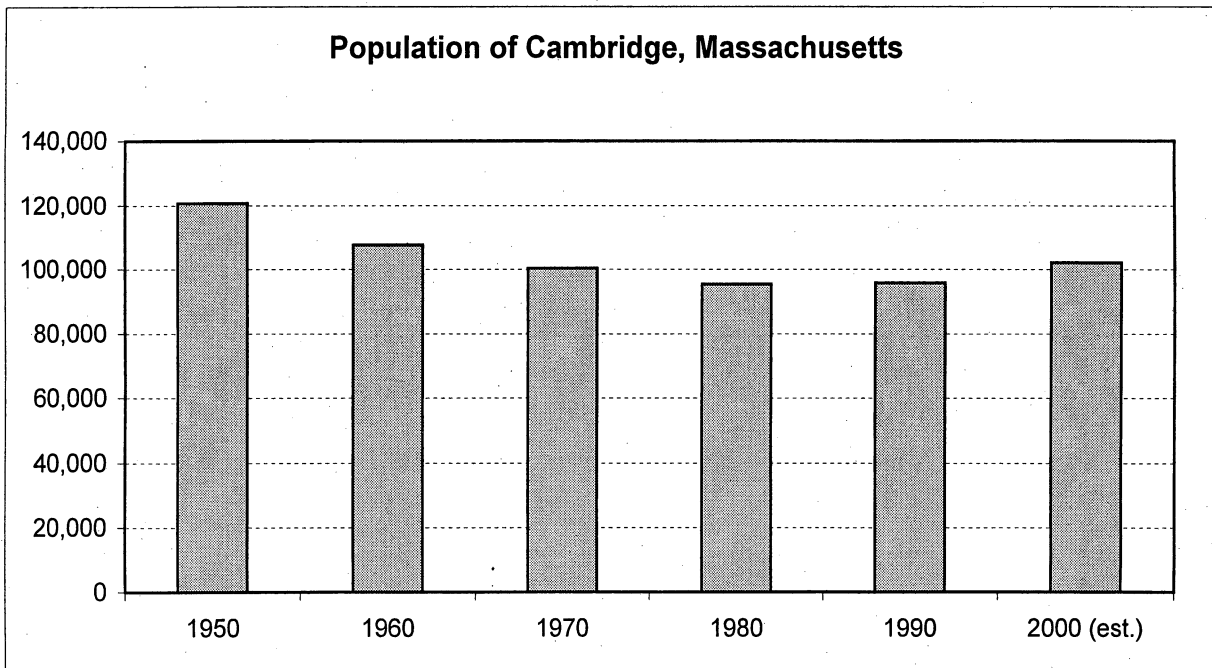
*Cliff Cook
Planning Information Manager
Community Development Department*

B₂

Cambridge Total & Household Population: 1950 - 2000

Year	Population	Household Population	Group Qtrs. Population ¹	% in Grp. Qtrs.
1950	120,740	107,676	13,064	10.8%
1960	107,716	95,778	11,938	11.1%
1970	100,316	88,502	11,859	11.8%
1980	95,322	82,888	12,434	13.0%
1990	95,802	81,769	14,033	14.6%
2000 (est.)	102,202	NA	NA	NA

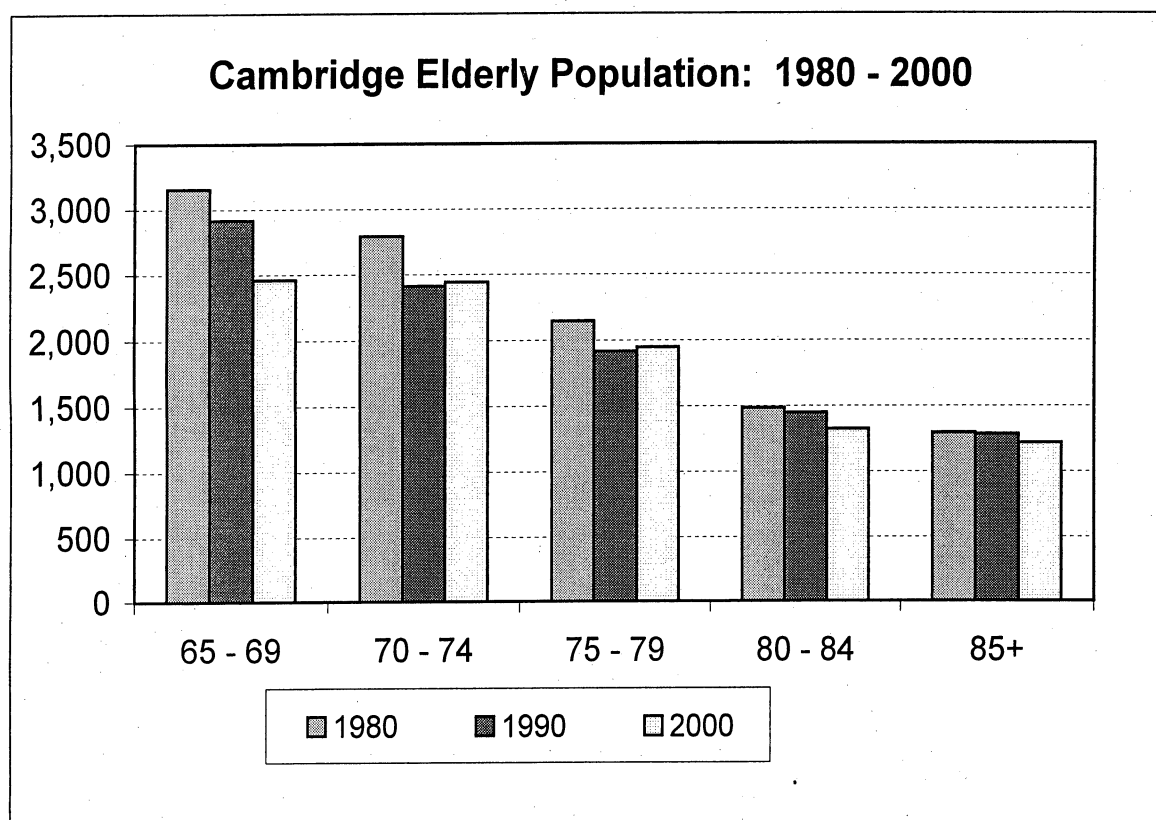
1. Residents of Group Quarters include residents of dormitories, hospitals, nursing homes, group homes and jails. All persons who do not reside in group quarters reside in households.



Sources: U. S. Census, Decennial Census, 1950 - 1990, 1980 & 1990 source SFT1A tape file; 2000 figure from Massachusetts Institute for Social & Economic Research (MISER), Population Estimate, 1999

Cambridge Elderly Population: 1980 - 2000

Age Range	1980	1990	2000
65 - 69	3,156	2,916	2,461
70 - 74	2,794	2,412	2,443
75 - 79	2,145	1,917	1,949
80 - 84	1,483	1,447	1,322
85+	1,293	1,283	1,218
Total	10,871	9,975	9,393

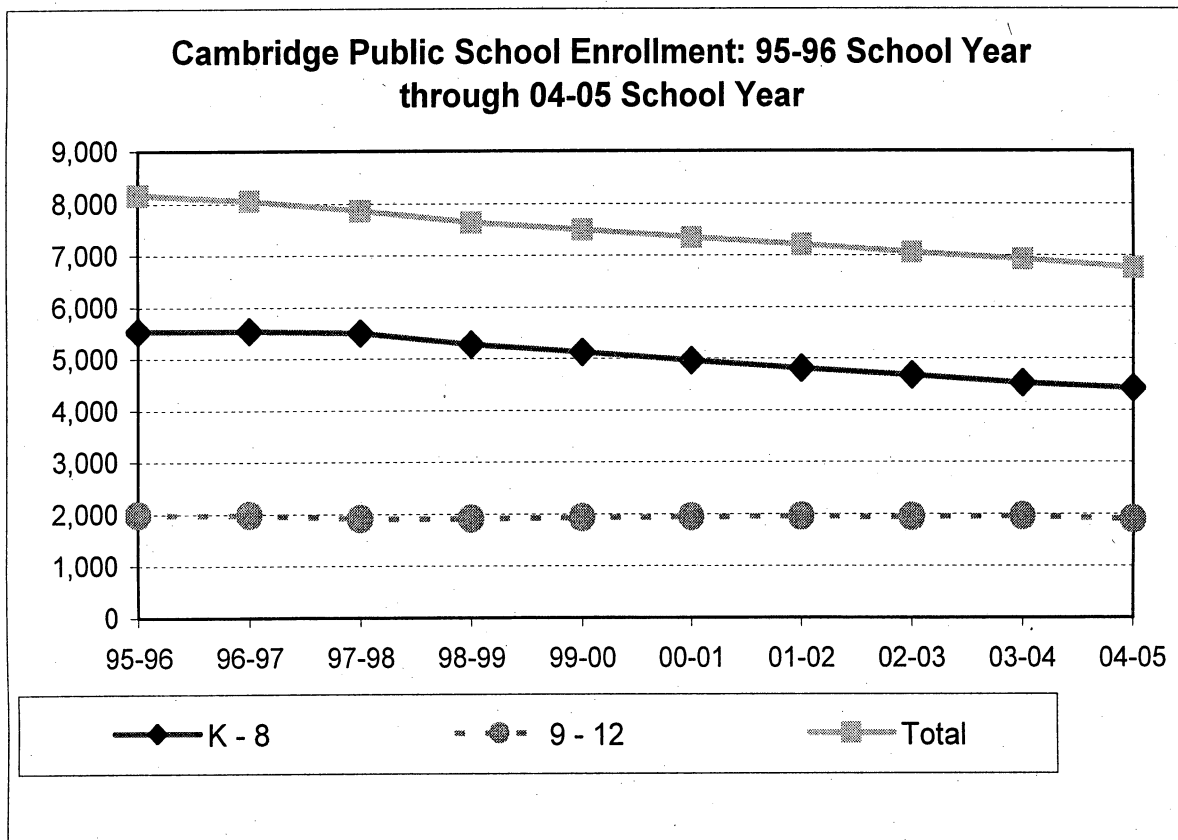


Source: U. S. Census, Decennial Census, 1980 - 1990, STF 1A File
MISER, Population Projection, 1998, Mid-Level Projection

Cambridge School Enrollment: 1995-96 Projected Through 2004-05

School Year ¹	K - 8	9 - 12	Ungraded	Total
95-96	5,528	1,989	651	8,168
96-97	5,539	1,983	531	8,053
97-98	5,497	1,910	459	7,866
98-99	5,271	1,910	457	7,638
99-00	5,119	1,930	442	7,491
00-01	4,953	1,944	442	7,339
01-02	4,807	1,951	442	7,200
02-03	4,670	1,940	442	7,052
03-04	4,518	1,957	442	6,917
04-05	4,420	1,894	442	6,756

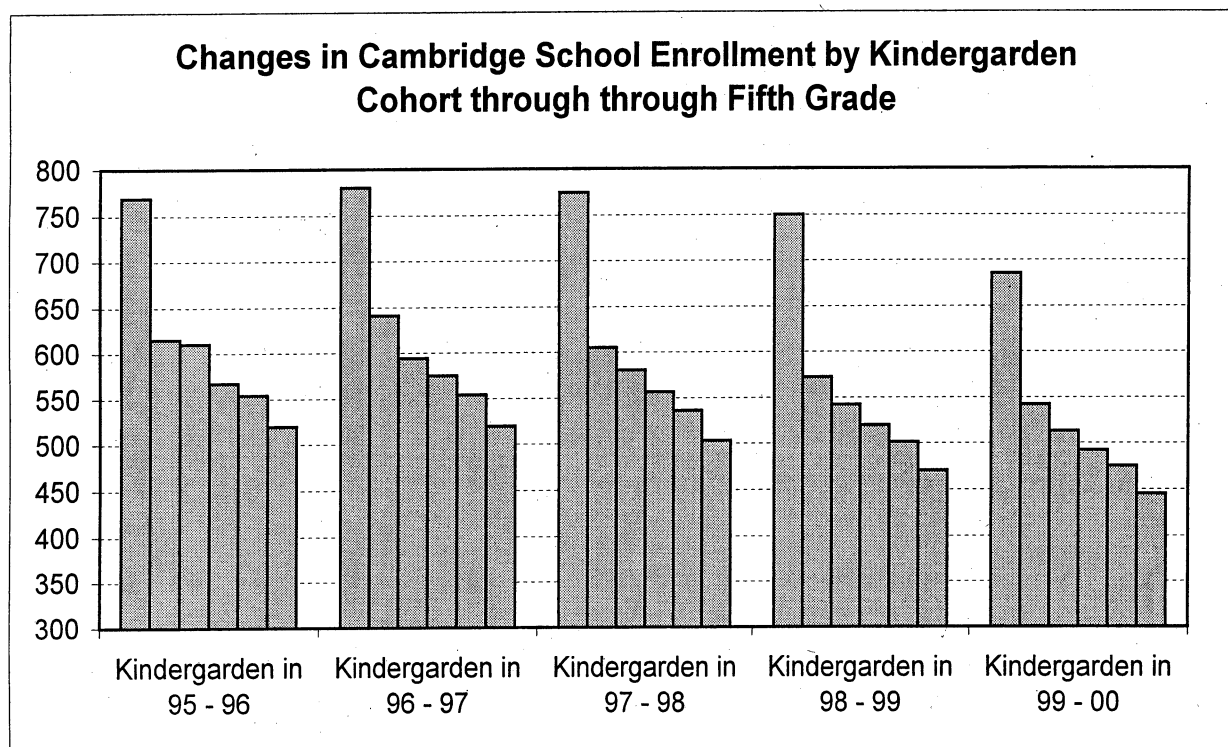
1. School years 95-96 through 99-00 from October 1 student census.
Other figures are projections from Cambridge School Dept., 2000.



Sources: Cambridge School Dept., 2000.

Actual & Projected Changes in Cambridge School Enrollment by Class: Kindergarden Classes 1995 - 1999

Cohort	Grade					
	K	1	2	3	4	5
Kindergarden in 95 - 96	769	615	610	567	554	520
Kindergarden in 96 - 97	780	641	594	575	554	520
Kindergarden in 97 - 98	774	605	580	556	536	503
Kindergarden in 98 - 99	750	572	542	520	501	470
Kindergarden in 99 - 00	685	542	513	492	475	445

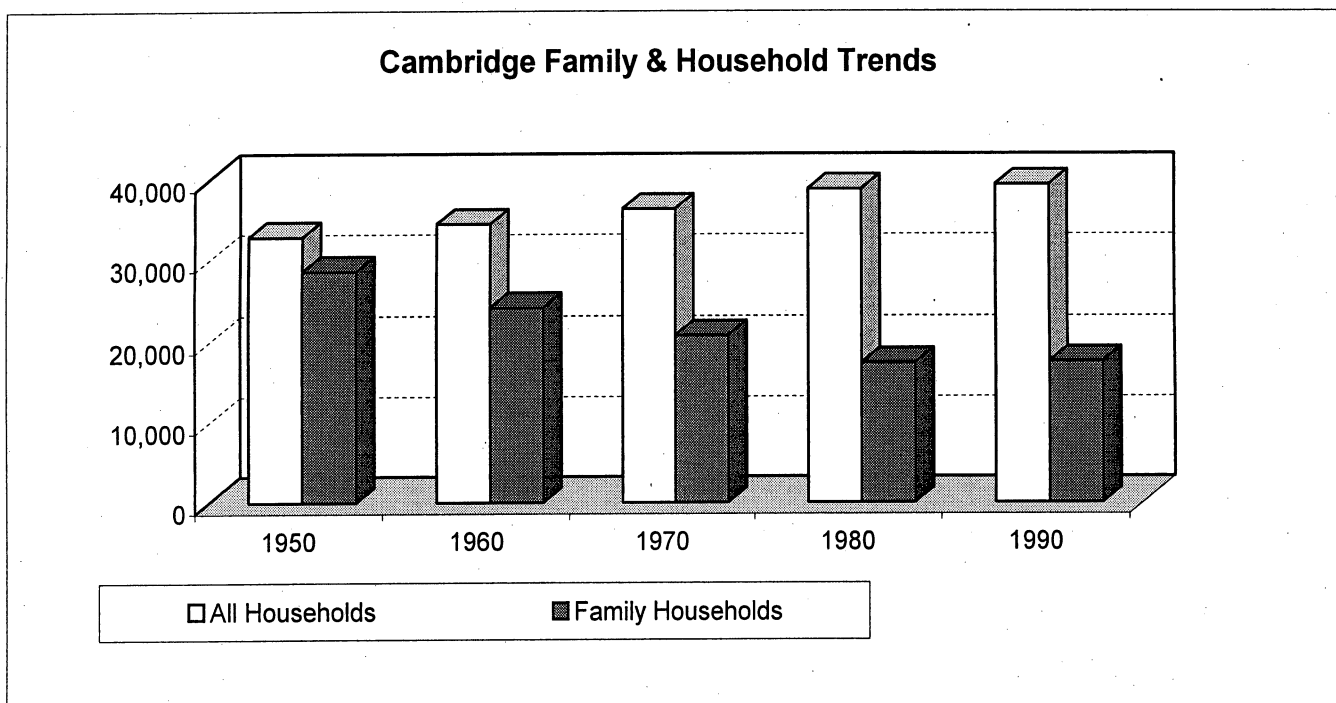


Sources: Cambridge School Dept., 2000.

Cambridge Household & Family Characteristics: 1950 - 1990

Year	All Households ¹	Family Households ²	% Family Households
1950	32,921	28,640	87.0%
1960	34,523	24,197	70.1%
1970	36,411	20,850	57.3%
1980	38,836	17,415	44.8%
1990	39,405	17,575	44.6%

1. Households consist of all persons who do not reside in group quarters, such as dormitories.
2. Families consist of all households composed of more than one person whose members are related by birth, marriage or adoption.



Family Households	1980	1990
Couples with Own Children	5,308	5,139
Couples without Own Children	7,130	7,546
Single Parent Families	2,600	2,478
All Other Families	2,681	2,485

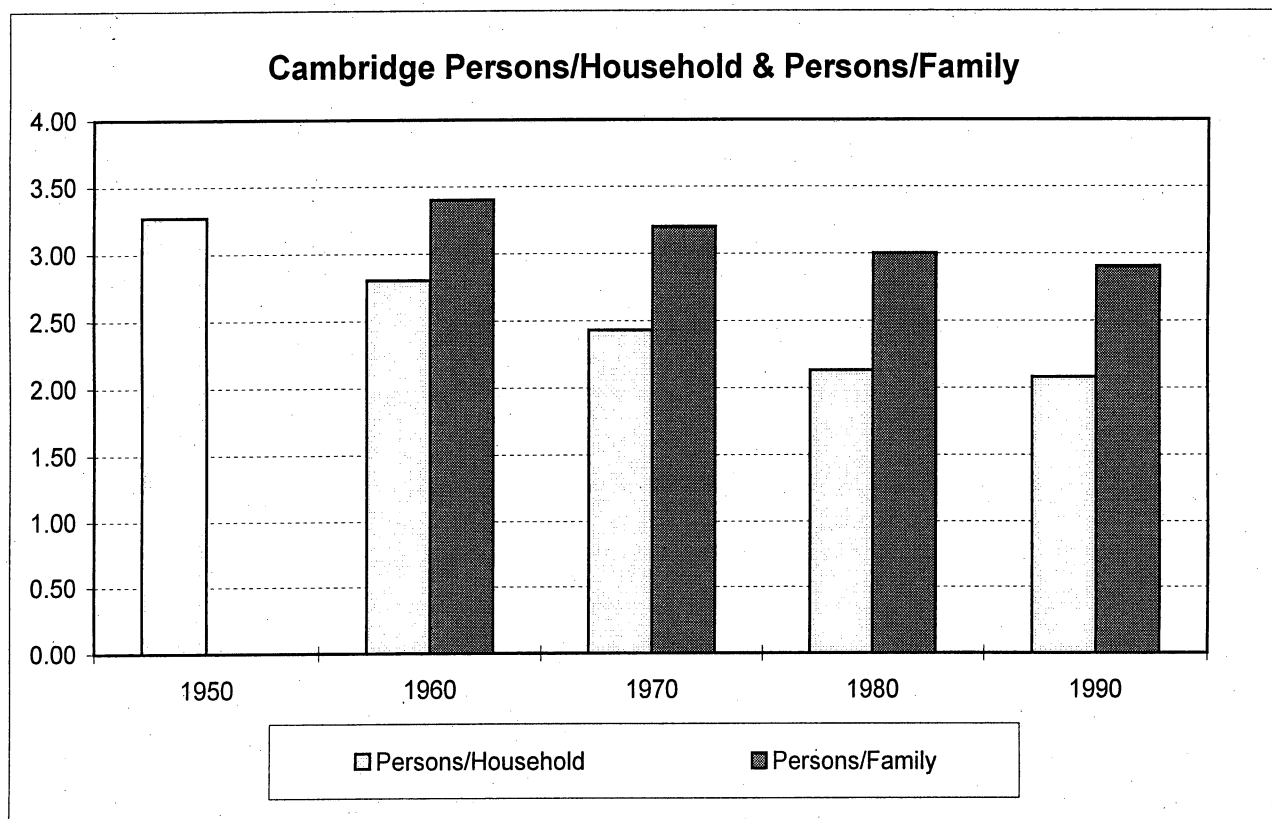
Nonfamily Households	1980	1990
Single Person Alone	16,329	16,596
Roommates	4,932	5,093

Sources for Upper Table & Chart: U. S. Census, Decennial Census, 1950 - 1990, 1980 & 1990 source STF1A tape file.
 Sources for Lower Table: U. S. Census, Decennial Census, STF3A tape file, 1980 & 1990.

