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OFFICE OF CITY CLERK

1986 APR 10 PM 1:09
P.O. Box 516 • Cambridge, Massachusetts 02139
Administrative Office • Tel. (617) 864-8140

~~A Non-Profit Charitable Organization Providing Shelter to the Homeless~~
CAMBRIDGE, MA

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David F. Whitty

Executive Director

April 8, 1986

Cambridge City Council
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillors:

As you know, for the past three years Shelter, Inc. has sought to establish a new shelter for the homeless in Cambridge. For the past year we have sought to establish that shelter at 99 Prospect Street, formerly the Prospect Congregational Church. We regret to inform you that Shelter, Inc. has elected to terminate our agreement for the purchase of the Prospect Congregational Church. We will not pursue use of 99 Prospect Street as a shelter, or any other use.

Shelter, Inc. takes this action because of the obstacles created by the Cambridge Zoning Ordinance to establishing a shelter for the homeless in Cambridge. Significant rewriting of the Ordinance is essential if homeless people in Cambridge are to obtain shelter. While we still do hope that the Council will amend the Ordinance, the cost to Shelter, Inc. of holding the property under agreement has become prohibitive.

The Ordinance appears to regulate the distribution of so-called "community residences" among the City's neighborhoods. In fact, the Ordinance freezes the status quo and prevents private non-profit organizations from starting any new shelters or other community residences. We believe you should acknowledge that there are sections of Cambridge in which non-profit organizations cannot afford to purchase property. We believe you should acknowledge that government funding for such purchases is not presently forthcoming. We further believe that you should acknowledge that these limitations will be with us for the foreseeable future and are not legitimate reasons to withdraw from taking practical action to house homeless people as soon as possible.

THIS AGENCY IS
SUPPORTED BY

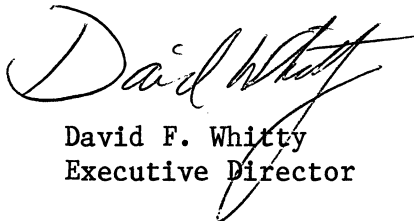


United Way
OF MASSACHUSETTS

Although our efforts at 99 Prospect Street have ended, we will continue to work to increase the shelter space serving the people of Cambridge. We urge you to join us in this effort by considering (1) appropriate amendments to the Zoning Ordinance, (2) making City-owned land available for shelter use, (3) use of municipal eminent domain power where necessary and appropriate to correct any harmful imbalance in the distribution of shelters in the City, and (4) creating a local funding mechanism that addresses the problem of real estate cost in upper-income neighborhoods.

Shelter, Inc. wishes to thank the Council for past resolutions in support of the homeless and for considering recent proposals to amend the Zoning Ordinance. We also commend the City's Human Services Department and Community Development Department for their vigorous advocacy and actions on behalf of the City's homeless within City policy.

Sincerely,



David F. Whitty
Executive Director

cc:

Jill Herold, Assistant City Manger for Human Services
Michael Rosenberg, Assistant City Manager for Community Development

Comm. from David F. Whitty, Exec. Dir., Shelter, Inc., on their efforts to establish a shelter for the homeless at 99 Prospect St. & stating that they have elected to terminate their agreement for the purchase of this location.

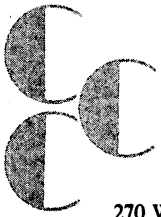
In. City Council,

April 14, 1986

C. Russell

moved to withdraw
Petition from Ordinance
Committee / Closed on file

A v/v g



CATHOLIC CHARITIES CENTER

RECEIVED BY
STANDARD
1986 MAR -4 AM 10:48

270 WASHINGTON STREET • P. O. BOX 457 • SOMERVILLE, MASSACHUSETTS 02143 • 625 - 1920 • 547 - 9566

CAMBRIDGE MA.

GERARD E. SUTHERLAND, ACSW
Executive Director

MARY E. FAHERTY, ACSW
Associate Director

February 27, 1986

Cambridge City Council
City Hall
Cambridge, MA 02139

Dear City Councilors:

I write in support of the proposed zoning change that would alter the formula for establishing the capacity of each neighborhood for community residences. The current ordinance regulates community residences on a per-building basis. The proposed ordinance recommends a per-bed basis.

We must remember that the present ordinance was adopted in 1975. It is clear that the number of homeless individuals and families has multiplied dramatically since then. Basing the formula on a per-bed basis would help alleviate homelessness in Cambridge.

The present ordinance has effectively prevented the development of sound alternative housing possibilities in Cambridge. For example, Shelter, Inc., a competent and responsible organization, has been hampered in developing alternatives that would be good for the city and its homeless citizens.

It seems to us that the proposed ordinance would help expand housing in the city by converting non-housing to housing; continue the existence of housing for low and moderate income persons; and, too, prevent the conversion of low and moderate income housing to market rate housing.

We believe the proposed zoning change would be good for Cambridge. It would help provide better for the needy. It would also promote greater flexibility for the City in responding to the housing and homelessness crises.

We ask you to support the ordinance change.

Sincerely,

Gerard E. Sutherland,
Executive Director

GES/sv

THIS AGENCY IS SUPPORTED BY



United Way
OF MASSACHUSETTS BAY



CAMBRIDGE • SOMERVILLE • WATERTOWN • ARLINGTON • BELMONT

Comm. from Gerard E. Sutherland, Exec. Dir.,
Catholic Charities Center, in support of the
proposed zoning change to alter the formula
for establishing the capacity of each neigh-
borhood for community residences.

In City Council,

March 24, 1986

*Referred to the Petition
to Amend the Zoning
Ordinance*

RESOURCE CAPITAL GROUP
1000 Massachusetts Avenue
Cambridge, MA 02138
491-8315
CITY CLERK

1986 MAR -7 AM 9:04

March 6, 1986

CAMBRIDGE MA.
Members of the Cambridge City Council
City Manager
Community Development Department Planning Board
Cambridge, MA 02139

Re: Proposed Subsidy Program for Resource Capital Group's
Housing Development at Chestnut, Sidney, and Henry Streets

Dear Members of the Cambridge City Council:

On Thursday, February 27, 1986, Alex Steinbergh, Resource Capital Group (RCG), as agent for Jack Bissland, appeared before the City Council's Ordinance Committee in support of the Bissland request to rezone the parcel bounded by Chestnut, Sidney, and Henry Streets (the "parcel") from Industry B to Residential C-3A. In return for zoning approvals and permits to construct the proposed project, RCG offered a voluntary linkage subsidy program to the City. At the request of Councillor Duehay, we are providing a written summary of this program.

RCG agreed to stipulate that the 88-unit condominium project built would not exceed the following parameters:

1. A mid-rise structure at the East end of the parcel containing 52 residential units. The structure would not exceed 7 stories and 71 feet in height.
2. 36 3-story townhouses on the West end of the parcel.
3. Parking for 115 cars.
4. Total FAR on the site not to exceed 2.0.
5. The front yard setbacks would not exceed $H + L/4$.
6. The design of the project would conform to that shown in the model presented to the Council.

The subsidy program that RCG proposes is as follows:

1. 10 percent of subsidized housing on-site

a. 3 condominium units of elderly housing (efficiencies) would be offered for sale to the CHA at MHFA acquisition limits.

b. 3 condominium units for moderate income housing would be offered for the sale to neighborhood-selected moderate income residents at MHFA acquisition limits; such buyers would be required to purchase units on a limited equity basis

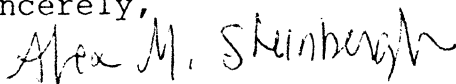
c. 3 condominium units, to be owned by developer, would be offered to CHA on 10-year leases at maximum Section 8 rental rates

2. RCG offers to sell to the City or to tenants, on a limited equity basis, 9 units of rental housing in the Cambridgeport area at a price of \$ 22,000 per unit, for use in the Community Development Department's limited equity coop program.

3. RCG would sell to the City for \$ 1 a 2 to 4 foot wide strip of land along Waverly/Henry Street as required to meet the State's minimum width requirements for highways

We are prepared to meet with the City Departments to work out the details of this proposed and present them in a legally binding manner.

Sincerely,



Alex Steinbergh, Principal

Comm. from Alex Steinbergh, Principal, Resource
Capital Group Re: proposed subsidy program for
Resource Capital Group's housing development at
Chestnut, Sidney & Henry St.'s.