Cambridge Persons Per Household & Persons Per Family: 1950 - 1990

Year	Persons/Household	Persons/Family
1950	3.27	NA ¹
1960	2.80	3.4
1970	2.43	3.2
1980	2.13	3.0
1990	2.08	2.9

1. The 1950 U. S. Census did not distinguish between family households and non-family households.



Sources: U. S. Census, Decennial Census, 1950 - 1990, 1980 & 1990 source STF1A tape file.

**Estimated Immigrant Population in Cambridge
Based on Number of Bilingual Students
Attending Public Schools on 10/1/99**

Native Language ¹	Number of Students	Estimated Total Population	
		Lower Limit	Upper Limit
Spanish	742	3,339	4,081
Haitian Creole	507	2,282	2,789
Portugese	313	1,409	1,722
South Central Asian	185	833	1,018
Chinese	171	770	941
African	137	617	754
Korean	84	378	462
West European	64	288	352
Middle East	56	252	308
East European	49	221	270
Other Asian	40	180	220
Other	31	140	171
Cape Verdean	29	131	160
<hr/>			
Total	2,408	10,840	13,248
<i>Projected Cambridge Population in 2000</i>	<i>102,202</i>	<i>NA</i>	<i>NA</i>
<i>Est. Non-English Speakers as % Total Pop.</i>	<i>NA</i>	<i>11%</i>	<i>13%</i>

1. This analysis is based on PLINE figures supplied by the Massachusetts Department of Education. The Massachusetts Office of Refugees & Immigrants estimates that the total immigrant population is approximately five times the number of students attending local schools "Whose Primary Language is Not English. These figures do not include immigrants whose native language is English, such as those who arrive from Ireland, England or Canada. Foreign language speakers include Puerto Ricans and other American citizens.

Source: Massachusetts Department of Education, 2000

Cambridge Languages Spoken at Home: 1990

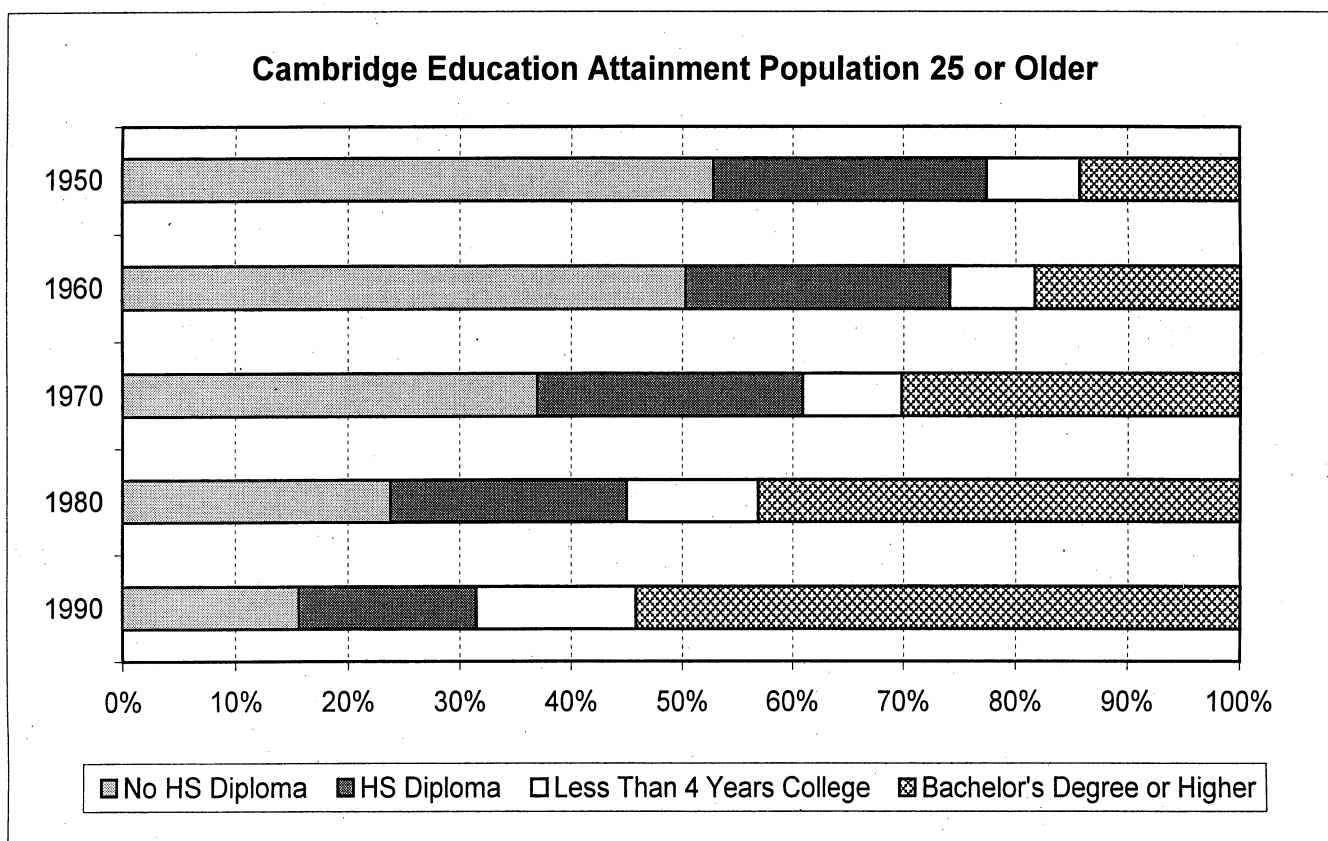
	Persons 5 & Older	% Persons 5 & Older	% Speaking Language Other Than English
<i>Speak only English</i>	67,307	73.8%	(NA)
<i>Spanish/Spanish Creole</i>	4,741	5.2%	19.9%
<i>French/French Creole</i>	4,150	4.6%	17.4%
<i>Portuguese/Portuguese Creole</i>	3,619	4.0%	15.2%
<i>Chinese</i>	2,960	3.2%	12.4%
<i>Other & Unspecified languages</i>	1,197	1.3%	5.0%
<i>Italian</i>	1,191	1.3%	5.0%
<i>Korean</i>	1,043	1.1%	4.4%
<i>Indic</i>	834	0.9%	3.5%
<i>Greek</i>	769	0.8%	3.2%
<i>Other Indo-European Language</i>	546	0.6%	2.3%
<i>Japanese</i>	541	0.6%	2.3%
<i>German</i>	524	0.6%	2.2%
<i>Arabic</i>	450	0.5%	1.9%
<i>Polish</i>	297	0.3%	1.2%
<i>Scandinavian Languages</i>	215	0.2%	0.9%
<i>Russian</i>	164	0.2%	0.7%
<i>Vietnamese</i>	160	0.2%	0.7%
<i>Other West Germanic Languages</i>	120	0.1%	0.5%
<i>All Other Languages Reported</i>	330	0.1%	0.4%
<i>Total Persons 5 Years and Over</i>			91,158
<i>Total Persons Speaking a Language other than English at Home:</i>			23,851
<i>Percent of all Persons 5 Years and Over</i>			26.2%

Source: U. S. Census, Decennial Census, STF3A tape file, 1990.

Cambridge Educational Attainment of Population 25 or Older: 1950 - 1990

Year	No HS Diploma	HS Diploma	Less Than 4 Years College ¹	Bachelor's Degree or Higher
1950 ^{2,3}	52.8%	24.6%	8.3%	14.2%
1960 ²	50.3%	23.8%	7.6%	18.3%
1970	37.0%	24.0%	8.9%	30.2%
1980	23.8%	21.2%	11.9%	43.1%
1990	15.6%	15.8%	14.3%	54.2%

1. Includes both persons with an Associate degree and persons with a partially completed Bachelor degree.
2. Assumes persons reported as having completed four years of high school have a high school diploma and persons reporting four or more years of post secondary education have a Bachelor degree.
3. 1950 figures based on persons reporting education level. 2,060 persons did not report an education level.

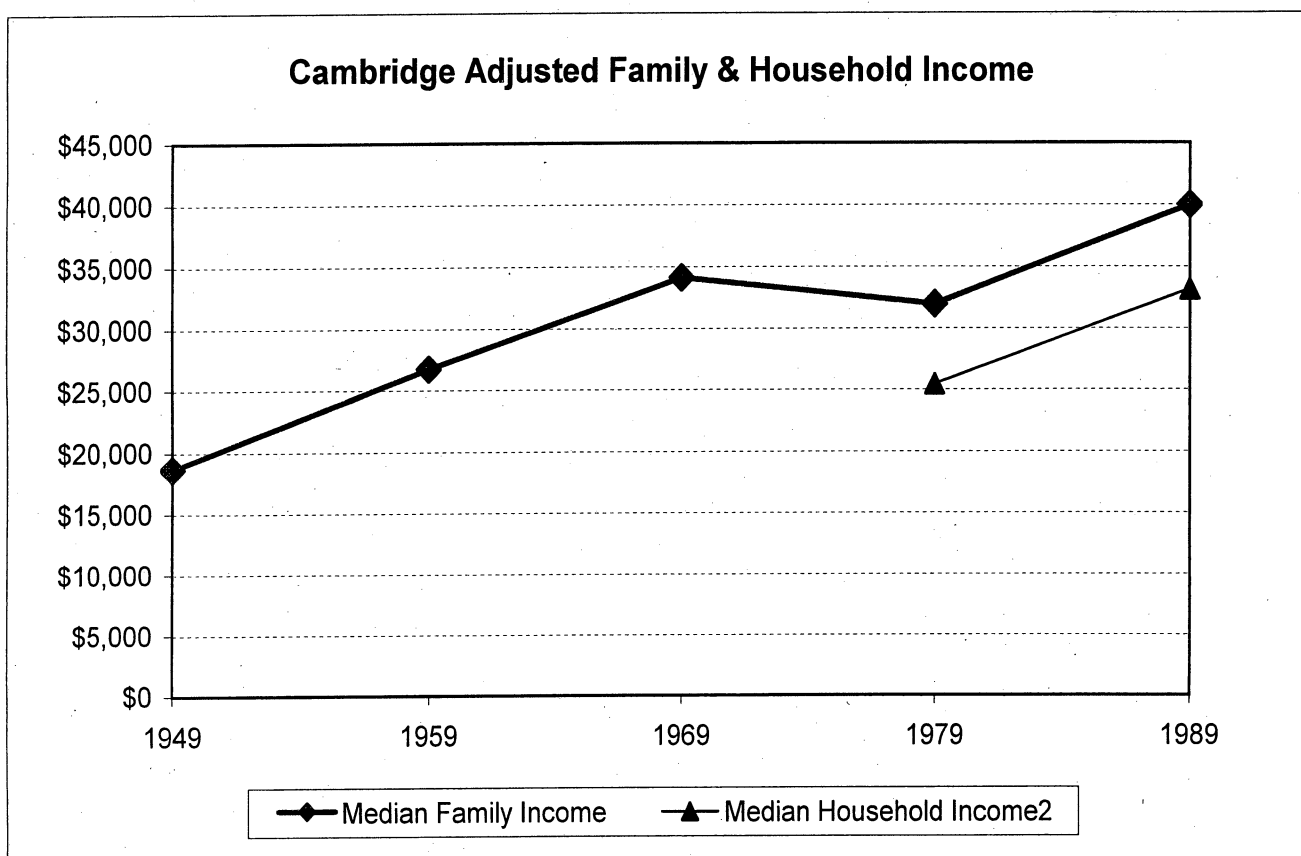


Sources: U. S. Census, Decennial Census, 1950 - 1990, 1980 & 1990 source STF3A tape file.

Cambridge Adjusted Family & Household Income: 1949 - 1989

	1949	1959	1969	1979 ¹	1989
Median Family Income	\$18,621	\$26,725	\$34,092	\$31,943	\$39,990
Median Household Income ²	NA	NA	NA	\$25,438	\$33,140

1. All figures are adjusted to the 1989 level using the change in Consumer Price Index for the Boston-Brockton-Nashua MA-NH-ME-CT Consolidated Metropolitan Statistical Area from 1949 to 1989.
2. Household Income was not calculated by the Census Bureau prior to the 1980 census.



Sources: U. S. Census, Decennial Census, 1950 - 1990, 1980 & 1990 source STF3A tape file.

Cambridge Resident Employment by Sector & Occupation: 1950 - 1990

Employed Residents by Sector	1950 ²	% 1950 Total	1980	% 1980 Total	1990	% 1990 Total
Agriculture/Mining	177	0.4%	202	0.4%	196	0.4%
Construction	2,129	4.5%	1,166	2.3%	1,374	2.5%
Manufacturing	13,678	28.9%	6,620	13.3%	5,240	9.7%
Transportation, Communications & Utilities	3,660	7.7%	2,178	4.4%	2,114	3.9%
Wholesale & Retail Trade	8,894	18.8%	6,013	12.1%	6,089	11.3%
Finance, Insurance & Real Estate	2,391	5.0%	2,531	5.1%	3,337	6.2%
Services ¹	13,538	28.6%	28,435	57.2%	33,376	61.7%
Government	2,887	6.1%	2,537	5.1%	2,371	4.4%
Total Residents Employed	47,354	100.0%	49,682	100.0%	54,097	100.0%

Employed Residents by Occupation	1950 ²	% 1950 Total	1980	% 1980 Total	1990	% 1990 Total
Professional & Technical	7,342	15.6%	17,555	35.3%	21,211	39.2%
Executive & Managerial	3,109	6.6%	5,533	11.1%	8,559	15.8%
Clerical & Administrative	8,947	19.0%	9,034	18.2%	8,418	15.6%
Sales Workers	2,987	6.4%	2,796	5.6%	3,961	7.3%
Service Occupations	6,245	13.3%	6,650	13.4%	6,148	11.4%
Skilled Crafts & Repairs	5,805	12.4%	2,939	5.9%	2,425	4.5%
Operatives & Laborers	12,560	26.7%	5,175	10.4%	3,375	6.2%
Total Residents Employed	46,995	100.0%	49,682	100.0%	54,097	100.0%

1. The service sector includes education, health, business, household and professional services.
2. The Employment by Sector and Occupation totals for 1950 are not equal due both to persons who did not report an occupation and to a data reporting error.

EXAMPLES OF SECTORS

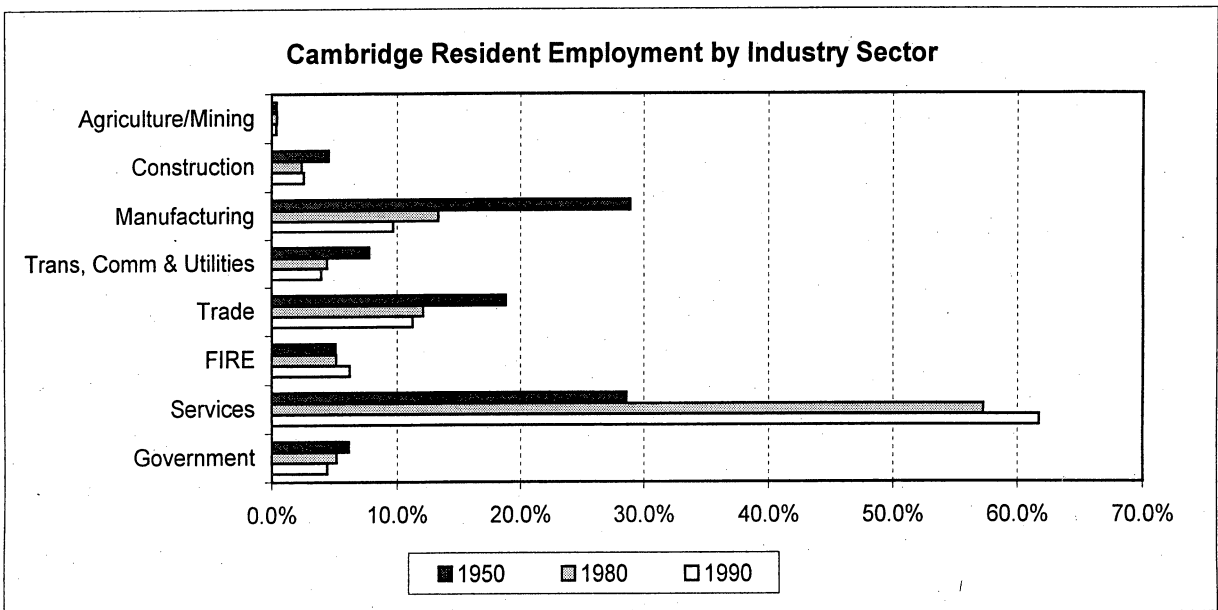
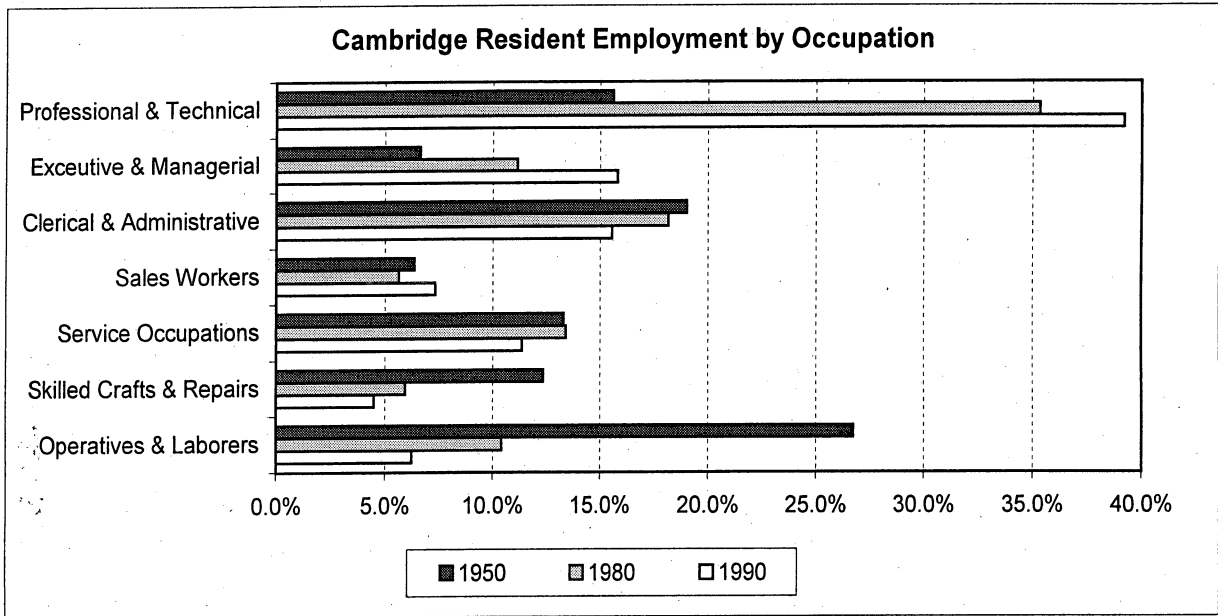
Agriculture/Mining	Plant Nurseries, Landscaping, Fishing
Construction	Building & Highway Construction, Construction Trades
Manufacturing	Confectionary Products, Printing, Chemicals, Electronic Equipment, Instruments
Transportation, Communications & Utilities	Trucking, Transit, Post Office, Airlines, Telephone, TV, Electric Utilities
Wholesale & Retail Trade	Warehousing, Retail Stores, Supermarkets, Auto Dealers, Service Stations, Restaurants
Finance, Insurance & Real Estate	Banks, Credit Unions, Mortgage Brokers, Insurance Agents, Real Estate Brokers
Services ¹	Education, Business Consulting, Engineering, Health Care, Social Services
Government	Federal, State & Local Government Offices and Agencies

EXAMPLES OF OCCUPATIONS

Professional & Technical:	Architects, Scientists, Health Practitioners, Teachers, Artists, Laboratory Technicians, Dental Hygienists, Pilots, Computer Programmers
Executive & Managerial:	Managers, Auditors, Postmasters
Clerical & Administrative:	Office Supervisors, Secretaries, Clerks, Mail Carriers
Sales Workers:	Salespersons, Cashiers, Auctioneers
Service Occupations:	Nannies, Laundry Workers, Police Officer, Cooks, Janitors, Hairdressers, Child Care
Skilled Crafts & Repairs:	Mechanics, Repair Persons, Construction Trades, Machinists, Tailors, Butchers
Operatives & Laborers:	Machine Operators, Bus Drivers, Heavy Equipment Operators, Laborers, Gardeners

Note that workers are classified by both occupation and employer. For example, a police officer (service occupation) can be employed by a City (government industry).