In City Council,

March 24, 1986

*Referred to the Petition
to Amend the Zoning Ordinance*



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 15, 1986

To the Honorable, the City Council:

Subject: City Council Petition amending the text of the Zoning Ordinance in Section 11.20 - Community Residences and Personal Care Lodging Houses and Section 4.50 - Institutional Use Regulations, and Section 4.30 - Table of Use Regulations

Recommendations

*The Planning Board recommends a modified petition (copy enclosed) which would not increase the density formula of community residences now allowed and would not provide an exception mechanism for increasing that density (number) of residences through the special permit process.

The Board does recommend that those elements of the petition which advance the objectives of the current Section 11.20, namely dispersal of Community Residences throughout all neighborhoods should be adopted. The following provisions in the petition, therefore, have been retained and should be adopted.

1. A modification of the measurement of allowed density from facilities to beds, but no increase in the number of beds allowed.*
2. An increase in the distance required between any two residences as the number of beds accommodated increases.

* There are some minor increases and decreases in beds allowed in neighborhoods because the measure is based on a unit of 1,000 of population rather than a unit of 5,000 of population (see enclosed chart).

3. An alteration in the Institutional Uses Regulations which would allow the establishment by special permit of Community Residences in existing, residentially used structures in Residence A, B and C-1 districts.

These changes would facilitate the dispersal of Community Residences both within neighborhoods that now host one or more facilities and into neighborhoods that have none but which have openings under the current ordinance's density provisions.

Findings

1. While it may be appropriate at some point to increase the number of Community Residences in the city, it is perhaps more important at this time to modify the existing ordinance so that its objectives can be met. An increase in density should be considered when the openings for residences under the existing ordinance have been filed.
2. The change in the definition of the density (or quota) of residences in the proposed revision is appropriate. (The current ordinance allows one 20 bed facility for each 5,000 of non-group population). The proposed definition of density would measure numbers of beds per unit of population. The current formula translated into beds would be 20 beds per 5,000 of population. The proposed formula would simply use 1,000 of population as the unit of measure; therefore the density allowed would be 4 beds per one thousand of population, the equivalent of the current formula.

The change has the advantage of encouraging dispersion of facilities by (1) allowing at least one small facility in each neighborhood and (2) making it possible to have smaller facilities in several locations rather than one or two large facilities.

3. The elaboration of the distance formula would provide additional stimulus to dispersal between facilities, particularly as they grow larger and potentially greater in their impact in the abutting neighborhood.
4. Alteration in the regulation of community residences under the Institutional Use Regulations is necessary to make the existing Community Residence regulation work. In many neighborhoods the only feasible location for a community residence is in existing residential structures; the institutional regulations prohibit that conversion and

therefore work against the dispersal objectives of the existing Community Residence Ordinance.

Public Hearing

The Planning Board held a public hearing on the proposed revisions on April 1, 1986. Several people from St. Paul Street, particularly concerned with a proposed new facility (Shelter, Inc.) which is not now permitted, presented testimony. Most residents felt that, until the quota of residences allowed under the existing ordinance was filled, there should be no consideration of an increase in the density allowed. There was, however, also general agreement that the proposed modifications which would facilitate the operation of the current ordinance at limits on density would be desirable.

Respectfully submitted for the
Planning Board,



Arthur Parris
Chairman

PLANNING BOARD RECOMMENDED REVISED PETITION - 4/15/86

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefore the following:

3. Community residence⁵⁰ No SP SP SP SP SP SP SP SP SP SP No No No

4. Personal Care Lodging⁵⁰ house No SP SP SP SP SP SP SP SP SP SP SP SP No SP No

II. Create a new footnote "50" in Section 4.40 Footnotes to the Table of Use Regulation as follows:

50 Subject to the requirements of Section 11.20

III. Delete existing Section 11.20 - Community Residences and Personal Care Lodging House and substitute therefore the following:

11.20 Community Residences and Personal Care Lodging Houses

11.21 Statement of Purpose. This section 11.20 of the Ordinance has been adopted to regulate the creation and maintenance of Community Residences and Personal Care Lodging Houses in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging Houses and of the public. This section is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this section is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

11.22 Permits. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required, but any such Special Permit shall be for a term not in excess of two years. Such Special Permit must be renewed on expiration of the initial Special Permit, and every two years thereafter, after hearing in accordance with the criteria stated below.