Cambridge Resident Employment by Sector & Occupation: 1950 - 1990

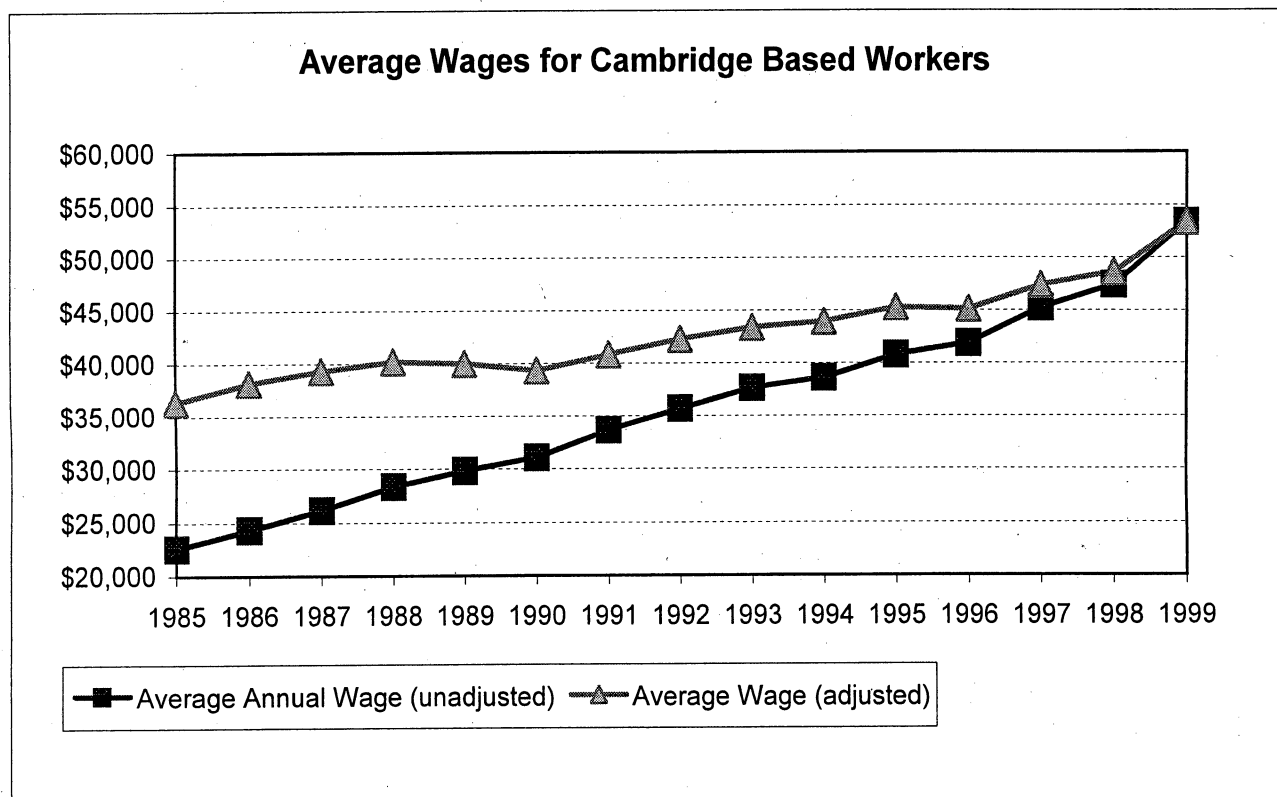


Sources: U. S. Census, Decennial Census, 1950 - 1990; 1980 & 1990 source STF3A tape files.

Cambridge Average Reported Annual Wage: 1985 - 1999

Year	Average Annual Wage (unadjusted)	Average Annual Wage (adjusted) ¹	Jobs Reported ²
1985	\$22,571	\$36,312	94,848
1986	\$24,301	\$38,119	97,073
1987	\$26,150	\$39,303	98,686
1988	\$28,341	\$40,161	100,621
1989	\$29,821	\$39,973	102,043
1990	\$31,038	\$39,328	103,277
1991	\$33,622	\$40,810	101,317
1992	\$35,652	\$42,226	100,631
1993	\$37,641	\$43,328	99,751
1994	\$38,620	\$43,881	100,978
1995	\$40,767	\$45,240	103,988
1996	\$41,840	\$45,094	107,240
1997	\$45,199	\$47,380	109,553
1998	\$47,427	\$48,615	113,098
1999	\$53,363	\$53,363	111,325

1. Wages adjusted to 1989 dollars using the Consumer Price Index for all Urban Consumers for the Boston-Brockton-Nashua MA-NH-ME-CT statistical area.
2. MA DET figures reflect only those firms and employed persons subject to the unemployment tax.

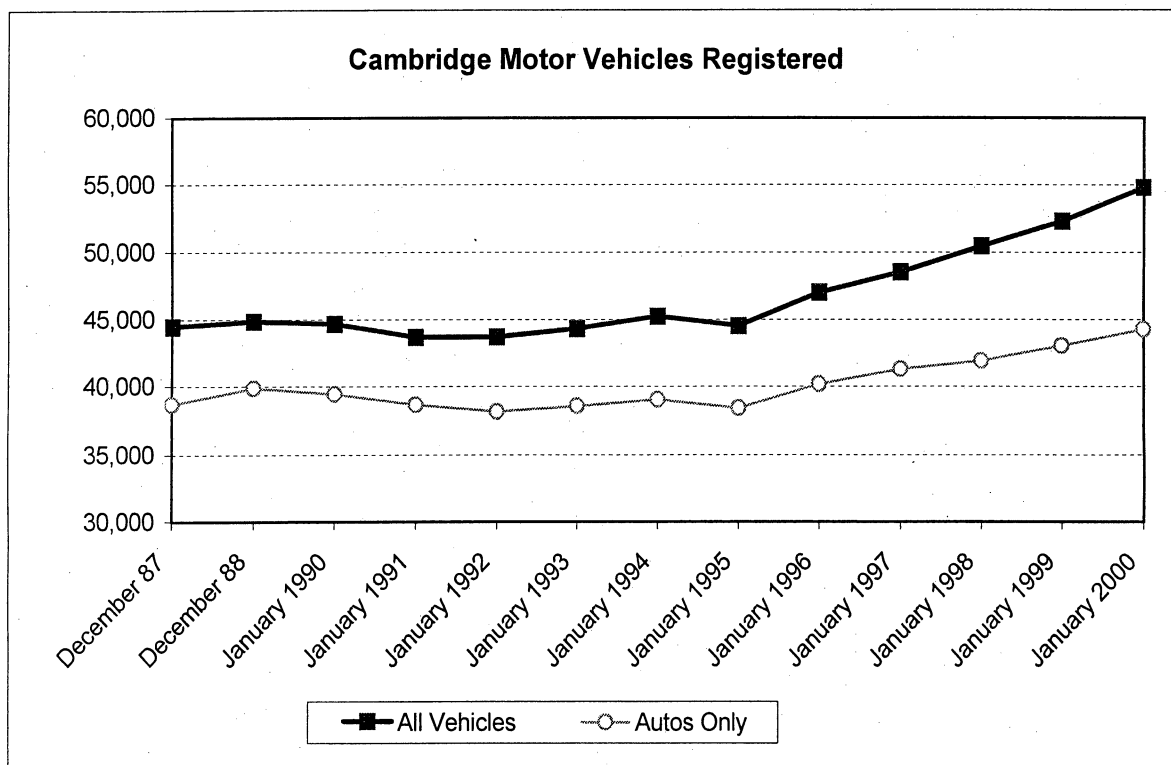


Source: MA DET, 2000.

Cambridge Resident Automobile Registration: 1970 - 2000

Date	Total Vehicles Registered	% Change from Previous Year	Autos Registered	All Other Vehicles Registered ¹
1970	--	--	27,866	--
1981	37,969	--	33,130	4,839
1982	--	--	34,763	--
1986	--	--	38,997	--
December 87	44,459	--	38,650	5,809
December 88	44,856	0.9%	39,846	5,010
January 1990	44,661	-0.4%	39,429	5,232
January 1991	43,684	-2.2%	38,623	5,061
January 1992	43,710	0.1%	38,127	5,583
January 1993	44,321	1.4%	38,528	5,793
January 1994	45,218	2.0%	39,025	6,193
January 1995	44,524	-1.5%	38,385	6,139
January 1996	47,001	5.6%	40,156	6,845
January 1997	48,523	3.2%	41,272	7,251
January 1998	50,451	4.0%	41,890	8,561
January 1999	52,271	3.6%	43,028	9,243
January 2000	54,798	4.8%	44,265	10,533

1. All other vehicle types include trucks (including many SUVs), trailers, motorcycles and misc. vehicle types.



Sources: Mass. Registry of Motor Vehicles & Mass. Dept. of Revenue Municipal Data Bank, 2000;
Boston Globe, Passenger Vehicle Registrations, February 15, 1988;
 CTPS, Transportation Facts for the Boston Region, 1983.

Increase of Cambridge Housing Costs: 1996 - 1999/2000

Median Sales Price	1996 Sales	Income Required	1999 Sales	Income Required	Increase in Income Required
<i>Single Family Home</i>	\$321,000	\$93,520	\$425,000	\$133,280	43%
<i>Two Family Home</i>	\$235,000	\$39,520	\$412,000	\$94,600	139%
<i>Condominium</i>	\$169,000	\$56,720	\$252,000	\$83,840	48%

Typical Rent	January 1996	Income Required	August 2000	Income Required	
<i>One Bedroom</i>	\$900	\$36,000	\$1,375	\$55,000	53%
<i>Two Bedroom</i>	\$1,150	\$46,000	\$1,800	\$72,000	57%
<i>Three Bedroom</i>	\$1,400	\$56,000	\$2,000	\$80,000	43%

	1996	2000	
<i>HUD Median Income for Family of 3</i>	\$50,850	\$59,000	16%

Sources: Cambridge Community Development Department, 1996, 2000;
Cambridge Assessing Department, 1997, 2000; HUD, 1996, 2000.

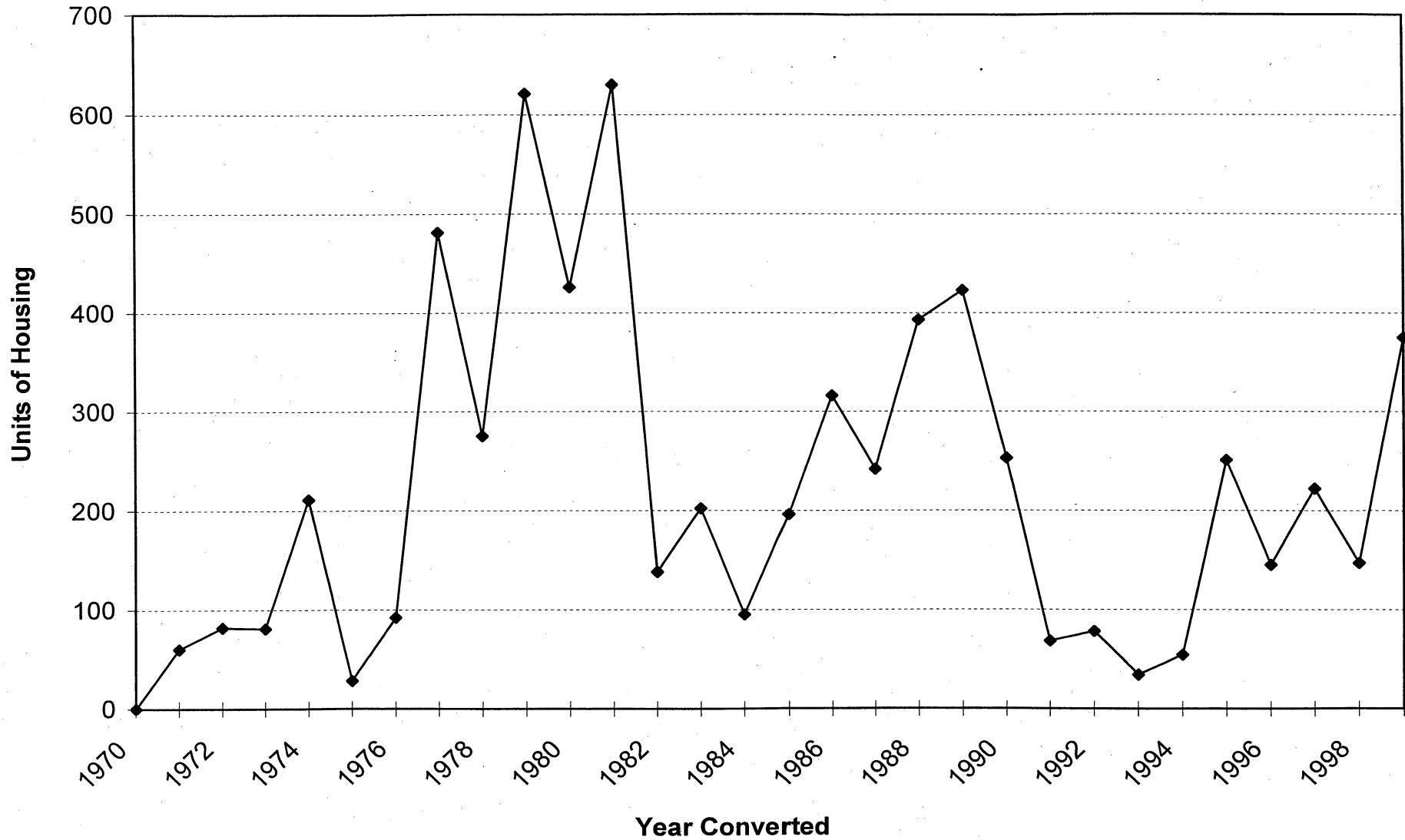
**City of Cambridge:
1970 - 1999 Condominium Construction & Conversion**

Year	New Buildings¹	New Units¹	Converted Buildings²	Converted Units²
1970	1	2	0	0
1971	0	0	4	60
1972	2	34	3	82
1973	3	92	7	81
1974	0	0	8	211
1975	0	0	4	28
1976	1	31	5	92
1977	2	10	21	481
1978	2	13	21	275
1979	1	49	39	621
1980	6	175	32	426
1981	0	0	34	630
1982	4	66	33	138
1983	1	2	41	202
1984	0	0	35	95
1985	5	145	54	196
1986	9	100	104	316
1987	10	43	77	242
1988	13	281	68	393
1989	8	752	66	423
1990	3	13	48	253
1991	1	4	19	68
1992	1	4	28	78
1993	1	3	14	34
1994	1	15	21	54
1995	4	31	43	251
1996	3	10	35	145
1997	2	5	58	222
1998	5	77	47	147
1999	7	136	98	375
Unknown	NA	NA	2	4
Total	96	2093	1069	6623

1. Based on year built, not year master deed filed.

2. Year of conversion reflects year first unit sold, rather than year of master deed filing as was formerly the case

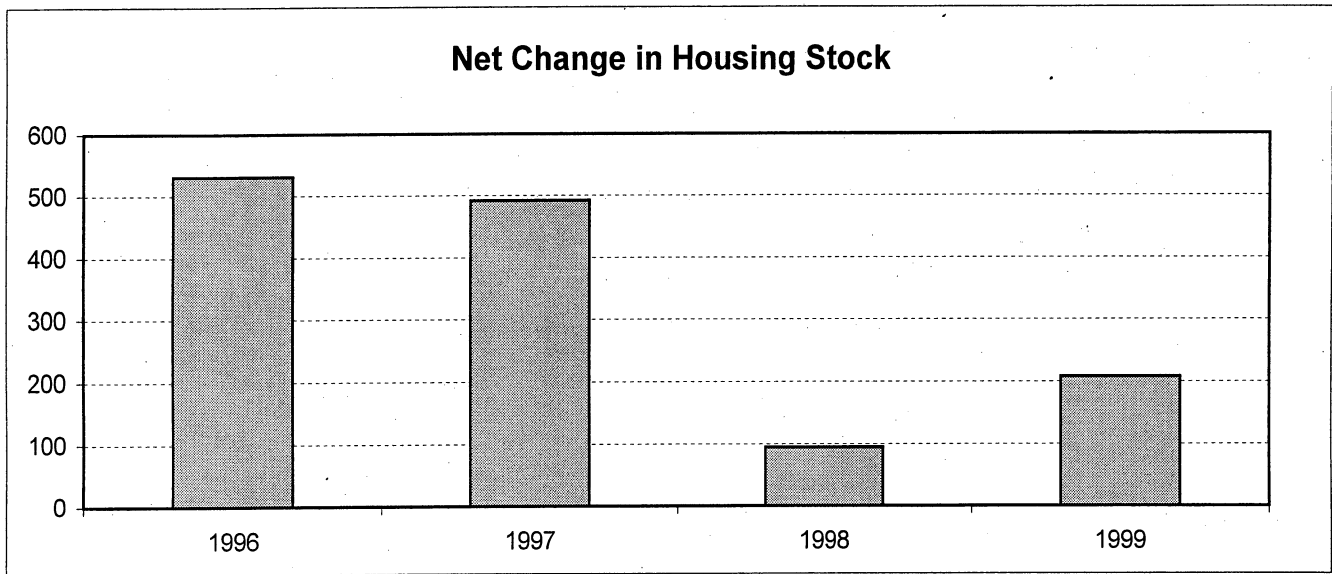
City of Cambridge: 1980 - 1999 Residential Units in Buildings Converted to Condominiums



**City of Cambridge:
1996 - 1999 Housing Starts & Units Removed from Housing Stock**

Year¹	Units Added	Units Lost	Net Change	Projects Adding Units	Projects Removing Units
1996	544	13	531	24	5
1997	508	16	492	29	10
1998	127	33	94	24	10
1999	216	8	208	24	3

1. The date reflects the year a building permit was first issued for a development project. These figures may omit projects initiated during the pertinent time period that added or removed units to the housing stock



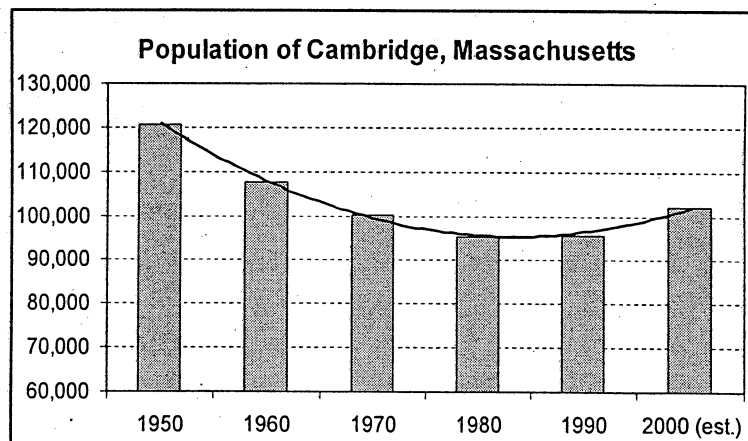
Sources: Cambridge Assessing Department, 2000; Cambridge Inspectional Services Department Major Project Summary Reports, 2000.

Cambridge, Massachusetts Demographic Trends

October 23, 2000

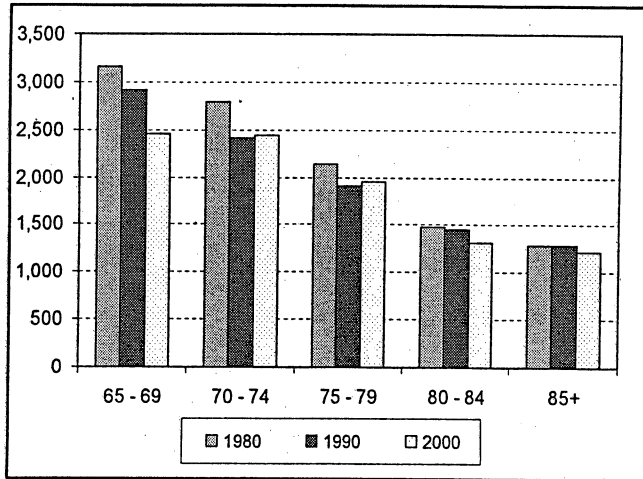
*Cliff Cook
Planning Information Manager
Community Development Department*

Population Trend



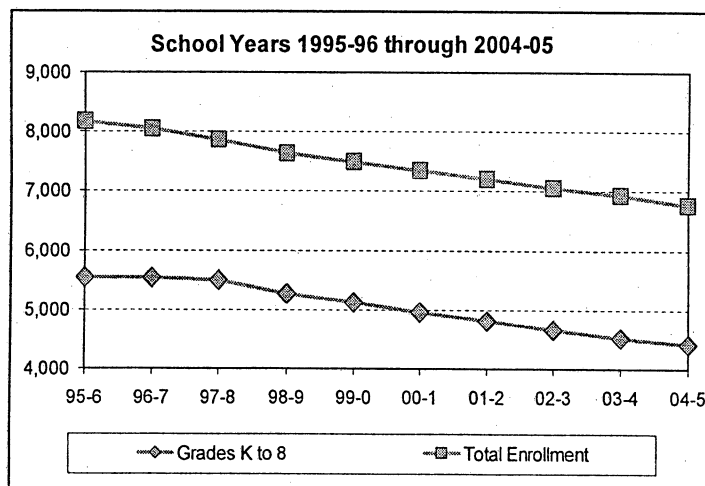
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Elderly Population



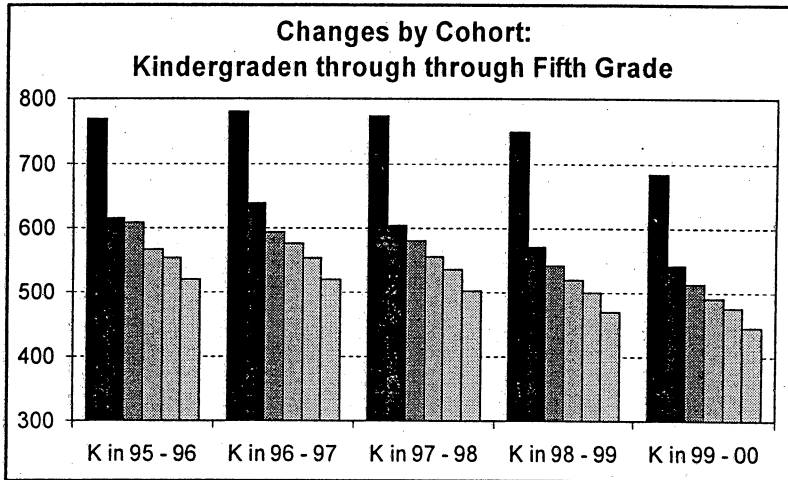
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Public School Enrollment



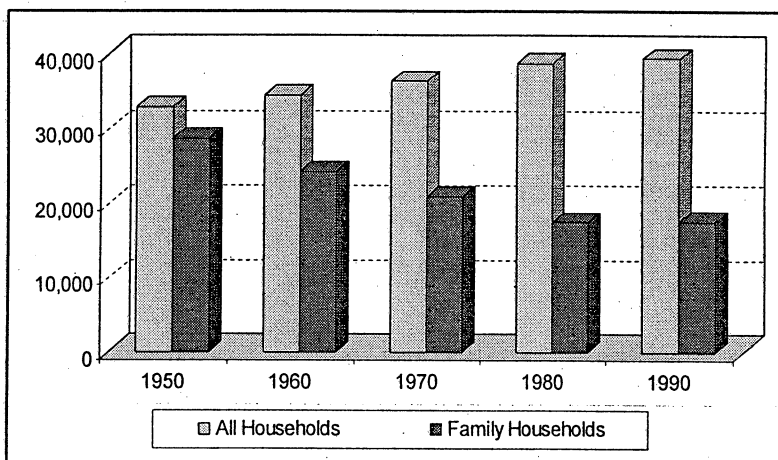
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Enrollment Retention



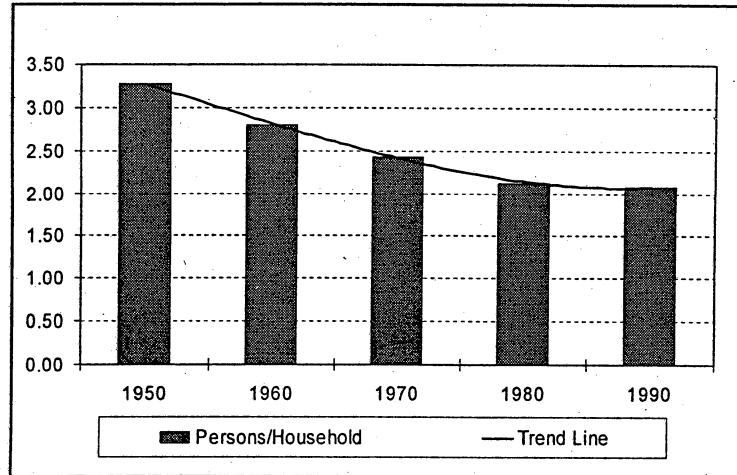
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Household Trends



6

Persons per Household



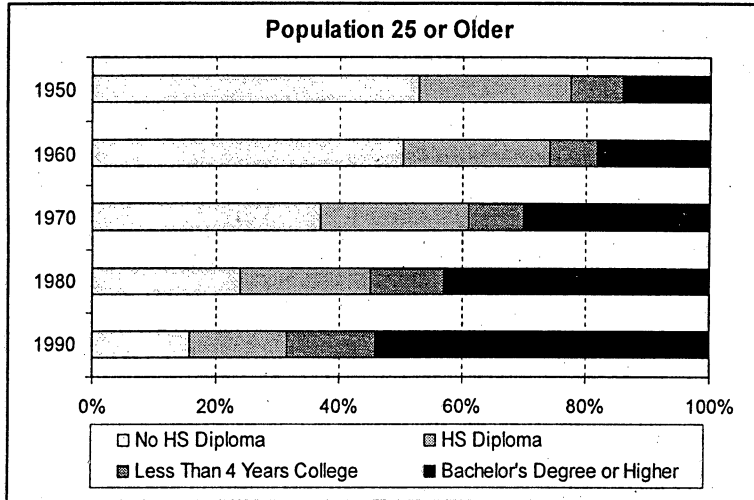
7

Foreign Languages

Native Language	Number of Students	Estimated Total Population	
		Lower Limit	Upper Limit
Spanish	742	3,339	4,081
Haitan Creole	507	2,282	2,789
Portugese	313	1,409	1,722
South Central Asian	185	833	1,018
Chinese	171	770	941
African	137	617	754
Korean	84	378	462
West European	64	288	352
Middle East	56	252	308
East European	49	221	270
Other Asian	40	180	220
Other	31	140	171
Cape Verdean	29	131	160
Total	2,408	10,840	13,248
Projected Pop. in 2000	102,202	NA	NA
Estimated Non-English Speakers as % Total Population	NA	11%	13%

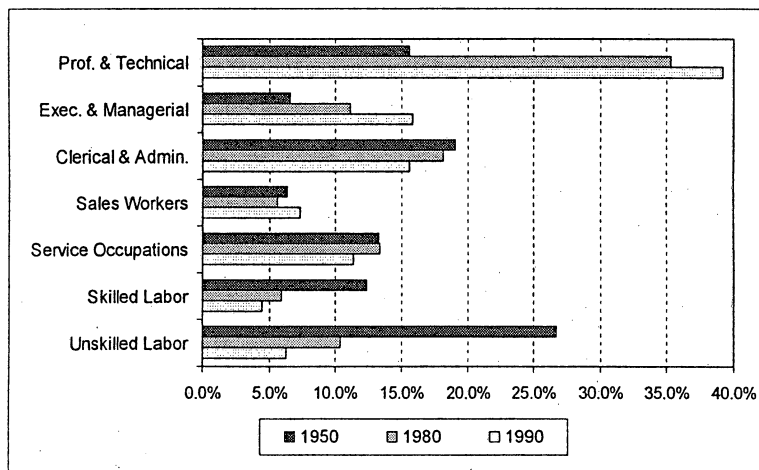
8

Education Attainment



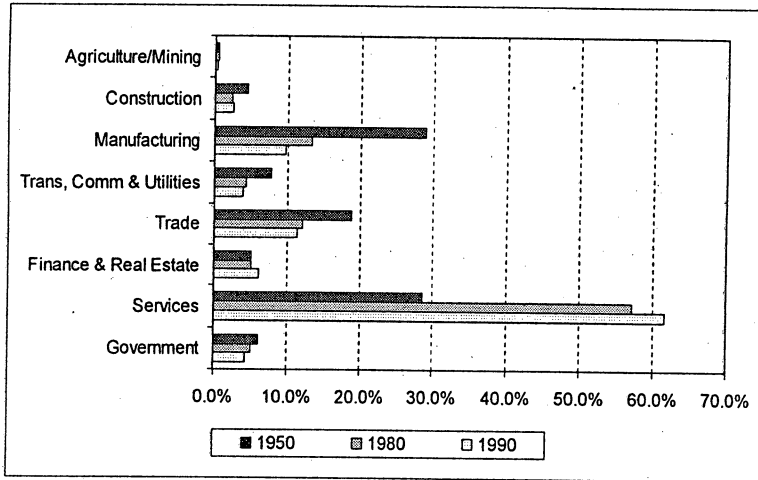
9

Employment by Occupation



10

Employment by Industry

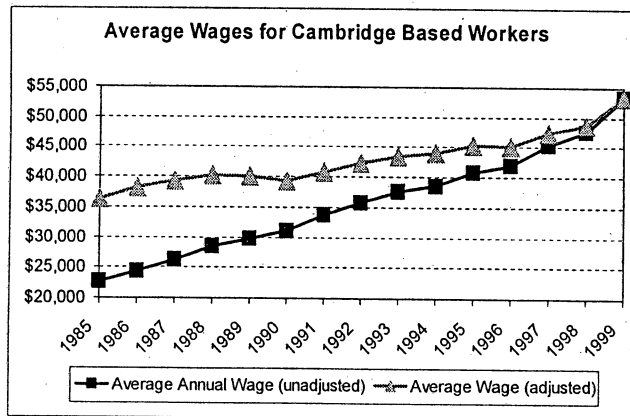


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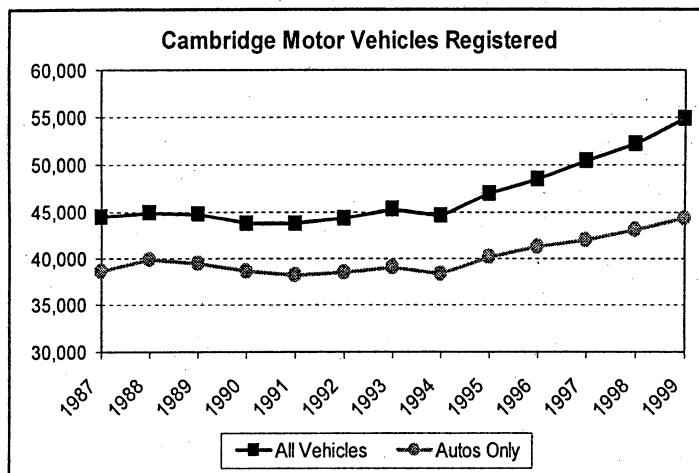
Income

	1949	1959	1969	1979	1989
Median Family Income	\$18,621	\$26,725	\$34,092	\$31,943	\$39,990
Median Household Income	--	--	--	\$25,438	\$33,140



12

Auto Registrations



13

Increase in Housing Costs

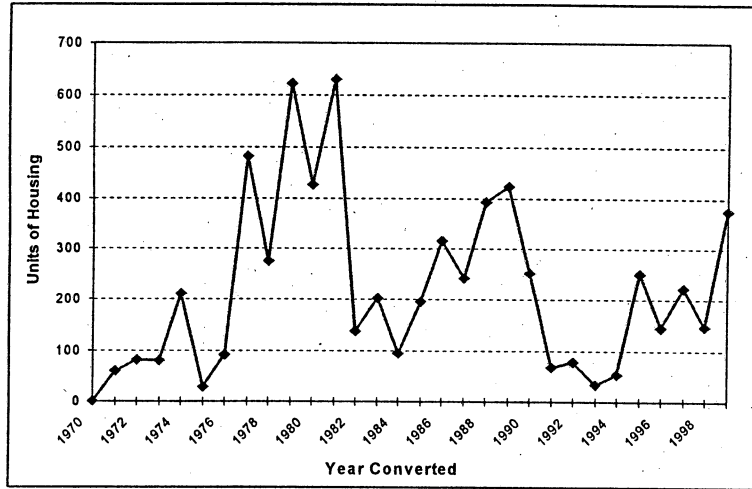
Median Sales Prices	1996 Sales	Income Required	1999 Sales	Income Required	Increase in Income Required
Single Family Home	\$321,000	\$93,520	\$425,000	\$133,280	43%
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Condominium	\$169,000	\$56,720	\$252,000	\$83,840	48%

Typical Rent	January 1996	Income Required	August 2000	Income Required	Increase in Income Required
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Two Bedroom	\$1,150	\$46,000	\$1,800	\$72,000	57%
Three Bedroom	\$1,400	\$56,000	\$2,000	\$80,000	43%

	1996	2000	Increase
HUD Median Income for Family of 3	\$50,850	\$59,000	16%

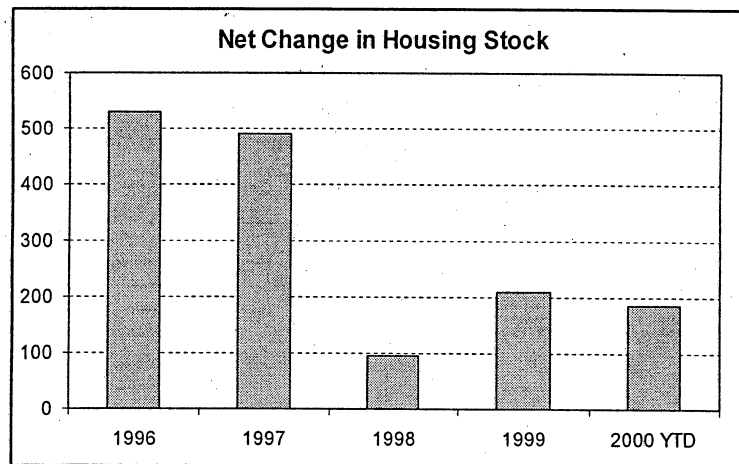
14

Units in Converted Condo Bldgs.



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Change in Housing Stock



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City of Cambridge, Massachusetts

Housing Market Information

**Cambridge Community Development Department
September 26, 2000**

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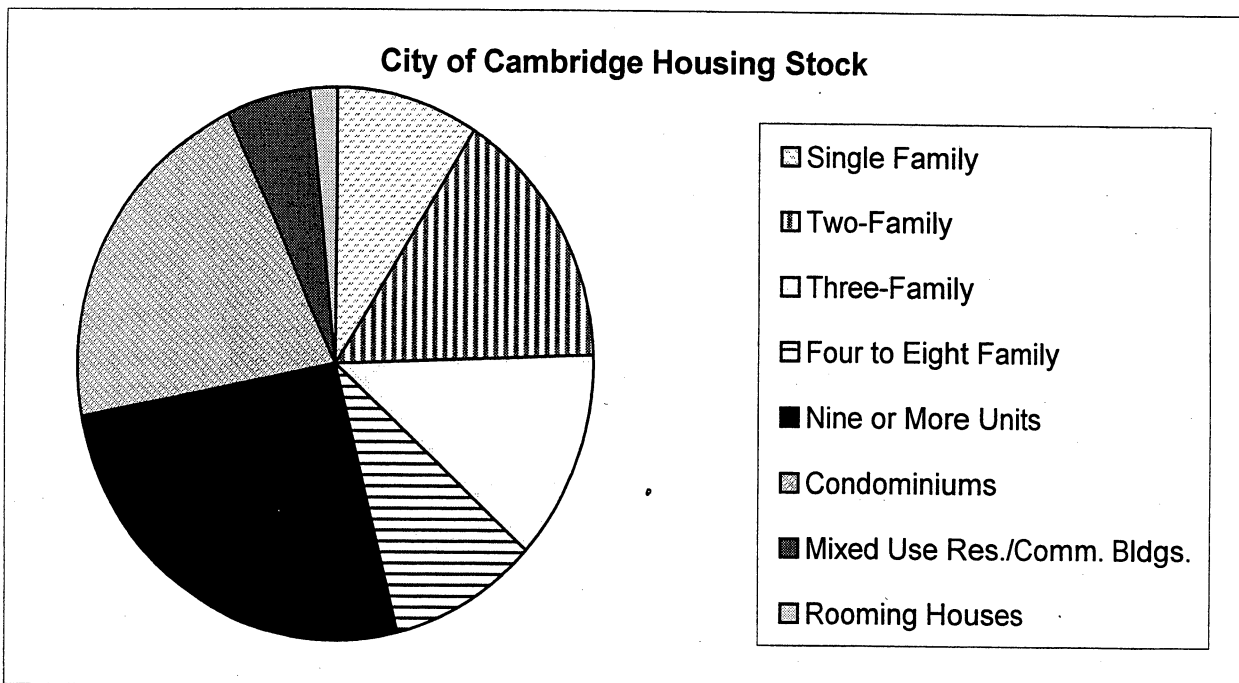
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*To obtain more information about housing in the City of Cambridge, visit our web site at
<http://www.ci.cambridge.ma.us/~CDD> or call 617/349-HOME.*

*If you have questions regarding this document, contact Clifford Cook, Planning Information
Manager, Cambridge Community Development Department, by phone at 617/349-4656 or by
email at ccook@ci.cambridge.ma.us.*

The Community Development Department TTY number is 617/349-4621.

2000 Cambridge Housing Stock Overview

Type of Housing	Number of Bldgs. ¹	Number of Units ¹	% of Units
Single Family	3,722	3,722	9.0%
Two-Family	3,197	6,394	15.5%
Three-Family	1,681	5,043	12.2%
Four to Eight Family	742	3,864	9.4%
Nine or More Units	263	10,661	25.8%
Condominiums	1,165	8,740	21.2%
Mixed Use Res./Comm. Bldgs.	356	2,212	5.4%
Rooming Houses	43	684	1.7%
Total	11,169	41,320	100.0%



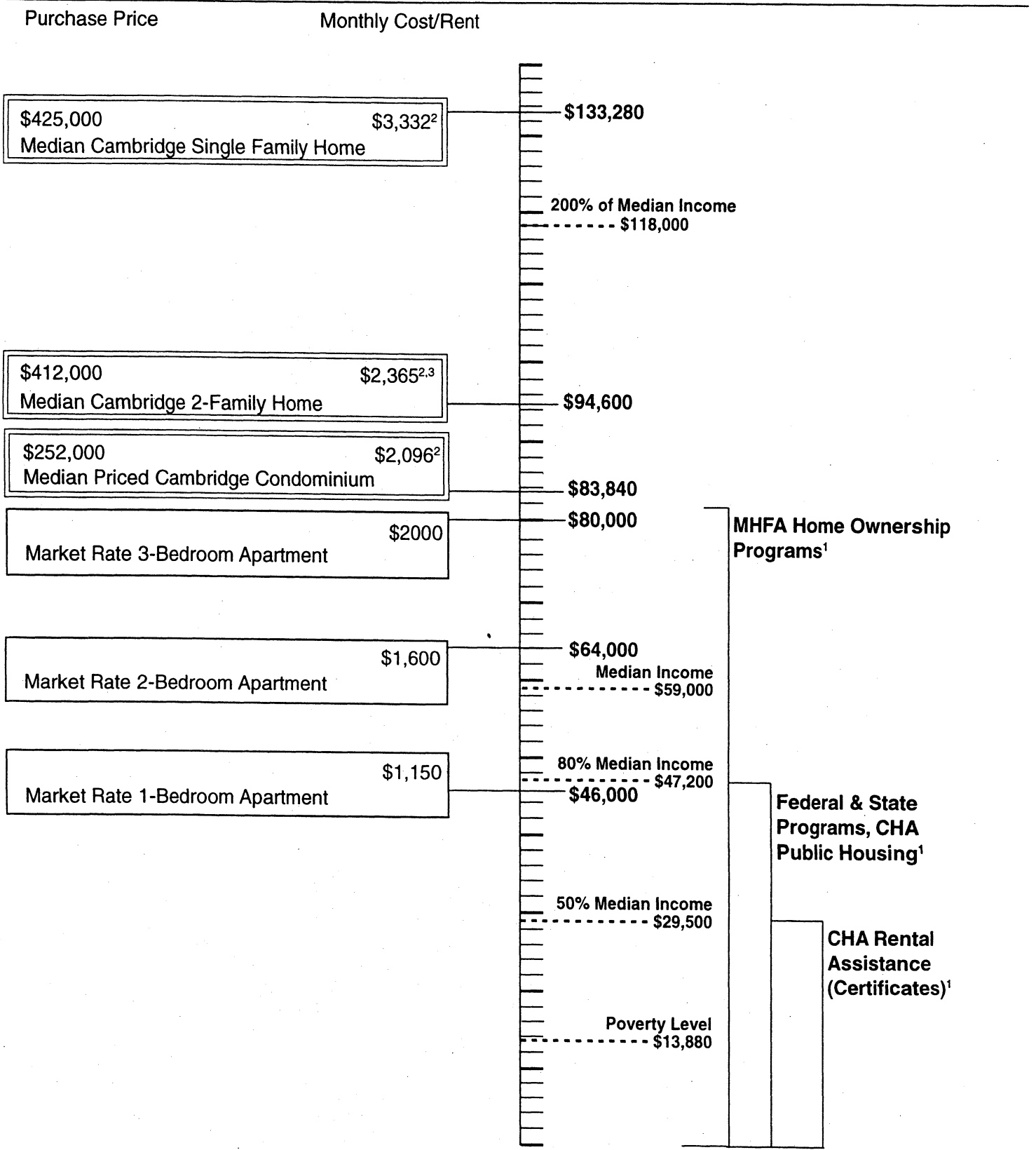
Type of Units	Number of Units ¹	% of Units
Owner Occupied - Market Rate	11,947	28.9%
Owner Occupied - Affordable ²	336	0.8%
Rental - Market Rate	22,597	54.7%
Rental - Affordable ²	6,440	15.6%
Total	41,320	100.0%

1. Above data is as of August 2000. Housing located in dormitories is not included. Note that the method used to develop these figures differs from that used in previous years; direct comparisons with previous data or similar data from other sources is unreliable.
2. Affordable housing is defined as that restricted to households earning 80% or less of median income and subject to a long term restriction regarding affordability.

Sources: Cambridge Revaluation Office, 2000;
Cambridge Community Development Department, 2000.

1999 Cambridge Housing Affordability Comparison

HOUSING COSTS **INCOME REQUIRED**
(30% dedicated to housing) **PROGRAM ELIGIBILITY**

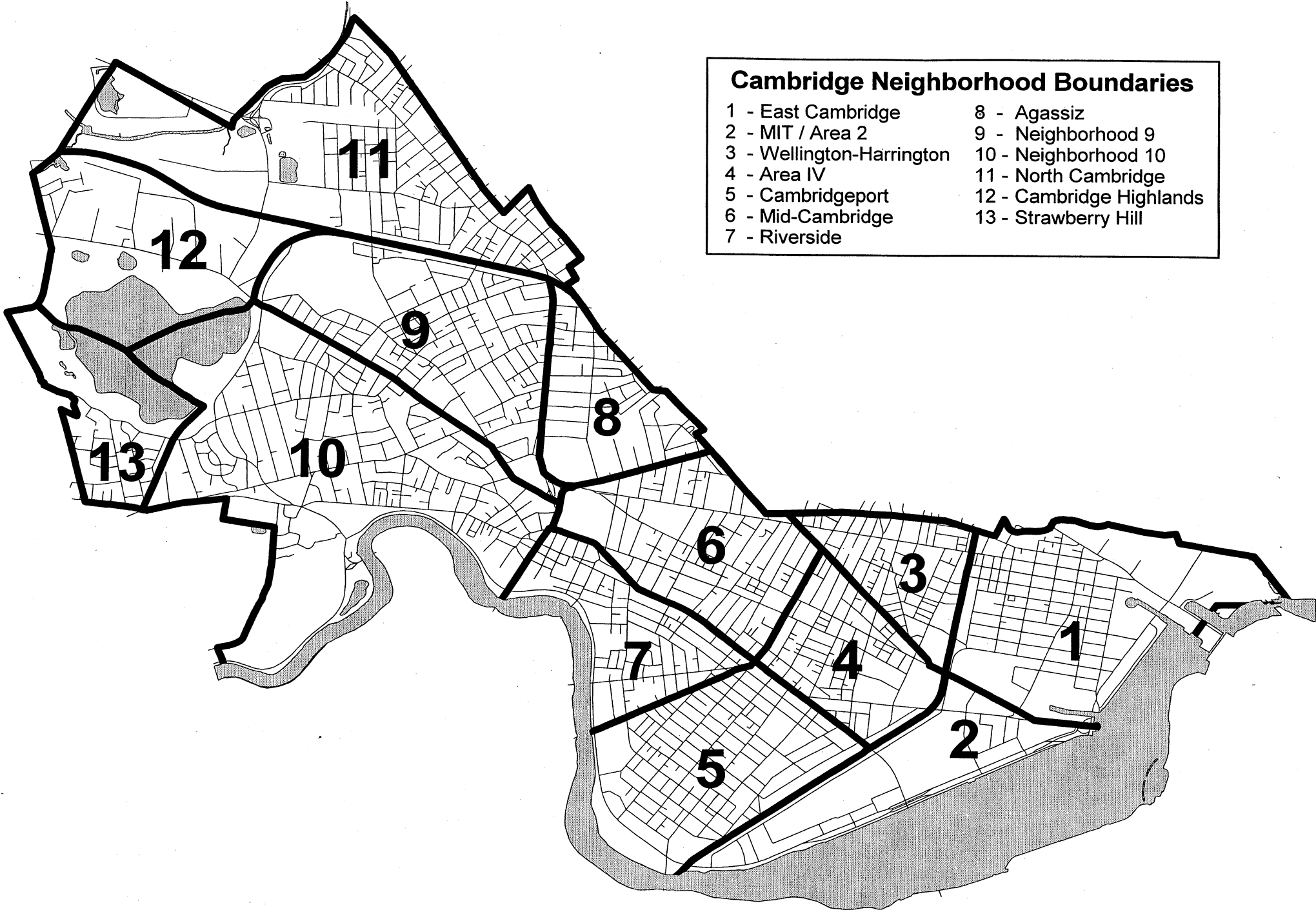


Purchase Rental

¹ 3 Person Household
² Assumes 10% down payment and 8.5% interest rate
³ Assumes \$1,200 rental payment per month

Cambridge Neighborhood Boundaries

1 - East Cambridge	8 - Agassiz
2 - MIT / Area 2	9 - Neighborhood 9
3 - Wellington-Harrington	10 - Neighborhood 10
4 - Area IV	11 - North Cambridge
5 - Cambridgeport	12 - Cambridge Highlands
6 - Mid-Cambridge	13 - Strawberry Hill
7 - Riverside	



Derivation of Housing Sales Information

1. The objective of the proceeding tables and charts is to indicate the median sales price for a Cambridge residence, where the purchase occurs at a rate typical of the open market at the time. Note the use of median prices, rather than mean, or average, prices. Exactly 50% of sales occurred above the median price and 50% below.
2. To develop open market median prices, certain sales were excluded from this analysis. All sales under \$10,000 were excluded. All non-arms length transactions under \$50,000 were excluded. Many non-arms length transactions over \$50,000 were also excluded. Non-arms length transactions are those where the buyer and seller have a pre-existing relationship, such as a sale between members of the same family, or where the transaction does not reflect typical market costs, such as during a foreclosure sale.
3. A common source of housing price information in the Boston area is the publication Banker and Tradesman. The median sale figures used in this document differ from those reported by Banker and Tradesman. That publication bases median prices upon all sales between \$50,000 and \$1,000,000, some of which are excluded here (i. e., certain non-arms length transactions, as described above).
4. Median sales prices from years prior to 1993 and reported here might have been developed using different methodologies, making comparisons suspect under some circumstances. However, the exclusion of most non-arms length sales appears to have been a consistent practice throughout all prior analyses.
5. All of the housing sales information provided here is derived from data provided by the Cambridge Assessor's office.

**1999 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	11	\$235,000	5	\$250,000	6	\$338,000	22	\$250,000	68	\$272,000
Area 3	16	\$254,500	7	\$235,000	3	\$359,900	26	\$254,500	10	\$210,000
Area 4	8	\$319,500	3	\$275,000	5	\$391,000	16	\$352,250	16	\$238,000
Area 5	14	\$354,250	16	\$450,000	15	\$400,000	45	\$405,000	40	\$278,000
Area 6	10	\$529,000	4	\$493,500	5	\$580,000	19	\$525,000	152	\$221,000
Area 7	6	\$344,800	4	\$362,500	4	\$437,500	14	\$379,000	35	\$260,000
Area 8	10	\$623,000	6	\$1,211,500	2	\$697,750	18	\$658,750	24	\$255,750
Area 9	30	\$759,500	12	\$468,750	6	\$586,000	48	\$586,000	111	\$265,000
Area 10	50	\$730,000	10	\$502,500	2	\$1,252,500	62	\$652,500	67	\$286,000
Area 11	27	\$258,800	10	\$332,500	5	\$405,000	42	\$274,500	64	\$269,000
Area 12	3	\$249,500	1	\$350,000	NA	NA	4	\$299,750	19	\$204,000
Area 13	2	\$260,000	4	\$410,000	NA	NA	6	\$375,750	9	\$235,000
Citywide	187	\$425,000	82	\$412,000	53	\$405,000	322	\$419,000	615	\$252,000

**1998 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	11	\$180,000	6	\$236,500	4	\$177,500	21	\$186,000	76	\$253,000
Area 3	16	\$208,500	3	\$234,100	5	\$269,500	24	\$209,000	7	\$137,000
Area 4	8	\$196,550	3	\$255,000	2	\$318,500	13	\$210,000	20	\$168,450
Area 5	14	\$256,000	9	\$330,000	5	\$335,000	28	\$273,500	39	\$199,000
Area 6	15	\$429,000	10	\$462,500	4	\$435,000	29	\$436,200	156	\$185,000
Area 7	8	\$365,000	4	\$366,000	3	\$285,000	15	\$360,000	48	\$232,000
Area 8	13	\$535,000	3	\$400,000	0	NA	16	\$488,750	21	\$225,000
Area 9	31	\$490,000	8	\$381,250	1	\$495,000	40	\$480,000	120	\$224,000
Area 10	35	\$742,000	18	\$548,500	2	\$660,000	55	\$670,500	53	\$257,000
Area 11	24	\$233,000	8	\$284,000	11	\$422,825	43	\$294,000	54	\$171,750
Area 12	5	\$280,000	0	NA	0	NA	5	\$280,000	8	\$205,750
Area 13	4	\$414,250	4	\$395,000	5	\$400,000	13	\$400,000	12	\$220,500
Citywide	184	\$359,500	76	\$391,500	42	\$392,500	302	\$375,000	614	\$209,000

**1997 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	10	\$150,500	11	\$170,000	4	\$168,000	25	\$163,000	76	\$276,000
Area 3	9	\$190,000	6	\$171,000	5	\$390,000	20	\$190,000	5	\$123,000
Area 4	4	\$169,000	6	\$231,000	6	\$224,450	16	\$217,500	19	\$120,000
Area 5	11	\$246,000	12	\$299,500	9	\$300,000	32	\$272,500	43	\$167,500
Area 6	15	\$430,000	8	\$311,000	7	\$542,000	30	\$427,500	171	\$156,000
Area 7	5	\$179,000	2	\$277,500	4	\$311,500	11	\$236,800	36	\$179,000
Area 8	8	\$452,500	3	\$503,000	6	\$450,000	17	\$450,000	24	\$191,500
Area 9	17	\$495,000	14	\$352,625	2	\$690,000	33	\$385,000	132	\$161,400
Area 10	47	\$715,000	24	\$413,750	4	\$513,750	75	\$565,000	66	\$255,000
Area 11	35	\$194,000	19	\$273,000	9	\$280,000	63	\$233,400	50	\$160,000
Area 12	2	\$286,000	1	\$360,000	0	NA	3	\$360,000	1	\$272,000
Area 13	4	\$220,750	4	\$286,000	1	\$390,000	9	\$227,000	15	\$217,000
Citywide	167	\$347,500	110	\$301,000	57	\$300,000	334	\$308,500	638	\$177,500

**1996 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	12	\$133,375	7	\$190,000	3	\$200,000	22	\$148,500	64	\$241,250
Area 3	10	\$164,125	4	\$215,725	7	\$205,000	21	\$184,000	7	\$180,000
Area 4	5	\$133,000	8	\$179,500	6	\$235,000	19	\$184,000	7	\$132,000
Area 5	12	\$246,000	5	\$258,000	8	\$215,000	25	\$225,000	23	\$147,000
Area 6	12	\$408,000	7	\$430,000	1	\$300,000	20	\$425,000	167	\$160,000
Area 7	10	\$198,225	3	\$182,800	3	\$235,000	16	\$202,725	32	\$182,500
Area 8	12	\$466,500	2	\$347,500	3	\$435,000	17	\$450,000	16	\$167,000
Area 9	29	\$515,000	13	\$362,500	2	\$365,563	44	\$388,750	209	\$153,000
Area 10	44	\$499,000	19	\$378,000	3	\$339,000	66	\$425,000	64	\$256,500
Area 11	22	\$169,250	13	\$196,333	9	\$280,000	44	\$199,542	55	\$146,000
Area 12	2	\$204,500	1	\$269,000	0	NA	3	\$225,000	0	NA
Area 13	5	\$225,000	5	\$240,000	2	\$219,000	12	\$232,500	12	\$196,000
Citywide	175	\$321,000	87	\$279,000	47	\$248,000	309	\$284,000	656	\$170,500

**1995 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	6	\$101,750	4	\$125,500	8	\$196,250	18	\$169,500	72	\$225,500
Area 3	15	\$157,000	6	\$159,750	5	\$193,000	26	\$163,250	6	\$113,830
Area 4	8	\$127,950	4	\$165,000	7	\$173,000	19	\$162,000	18	\$90,250
Area 5	8	\$169,500	9	\$278,000	8	\$266,500	25	\$243,875	41	\$198,000
Area 6	14	\$263,900	5	\$232,000	2	\$315,250	21	\$262,800	159	\$135,000
Area 7	8	\$224,500	4	\$306,250	1	\$277,500	13	\$277,500	33	\$182,000
Area 8	14	\$500,000	7	\$362,000	0	NA	21	\$435,000	29	\$177,000
Area 9	29	\$360,000	14	\$372,500	1	\$310,000	44	\$358,000	124	\$147,250
Area 10	29	\$537,500	13	\$340,000	1	\$415,000	43	\$415,000	75	\$192,500
Area 11	21	\$244,850	16	\$222,500	8	\$248,500	46	\$241,000	37	\$146,000
Area 12	1	\$212,500	1	\$225,000	0	NA	2	\$218,750	0	NA
Area 13	8	\$188,750	1	\$250,000	1	\$296,500	10	\$205,000	3	\$206,000
Citywide	161	\$275,250	84	\$263,000	42	\$226,500	288	\$260,250	597	\$159,000

**1994 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	14	\$162,000	4	\$157,000	1	\$136,500	19	\$162,000	42	\$274,000
Area 3	11	\$155,000	4	\$157,000	5	\$193,000	20	\$158,750	4	\$115,000
Area 4	7	\$160,000	4	\$166,750	7	\$178,000	18	\$168,500	7	\$158,500
Area 5	6	\$225,850	12	\$243,000	7	\$212,000	25	\$213,000	31	\$158,000
Area 6	13	\$320,000	9	\$227,500	6	\$377,500	28	\$316,000	100	\$150,250
Area 7	6	\$175,000	7	\$187,500	2	\$192,000	15	\$187,000	24	\$156,500
Area 8	9	\$370,000	2	\$340,000	1	\$300,000	12	\$354,000	11	\$173,400
Area 9	33	\$430,000	9	\$236,000	3	\$580,000	45	\$380,000	60	\$169,000
Area 10	35	\$570,000	23	\$405,000	0	NA	58	\$470,000	60	\$175,000
Area 11	18	\$178,500	23	\$215,000	11	\$223,800	52	\$215,000	30	\$167,500
Area 12	3	\$280,000	0	NA	0	NA	3	\$280,000	0	NA
Area 13	5	\$230,000	3	\$270,000	1	\$285,000	9	\$270,000	9	\$155,000
Citywide	160	\$305,000	100	\$235,000	44	\$214,000	304	\$246,250	378	\$169,000

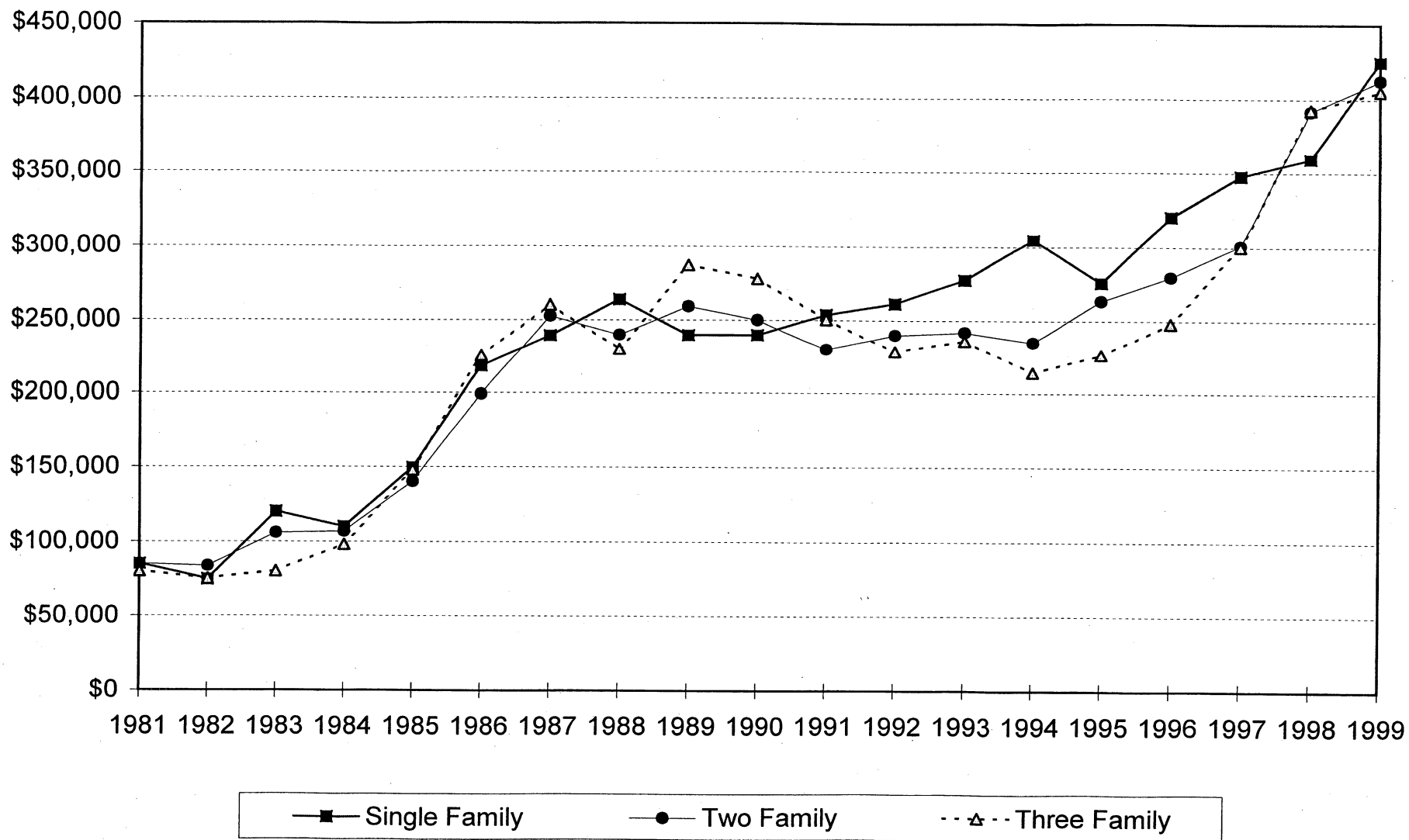
**1993 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	5	\$90,000	4	\$150,500	2	\$155,000	11	\$125,000	45	\$255,000
Area 3	4	\$149,000	0	NA	2	\$141,000	6	\$149,000	1	\$86,500
Area 4	2	\$168,000	3	\$83,000	1	\$234,000	6	\$158,500	4	\$125,250
Area 5	11	\$210,500	12	\$237,500	2	\$270,000	25	\$240,000	33	\$139,000
Area 6	17	\$257,700	10	\$332,500	5	\$285,000	32	\$296,250	92	\$134,500
Area 7	4	\$127,250	8	\$155,000	0	NA	12	\$143,250	20	\$173,650
Area 8	6	\$346,100	2	\$632,500	1	\$835,000	9	\$360,000	16	\$157,000
Area 9	20	\$411,365	8	\$321,600	2	\$415,000	30	\$338,250	77	\$154,250
Area 10	25	\$487,000	21	\$360,000	2	\$262,000	48	\$441,250	43	\$186,000
Area 11	22	\$156,250	11	NA	5	\$225,000	38	\$212,500	25	\$155,000
Area 12	2	\$215,000	1	\$60,000	0	NA	3	\$190,000	0	NA
Area 13	2	\$219,475	6	\$199,850	0	NA	8	\$199,850	9	\$223,500
Citywide	120	\$277,000	86	\$242,000	22	\$236,000	228	\$255,000	365	\$160,000

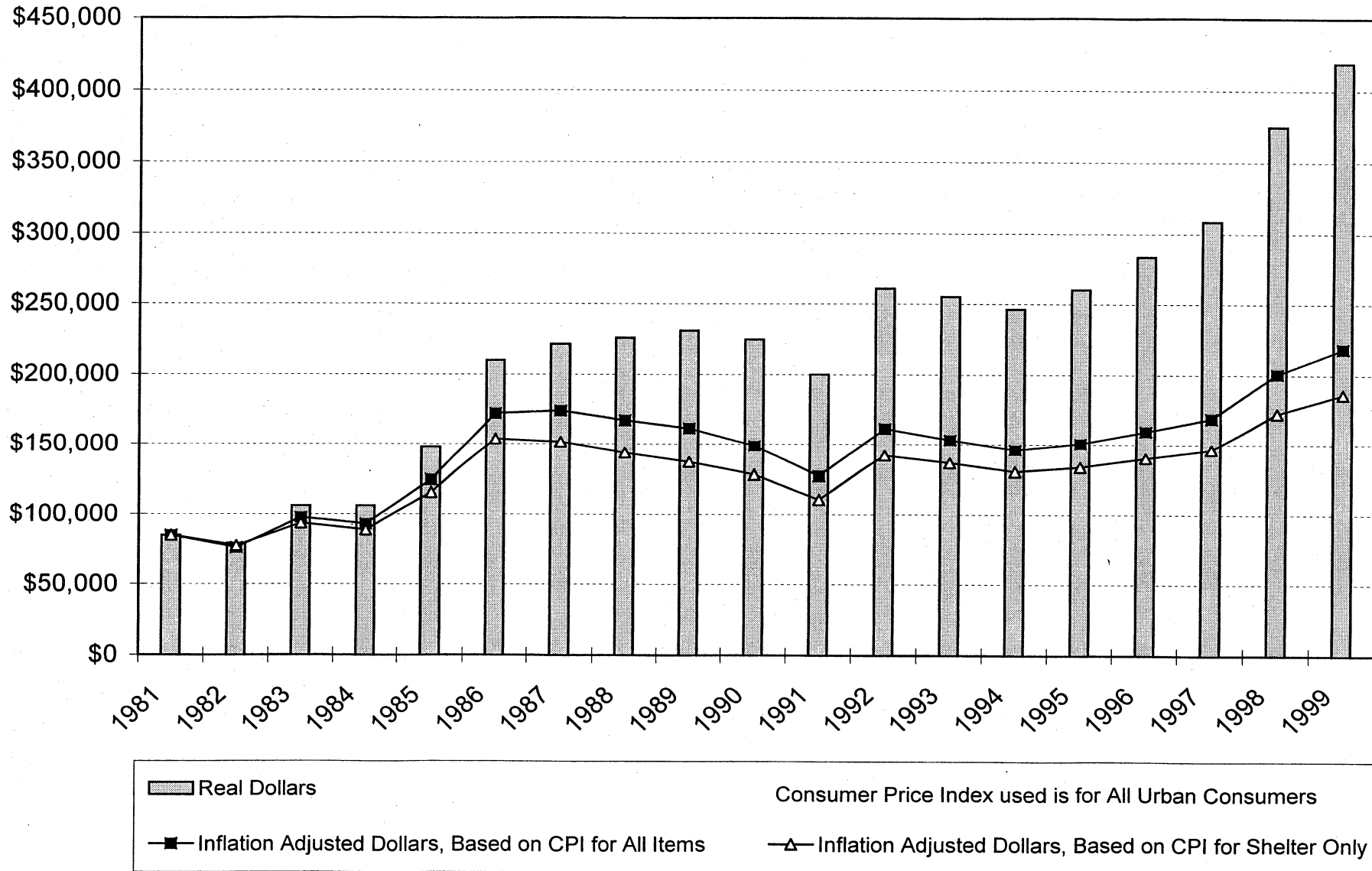
Cambridge Housing Prices: 1994 - 1999 Percent Change in Cambridge Median Housing Prices

	Single Family	Two Family	Three Family	All 1 - 3 Family	Condominiums
Area 1	45.1%	59.2%	147.6%	54.3%	-0.7%
Area 3	64.2%	49.7%	86.5%	60.3%	82.6%
Area 4	99.7%	64.9%	119.7%	109.1%	50.2%
Area 5	56.9%	85.2%	88.7%	90.1%	75.9%
Area 6	65.3%	116.9%	53.6%	66.1%	47.1%
Area 7	97.0%	93.3%	127.9%	102.7%	66.1%
Area 8	68.4%	256.3%	132.6%	86.1%	47.5%
Area 9	76.6%	98.6%	1.0%	54.2%	56.8%
Area 10	28.1%	24.1%	NA	38.8%	63.4%
Area 11	45.0%	54.7%	81.0%	27.7%	60.6%
Area 12	-10.9%	NA	NA	7.1%	NA
Area 13	13.0%	51.9%	NA	39.2%	51.6%
Citywide	39.3%	75.3%	89.3%	70.2%	49.1%

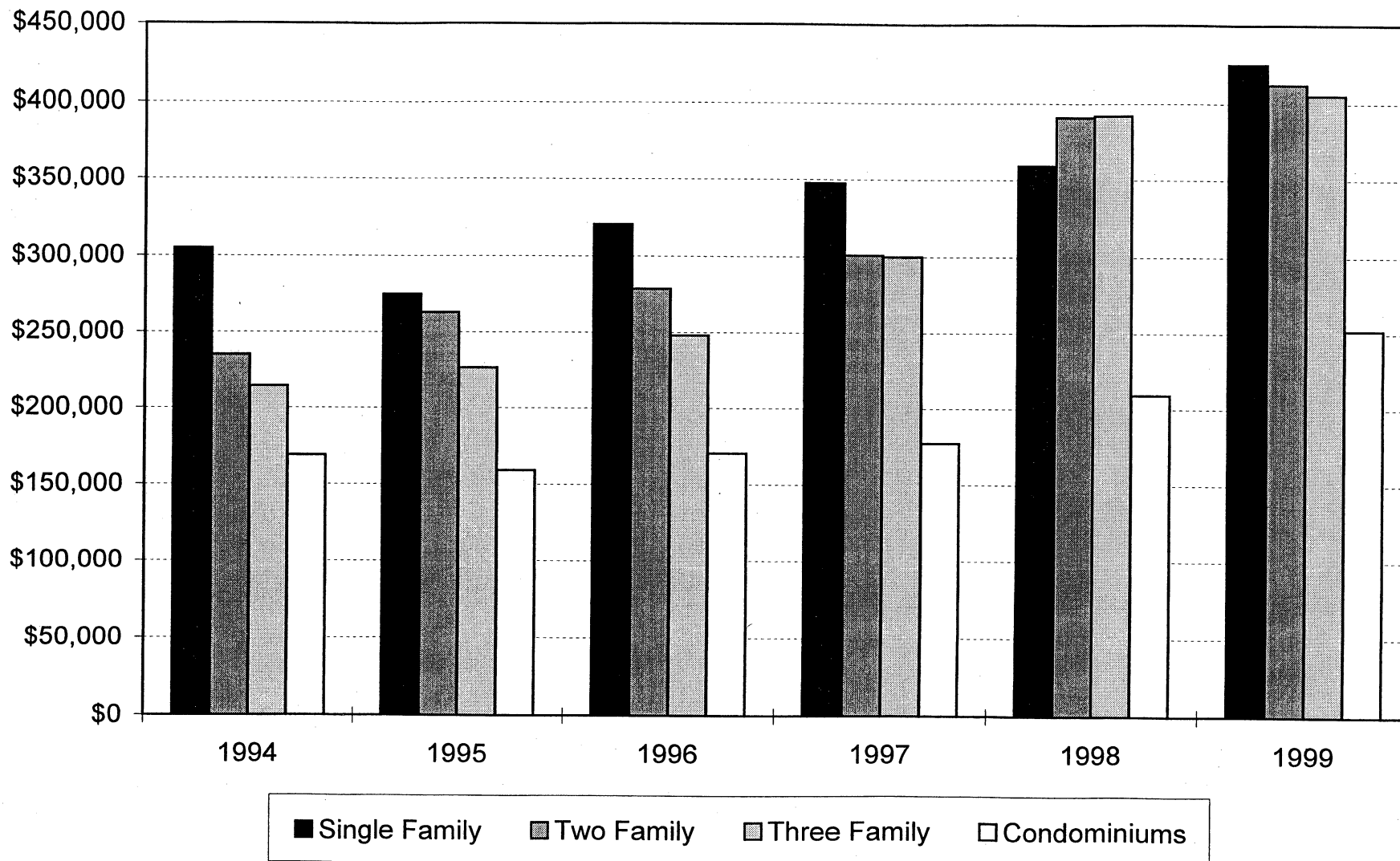
City of Cambridge: 1981 - 1999 Single, Two & Three Family Building Median Sales Prices



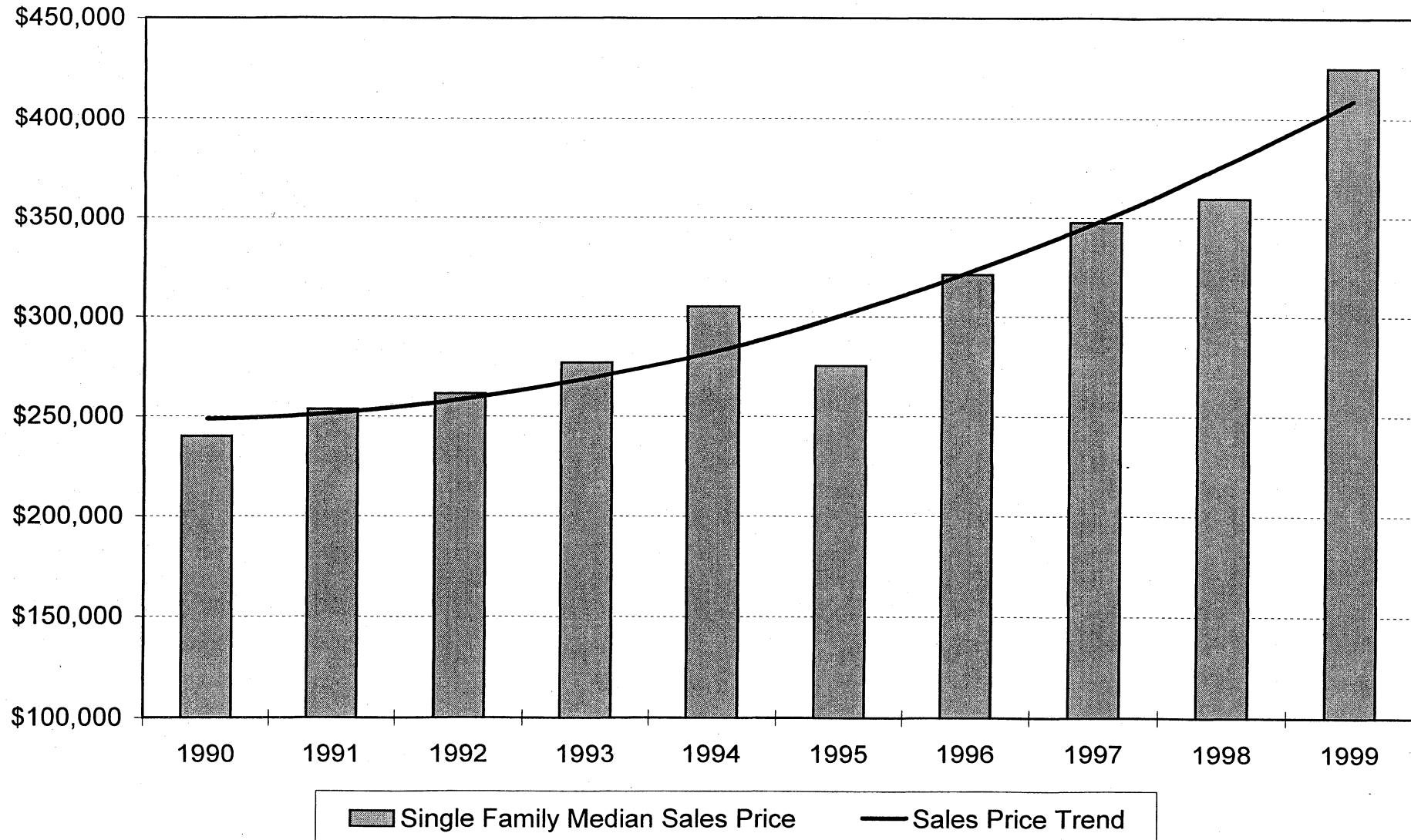
City of Cambridge: 1981 - 1999 One-to-Three Family Building Inflation Adjusted Median Sales Price



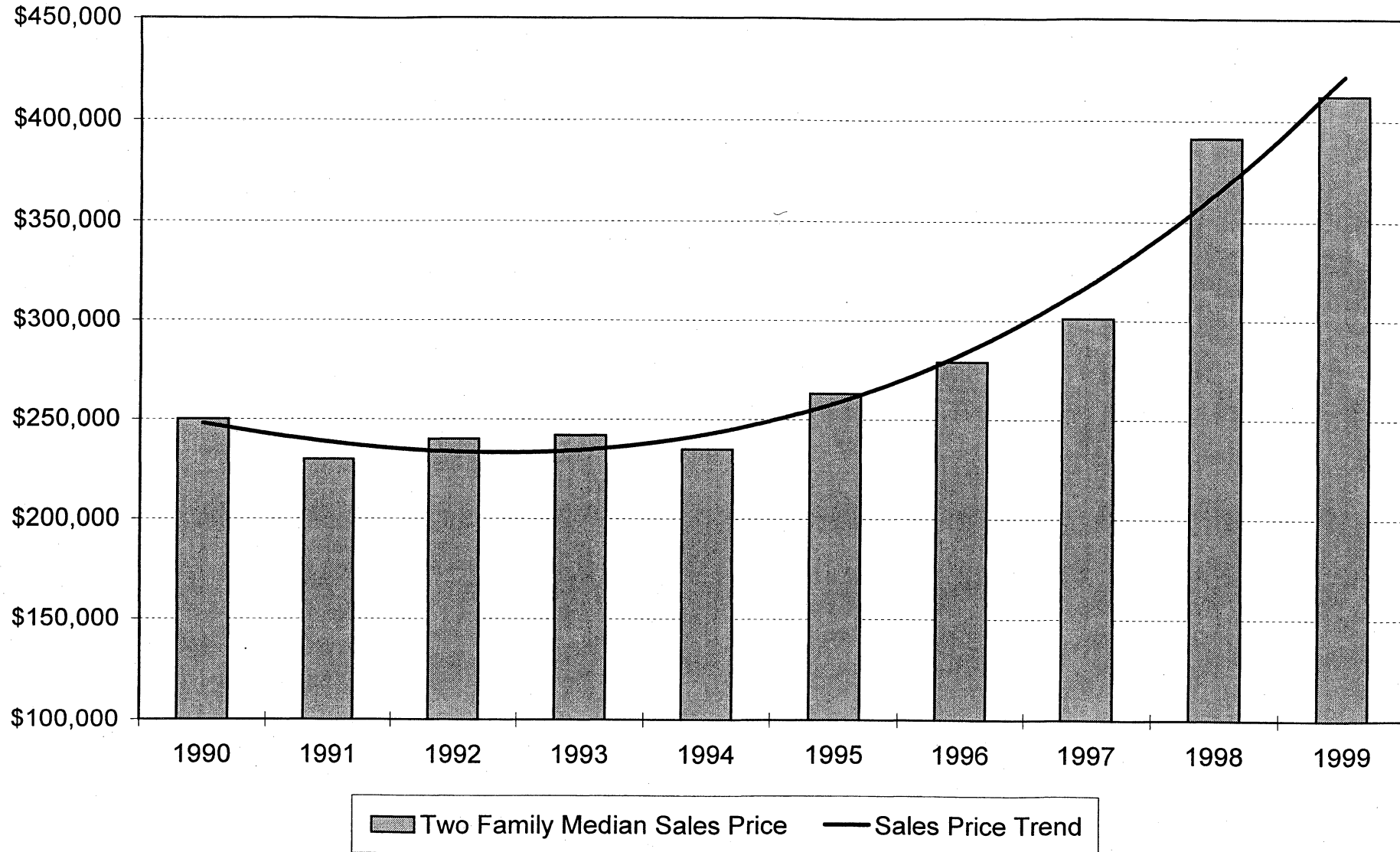
City of Cambridge: Comparison of 1994 - 1999 Single, Two & Three Family Building & Condominium Unit Median Sales Prices



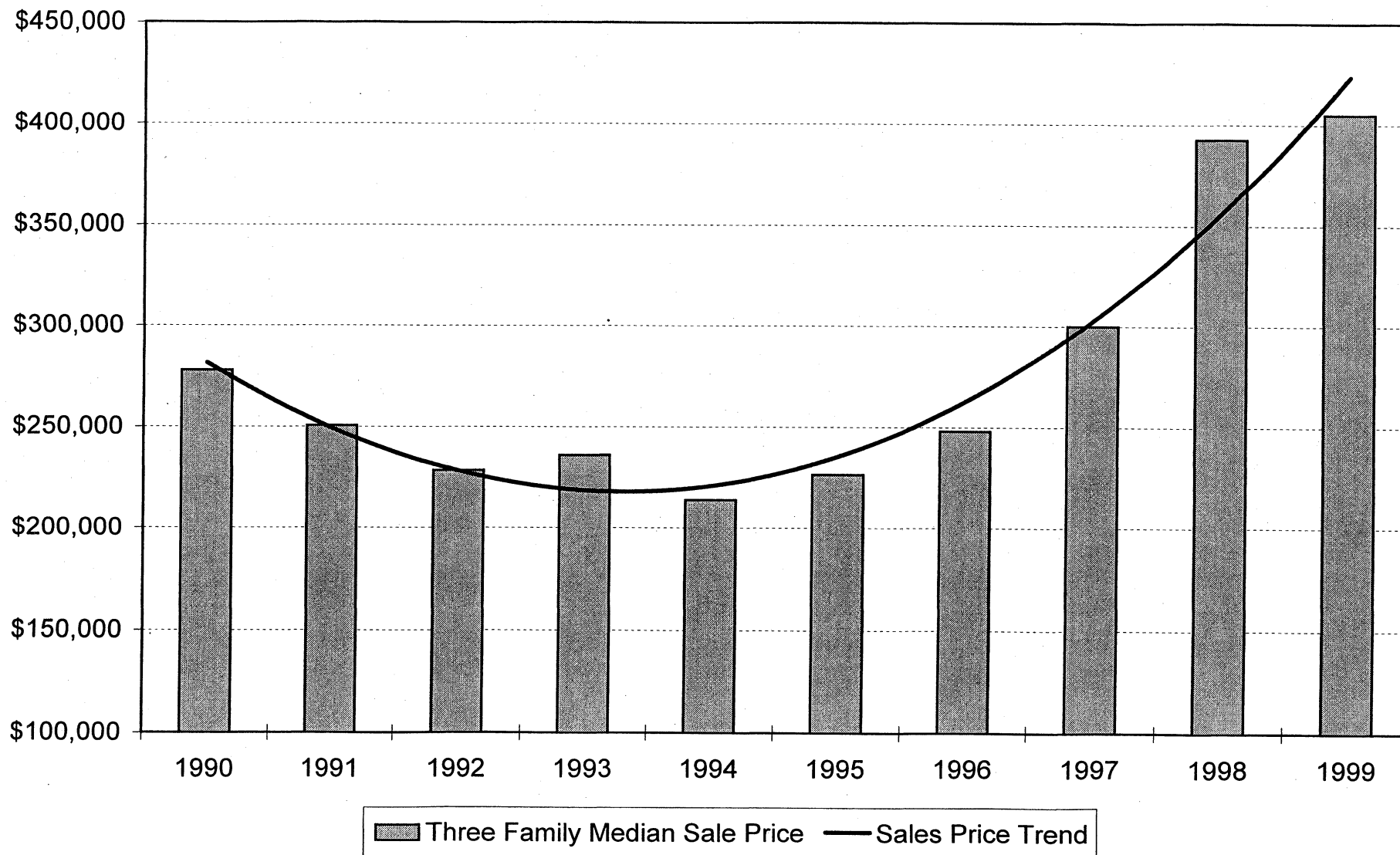
City of Cambridge: 1990 - 1999 Single Family Building Median Sales Price Trend



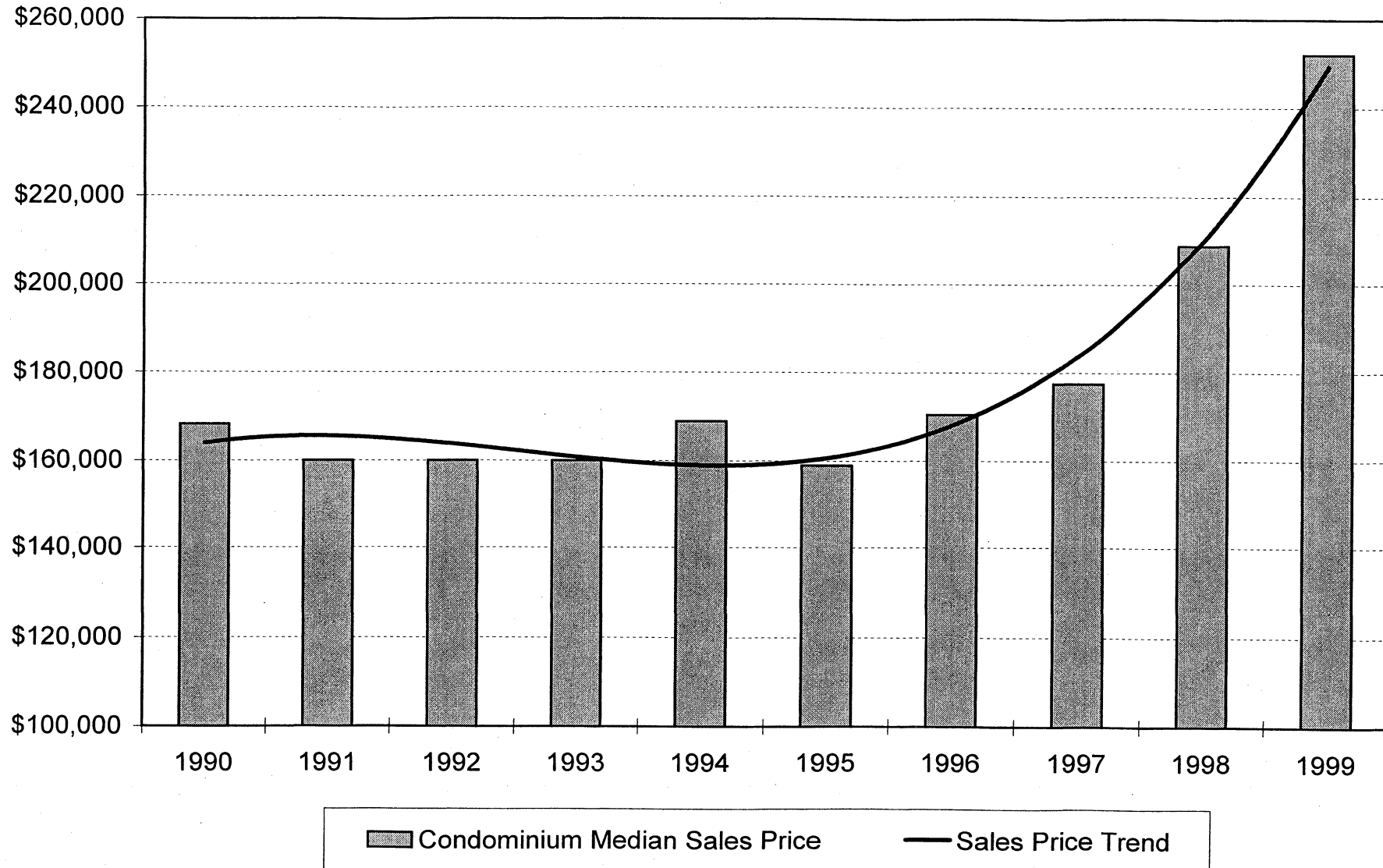
City of Cambridge: 1990 - 1999 Two Family Building Median Sales Price Trend



City of Cambridge: 1990 - 1999 Three Family Building Median Sales Price Trend



City of Cambridge: 1990 - 1999 Condominium Unit Median Sales Price Trend



Derivation of Cambridge Condominium Information

1. Information on the construction and conversion of condominium buildings derives from data provided by the Cambridge Assessor's office and the Cambridge Inspectional Services Department.
2. The Assessor's office records the year of construction of condominium buildings and the date of sale of the first condominium unit. Since the first unit sale need not occur shortly after completion of construction, all instances where the dates of construction and filing differ by three or fewer years are presumed to represent cases of new construction, not condominium conversion. All cases where the dates differ by four or more years are presumed to represent instances of conversion of existing buildings to condominium use. In selected cases Inspectional Services records verified the year of completion of construction.
3. The Assessor's office continually updates and corrects its records. In addition, the year of conversion is now treated as the year in which a unit first changes ownership, rather than the year of master deed filing, as was previously the case. Therefore, the reported number of buildings converted or constructed in a given year will experience fluctuations over time.

**City of Cambridge:
1970 - 1999 Condominium Construction & Conversion**

Year	New Buildings ¹	New Units ¹	Converted Buildings ²	Converted Units ²
1970	1	2	0	0
1971	0	0	4	60
1972	2	34	3	82
1973	3	92	7	81
1974	0	0	8	211
1975	0	0	4	28
1976	1	31	5	92
1977	2	10	21	481
1978	2	13	21	275
1979	1	49	39	621
1980	6	175	32	426
1981	0	0	34	630
1982	4	66	33	138
1983	1	2	41	202
1984	0	0	35	95
1985	5	145	54	196
1986	9	100	104	316
1987	10	43	77	242
1988	13	281	68	393
1989	8	752	66	423
1990	3	13	48	253
1991	1	4	19	68
1992	1	4	28	78
1993	1	3	14	34
1994	1	15	21	54
1995	4	31	43	251
1996	3	10	35	145
1997	2	5	58	222
1998	5	77	47	147
1999	7	136	98	375
Unknown	NA	NA	2	4
Total	96	2093	1069	6623

1. Based on year built, not year master deed filed.

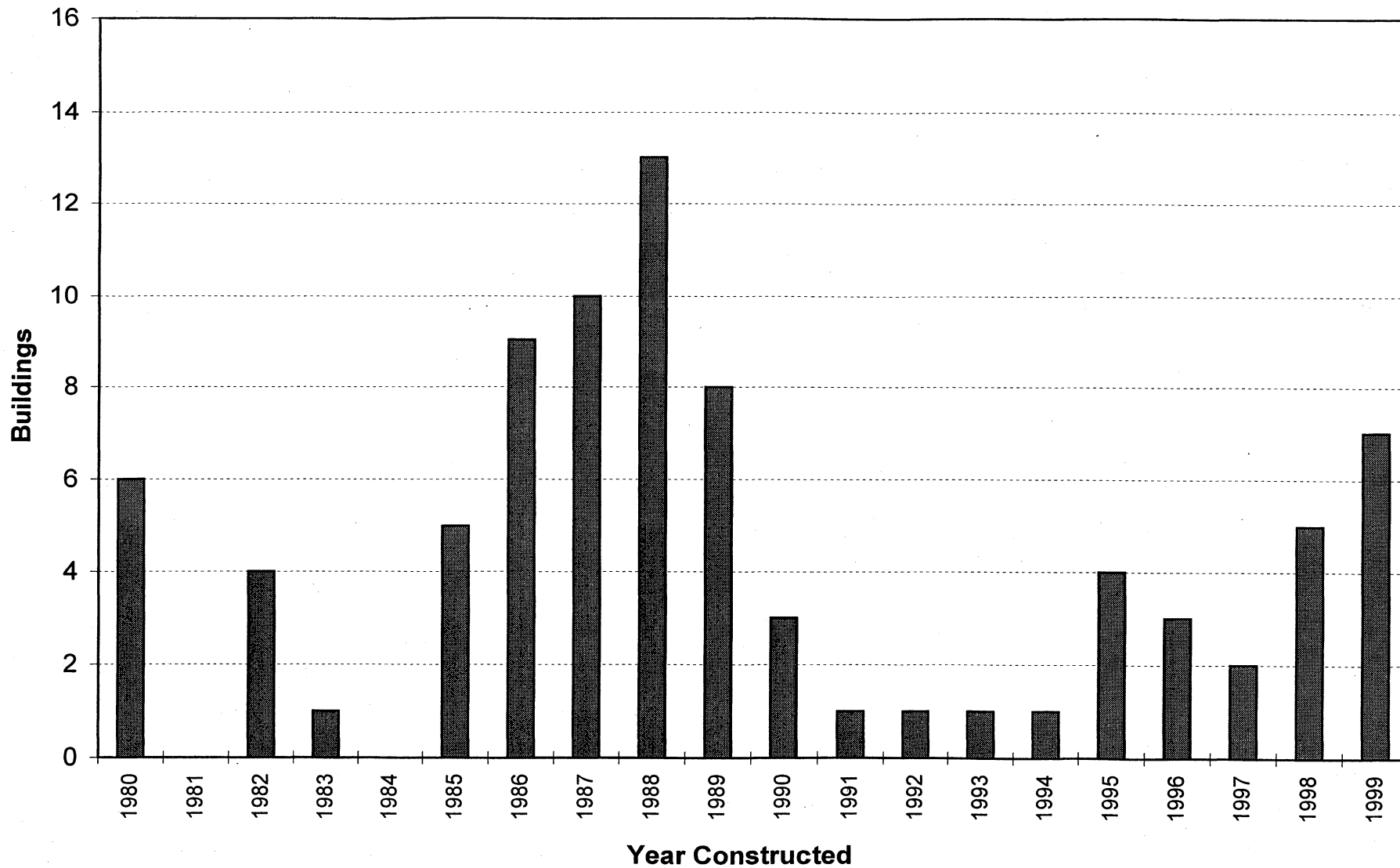
2. Year of conversion reflects year first unit sold, rather than year of master deed filing as was formerly the case

**City of Cambridge:
1970 - 1999 Condominium Construction & Conversion by Neighborhood**

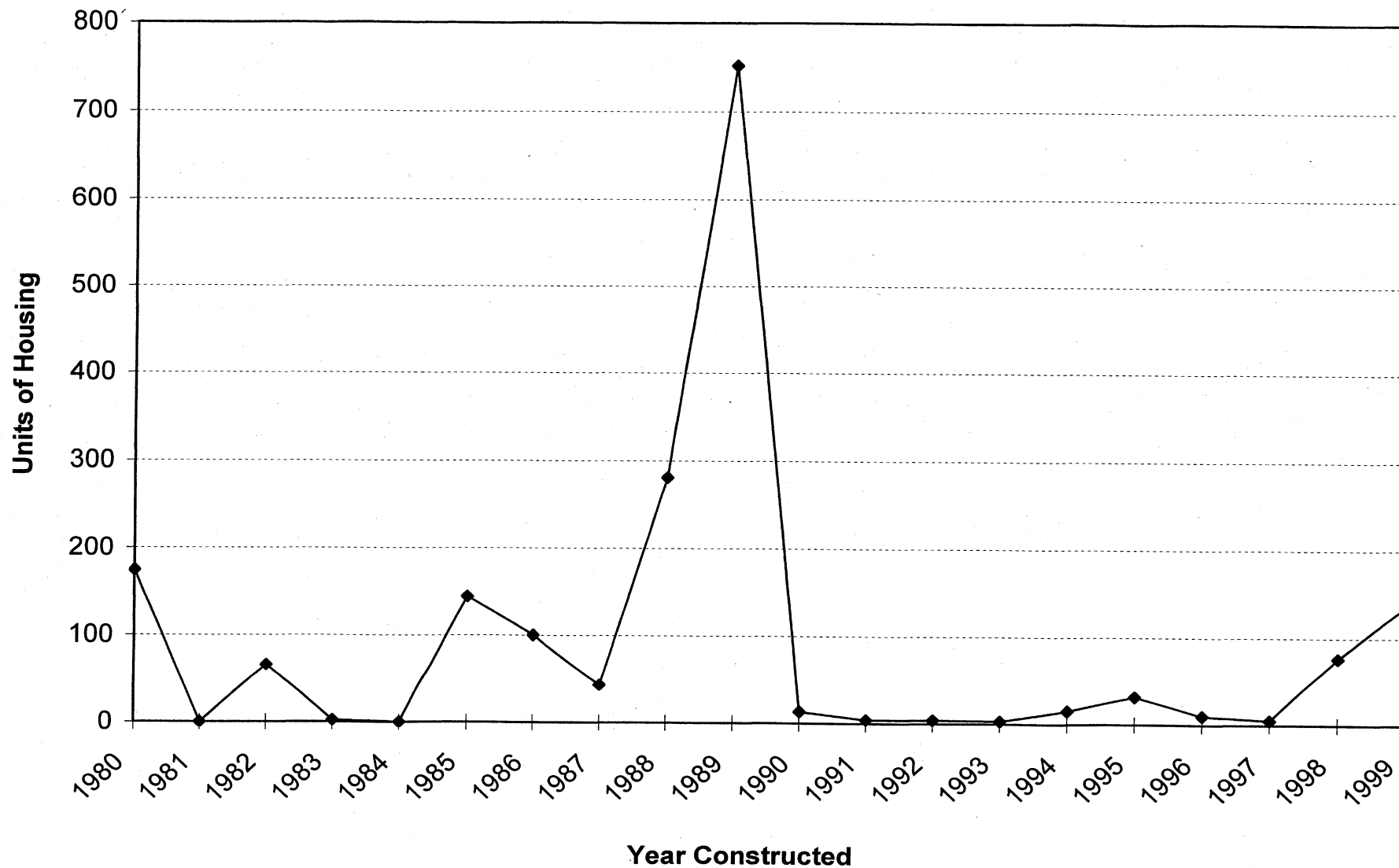
Neighborhood	New Buildings ¹	New Units ¹	Converted Buildings	Converted Units
East Cambridge	9	763	35	137
MIT	0	0	0	0
Wellington- Harrington	1	3	26	122
Area 4	5	51	48	229
Cambridgeport	9	160	129	540
Mid-Cambridge	13	151	244	2104
Riverside	13	252	62	247
Agassiz	2	14	56	291
Area 9	15	298	166	1475
Area 10	9	188	159	893
North Cambridge	13	128	121	495
Cambridge Highlands	1	3	2	35
Strawberry Hill	6	75	21	55
Total	96	2086	1069	6623

1. Based on year built, not year master deed filed.

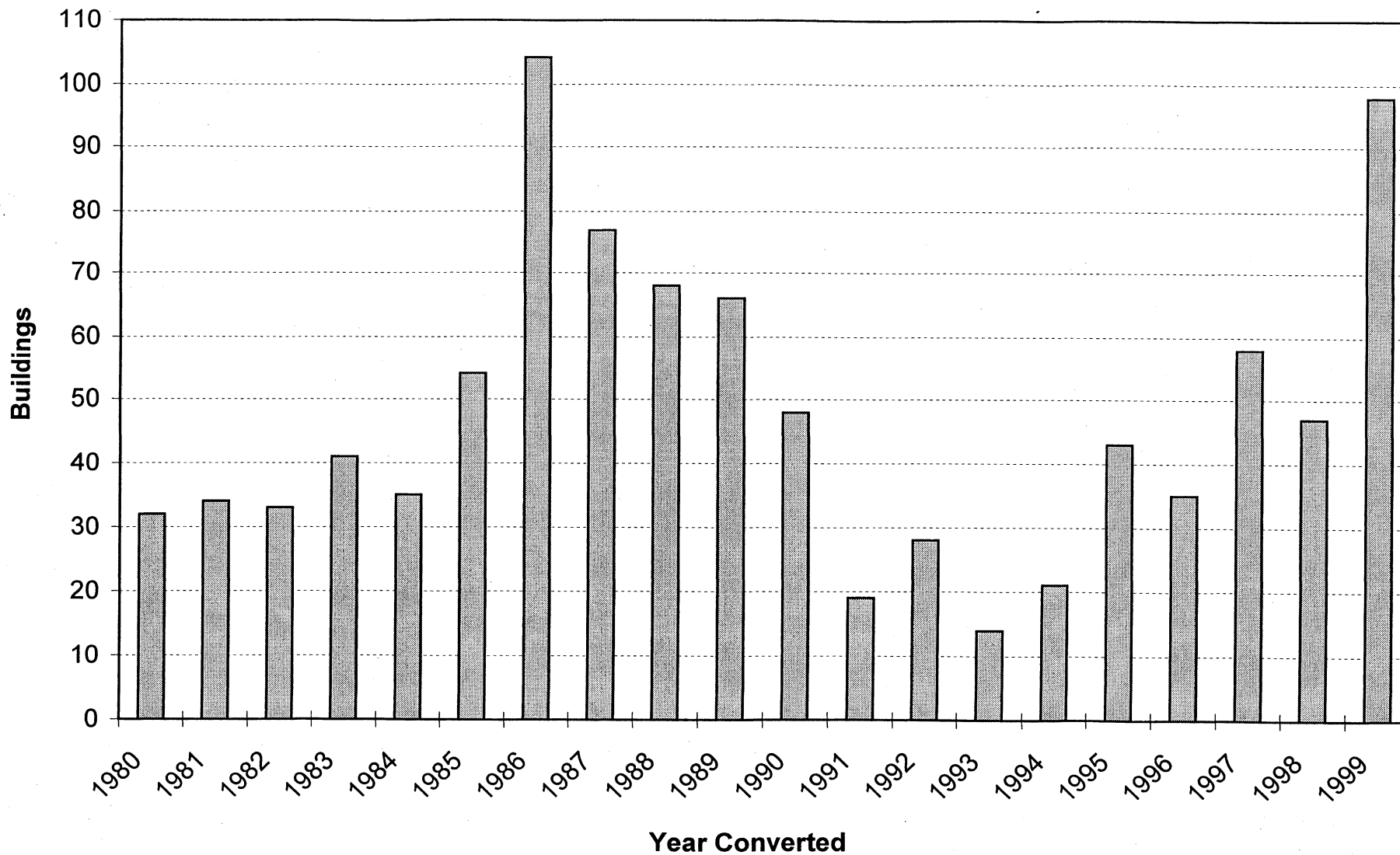
City of Cambridge: 1980 - 1999 Newly Constructed Condominium Buildings



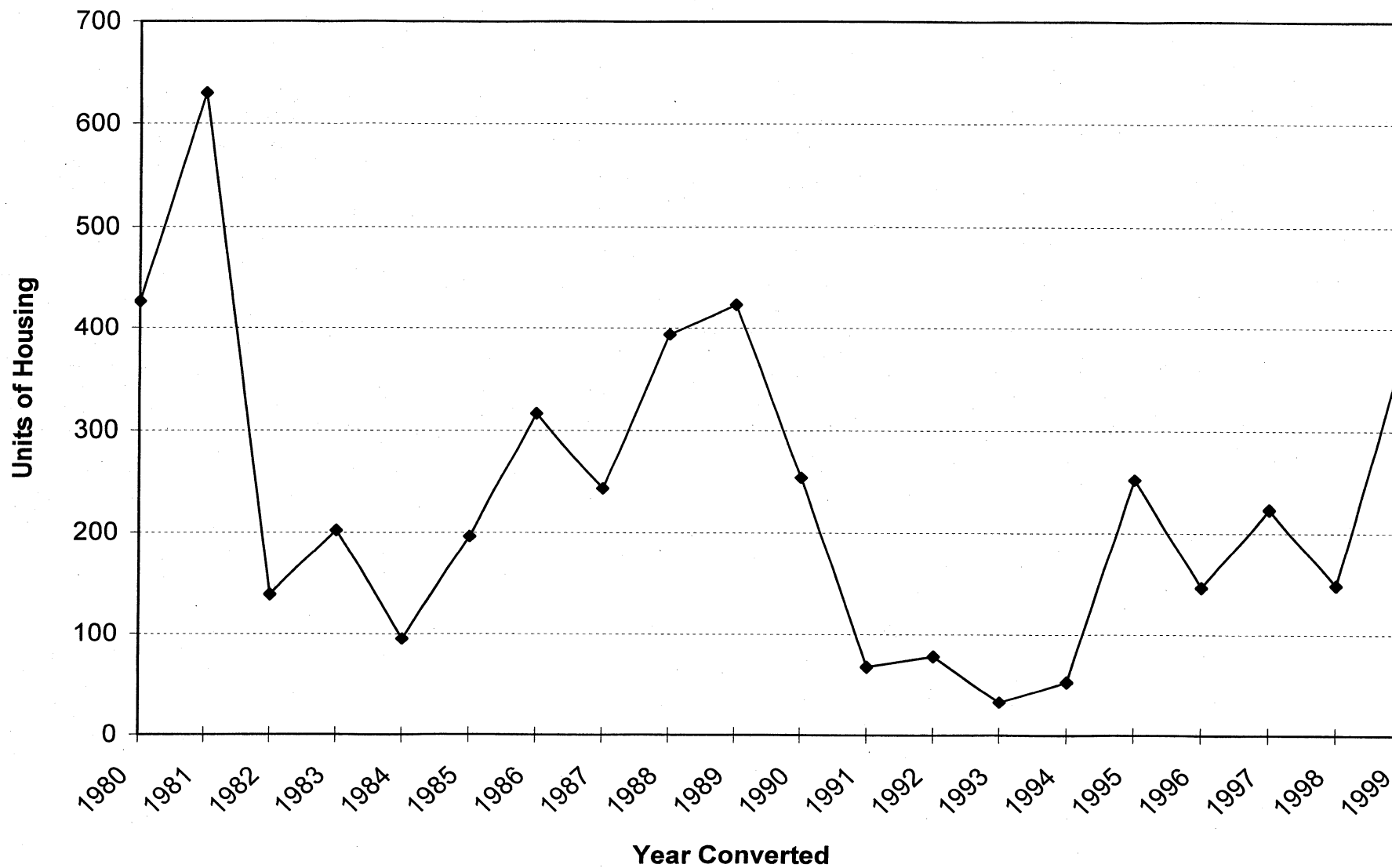
City of Cambridge: 1980 - 1999 Newly Constructed Condominium Units



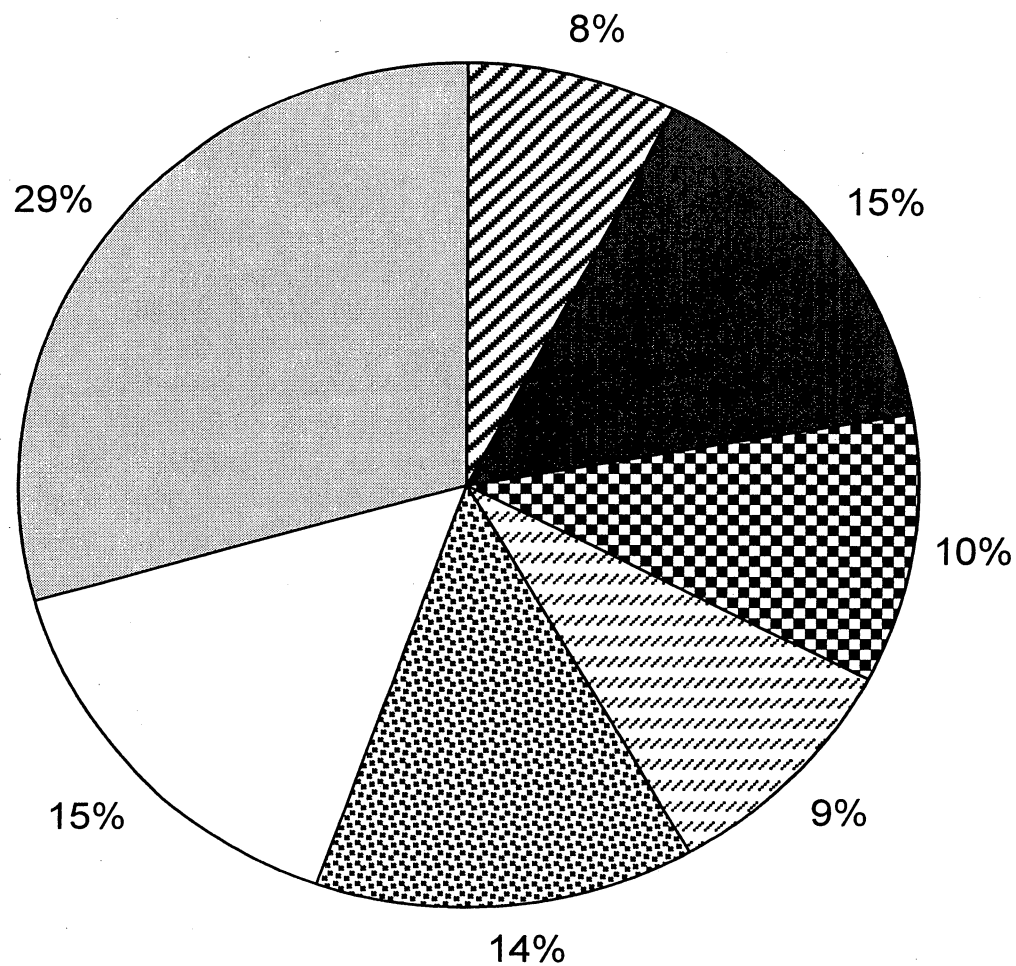
City of Cambridge: 1980 - 1999 Buildings Converted to Condominiums



City of Cambridge: 1980 - 1999 Residential Units in Buildings Converted to Condominiums



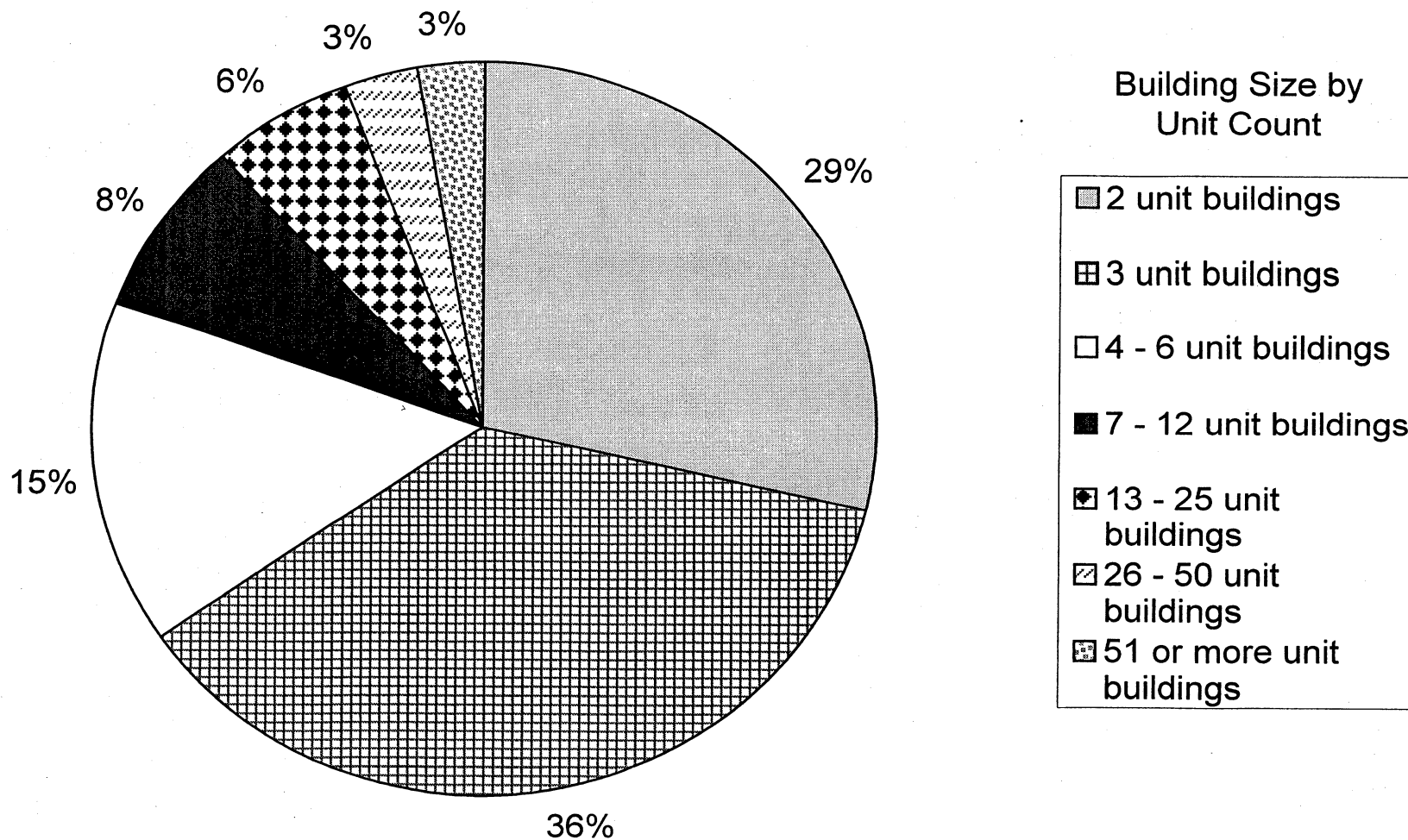
Condominium Units by Building Size



Condos located in:

- ▣ 2 unit buildings
- 3 unit buildings
- ▣ 4 - 6 unit buildings
- ▣ 7 - 12 unit buildings
- ▣ 13 - 25 unit buildings
- 26 - 50 unit buildings
- ▣ 51 or more unit buildings

Condominium Buildings by Number of Units



City of Cambridge: 1990 - 2000 Typical Citywide Housing Rents

Estimated Average Rents by Apt. Size

Source ¹	Date	1 BR Unit	2 BR Unit	3 BR Unit	Average of All Units
<i>Information on Prices Asked²</i>					
<i>CDD Housing Challenges³</i>	1990	\$650	\$950	\$1,150	NA
<i>Harvard Housing Office⁴</i>	1995 - 96	\$927	\$1,298	\$1,544	NA
<i>CDD Rent Survey⁵</i>	1/96	\$913	\$1,163	\$1,405	NA
<i>CDD Rent Survey⁵</i>	7/97	\$1,000	\$1,200	\$1,500	NA
<i>CDD Rent Survey⁵</i>	7/98	\$1,050	\$1,600	\$1,800	\$1,600
<i>CDD Rent Survey⁵</i>	9/99	\$1,150	\$1,600	\$2,000	\$1,623
<i>Harvard Housing Stock⁶</i>	1999-2000	\$1,071	\$1,529	\$1,729	\$1,327
<i>CDD Rent Survey⁷</i>	8/00	\$1,383	\$1,817	\$2,000	NA
<i>Harvard Housing Office⁸</i>	8/00	\$1,310	\$1,879	\$2,158	NA
<i>Information on Prices Paid⁹</i>					
<i>Rental Housing Assn.¹⁰</i>	1994	NA	NA	NA	\$891
<i>Rental Housing Assn.¹⁰</i>	1995	NA	NA	NA	\$937
<i>Rental Housing Assn.¹⁰</i>	1996	NA	NA	NA	\$933
<i>Rental Housing Assn.¹⁰</i>	1997	NA	NA	NA	\$1,025
<i>Atlantic Marketing Medians¹¹</i>	mid-1997	\$640	\$912	\$1015	\$834

Sources: Atlantic Marketing Research, 1997; *Boston Globe*, 1998, 1999; Cambridge Community Development Dept., 1996 - 2000; Harvard University Housing Office, 1996, 1999, 2000; Rental Housing Association, 1994 - 1997; *Cambridge Housing Challenges*, 1990.

1. Due to the differing manner in which each data provider developed its information, conclusions based on comparisons between figures drawn from two or more sources should be made with caution.

2. The rent prices shown in the first section of the table reflect current market prices quoted by landlords seeking to rent apartments or by realtors acting as their agents.
3. Preparation of the Cambridge Housing Challenges included interviews with real estate brokers about rents and rental conditions.
4. These figures represent an average of all listings gathered from the Harvard Housing Office during the period 11/1/95 through 10/31/96.
5. Unless otherwise noted, the figures for one, two and three bedroom units are based upon the results of informal Cambridge Community Development Department surveys, where several realtors were called and the figures quoted for typical rents were averaged together to develop the numbers stated above. The rents listed for 1998 and 1999 are the average of the rents asked by apartments advertised through Boston Globe ads. The 1998 figures derive from ads run on June 28, July 12 and August 9. The 1999 figures derive from ads run on June 6, June 30 and July 18. The Community Development Department did not compute an average rent as part of the 1996, 1997 or 2000 rent surveys.
6. The Harvard University housing office charges these rents under leases for University owned housing during the 1999 - 2000 school year. These figures derive from the rents charged in the Cambridge and Somerville rental housing markets during November 1998. Harvard attempts to set its "market rents" lower than those charged on the open market.
7. Based on telephone interviews with selected realtors conducted by CDD, who were queried about typical rents for Cambridge units.
8. The prices quoted here represent the average rents for privately owned apartments listed for rental by the Harvard Housing Office on August 29, 2000.
9. The rent prices shown in the second section of the table reflect the amounts paid by persons currently renting units in Cambridge at the time of each survey. As such, they are not reflective of the prices sought from new tenants.
10. The average rents quoted by the RHA are for all units owned by RHA members and located in the 02138, 01239 and 02140 area codes, an area which excludes the East Cambridge, Wellington-Harrington and part of the Area 4 neighborhoods. Unlike other sources, the RHA does not break out rents by apartment size.
11. Unlike information shown elsewhere in the table, these figures are median rents. The rents derive from data collected for the study entitled "The Effects of The Termination of Rent Control" performed for the Cambridge Community Development Dept. by Atlantic Marketing Research during the Summer of 1997. The survey contacted approximately 950 renters residing in Cambridge. Approximately half of the interviews occurred with tenants in decontrolled units and half in units never subject to rent control.

City of Cambridge: 1999 Typical Rents by Neighborhood

Neighborhood	Apartment Size		
	1 BR Unit ¹	2 BR Unit ¹	3 BR Unit ¹
<i>East Cambridge (Area 1)</i>	\$1,984	\$2,825	No Ads
Area 2	No ads	No ads	No ads
<i>Wellington-Harrington (Area 3)</i>	Less than 3 ads	Less than 3 ads	Less than 3 ads
Area 4	Less than 3 ads	Less than 3 ads	Less than 3 ads
<i>Cambridgeport (Area 5)</i>	\$1,183	\$1,561	\$2,900
<i>Mid-Cambridge (Area 6)</i>	\$1,271	\$1,600	\$2,575
<i>Riverside (Area 7)</i>	Less than 3 ads	Less than 3 ads	Less than 3 ads
<i>Agassiz (Area 8)</i>	\$1,190	\$1,786	\$1,788
Area 9	\$1,404	\$1,940	\$2,575
Area 10	\$1,337	\$1,636	Less than 3 ads
<i>North Cambridge (Area 11)</i>	Less than 3 ads	\$1,512	\$1,800
<i>Cambridge Highlands (Area 12)</i>	No ads	No ads	No ads
<i>Strawberry Hill (Area 13)</i>	No ads	No ads	No ads
<i>Center Square²</i>	No ads	\$1,414	Less than 3 ads
<i>Harvard Square²</i>	\$1,347	\$1,769	\$2,111
<i>Inman Square²</i>	Less than 3 ads	\$1,176	Less than 3 ads
<i>Kendall Square²</i>	\$1,026	Less than 3 ads	Less than 3 ads
<i>Porter Square²</i>	\$1,204	\$1,606	\$1,740

Sources: *Boston Globe* real estate advertisements, June 6, June 20, and July 18, 1999.

1. All figures based on three or more advertisements. Realtors called for street locations of advertised units. All figures reflect current market prices quoted by landlords seeking to rent apartments or by realtors acting as their agents.
2. Ads self-identified as to location in or near one of the major squares located in Cambridge.

**City of Cambridge:
1996 - 1999 Housing Starts & Units Removed from Housing Stock**

Year	Units Added	Units Lost	Net Change	Projects Adding Units	Projects Removing Units
1996	544	13	531	24	5
1997	508	16	492	29	10
1998	127	33	94	24	10
1999	216	8	208	24	3

Sources: Cambridge Assessing Department, 2000; Cambridge Inspectional Services Department Major Project Summary Reports, 2000.

1. The date reflects the year a building permit was first issued for a development project. These figures may omit projects initiated during the pertinent time period that added or removed units to the housing stock.

to the children of former welfare recipients who are now working. Ms. Herold noted that this provides some payment for the option that low-income parents have had to use, often without any payment to their family and friends.

Ms. Rosa then described the city's Childcare Scholarship program. The program was established six years ago and is managed by CCRC. Through a combination of city funds and private donations, the program distributes about \$33,000 per year of assistance to eligible families.

In response to a question from Councillor Reeves, Ms. Rosa informed the committee that the definition of childcare in the submitted material includes care for children from infancy through age 14. Ms Herold explained that in the data, the childcare numbers include only licensed programs and homes. The figures for DHS elementary school programs are included, while Community Schools enrollments are not. The new enrolled programs in the youth centers are in the process of applying for licensing, and when they are licensed, they will be included in the childcare statistics. Programs run by the School Department are not included in these statistics.

Vice Mayor Maher observed that it is widely stated that the end of rent control has forced many low-income people to leave Cambridge. Why, then, have the numbers not changed significantly?

School Committee Member Alice Turkel said that the area is experiencing a "mini baby boom." There are lots of new toddlers around, across all demographic lines.

In response to a question from Vice Mayor Maher, Ms. Rosa stated that the typical family income for a family that receives subsidized childcare is \$23,000 per year. Vice Mayor Maher stated that he would be interested in more information on this topic.

Councillor Reeves then invited Cliff Cook, Planning Information Manager, CDD, to make a presentation on demographic trends in Cambridge. A copy of the material upon which Mr. Cook based his presentation is attached to this report (**Attachment B**). He emphasized the following major trends:

- ◆ Increasing population
- ◆ Fewer children and elderly residents
- ◆ Smaller households and fewer with children
- ◆ Job growth slanted toward white collar jobs
- ◆ Increasing household income
- ◆ Housing costs increasing even faster.

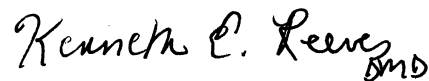
Councillor Decker asked how students are counted in population counts. Mr. Cook replied that students are counted the same as other residents. Students make up about 10% of the Cambridge population.

Vice Mayor Maher asked whether any of the demographic trends reflect the demise of rent control. Mr. Cook replied in the affirmative. He noted that the statistics show a net decline of 750 kids in the Cambridge public school system.

Councillor Reeves thanked the city staff for their presentation and thanked all those present for their participation.

The meeting was adjourned at 3:35 p.m.

For the Committee

Handwritten signature of Kenneth E. Reeves in cursive script.

Councillor Kenneth E. Reeves, Chair
Human Services Committee

City of Cambridge

In City Council December 18, 2000

HUMAN SERVICES

COMMITTEE MEMBERS

Councillor Kenneth E. Reeves, Chair

Councillor Marjorie C. Decker

Vice Mayor David P. Maher

The Human Services Committee held a public hearing on October 28, 2000, beginning at 1:30 P.M. in the Ackermann Room for the purpose of receiving a presentation on current Cambridge demographics.

Present at the hearing were Councillor Kenneth E. Reeves, Chair of the Committee, Councillor Marjorie C. Decker, Vice Mayor David Maher and City Clerk D. Margaret Drury. Also present were Jill Herold, Assistant City Manager for Human Services, Marta Rosa, Executive Director of the Child Care Resource Center (CCRC), Cliff Cook, Planning Information Manager, Community Development Department (CDD), Jacqueline Neel, Director of Child Care, Department of Human Services (DHS), Stephanie Ackert, Planning Director, DHS, Bob Richards, former CRLS administrator and teacher, and Alice Turkel, School Committee Member.

Councillor Reeves convened the hearing and explained the purpose. He requested that Jill Herold, Assistant City Manager for Human Services, begin the presentation. Ms. Herold provided an overview of the demographic material to be presented and submitted written information on demographics tracked by DHS. She then introduced Marta Rosa, Executive Director of CCRC, to make a presentation on current information and data regarding child care in Cambridge. A copy of the information presented by Ms. Herold and Ms. Rosa is attached to the report (**Attachment A**).

Ms. Rosa then summarized the most pressing current issues relating to child care in Cambridge:

- ◆ The childcare workforce shortage has reached crisis proportions. Wages are very low.
- ◆ There is a significant wait list for subsidized care. This year 41% of the calls to CCRC were parents looking for subsidized care. Head Start is having a difficult time filling its program because the need for subsidized care far outstrips the available subsidies.
- ◆ Toddler and school age care are most in demand in Cambridge.

Ms. Rosa described a new option available to welfare reform victims. The state will pay \$2 per hour for childcare provided by unlicensed family members and friends

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Committee Report #1

Committee Report from Councillor
Kenneth E. Reeves, Chair of the
Human Services Committee for a
meeting held on October 28, 2000
for the purpose of receiving a
presentation on current Cambridge
demographics.

In City Council December 18, 2000

Report Accepted

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