11.23 Application. At the time of application for a Special Permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the application filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location and its sponsor contingent on special permit approval.

For Personal Care Lodging House:

1. A letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

11.24 Criteria. The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging House if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria.

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not bring the number of resident persons, exclusive of staff, housed in Community Residences and Personal Care Lodging Houses within the same neighborhood above 4 persons for every 1,000 population, or any increment exceeding one half of that number, living in other than group quarters within the same neighborhood, as determined by the most recent United States Census. In computing the total number of residents in Community Residences and Personal Care Lodging Houses within a particular neighborhood, the number of residents housed in Community Residences and Personal Care Lodging Houses that were in existence at the time of enactment of this Section 11.20 shall be included (See Cambridge Neighborhood Map).
2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Community Residence or Personal Care Lodging House is 300 or more feet from an existing Community Residence or Personal Care Lodging House, measured in a straight line drawn between the principal entrances of the respective facilities. However, where the total number of residents served by the two facilities is more than twenty-four (exclusive of staff) the proposed facility shall be, in addition to the minimum 300 feet, separated by an additional 30 feet for every resident served by the two facilities over 24, or by a total distance of 780 feet, whichever is less.

4. A Community Residence or Personal Care Lodging House must have a House Committee.
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liason between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall not develop off-street parking spaces beyond those authorized at the time the special permit is granted.
6. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance, planting, screening, fencing, etc. as in its discretion it may deem appropriate.
7. The Board of Zoning Appeal shall renew a Sepcial Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet, orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.

IV. A. Delete lines f (3) and F (4) in "Table 4.56 - Table of Institutional Use Regulations" and substitute therefor the following:

3. Community residence⁷ SP SP SP SP SP SP
4. Personal Care Lodging House⁷ SP SP SP SP SP SP

B. Create a new footnote "7" to

"Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisons of Section 11.20.

MAXIMUM NUMBER OF COMMUNITY RESIDENCE
BEDS ALLOWED, BY NEIGHBORHOOD

Neighborhood	Existing (1977) Ordinance	Planning Board Recommended Revised Petition
1	20	24
2	0	8
3	20	28
4	20 (20)	28 (20)
5	40 (59)	36 (59)
6	40 (63)	48 (63)
7	20	28
8	20	16
9	40 (12)	36 (12)
10	40	40
11	40 (31)	48 (31)
12	0	8
13	0	8
TOTAL	300	356

(00) Existing community residence beds in the neighborhood

2/24/86

EXISTING COMMUNITY RESIDENCES IN CAMBRIDGE

NAME	POPULATION SERVED	SIZE	NEIGHBORHOOD
SHELTER, INC. (1) 103 SCHOOL STREET	HOMELESS FAMILIES & ADULTS	20	4
EMERGENCY SERVICE CENTER (2) ALBANY STREET	ADULT ALCOHOLICS MEN AND WOMEN	35	5
HASTINGS HOUSE (3) 66 CHESTNUT STREET	ADOLESCENT MALES	12	5
WELLMET HOUSE (4) 39 WILLIAM STREET	ADULT MENTAL HEALTH PATIENTS	12	5
THE CAMBRIDGE HOUSE (5) 47-49 LEE STREET	ADULT MENTAL HEALTH PATIENTS	10	6
CASTLE SCHOOL (6) 298 HARVARD STREET	ADOLESCENT MALES AND FEMALES	12	6
CASPAR, INC (7) 24 CLINTON STREET	ALCOHOLIC MEN	17	6
CHARLES RIVER ACADEMY (8) 5 CLINTON STREET	ADOLESCENT MALES	12	6
WELLMET HOUSE (9) 18 LEONARD AVENUE	ADULT MENTAL HEALTH PATIENTS	12	6
DELTA HOUSE PROJECTS, INC. (10) 21 WALDEN SQUARE	RETARDED CHILDREN	7	9
CASPAR, INC. (11) 11 RUSSELL STREET	ALCOHOLIC WOMEN	19	11
NEED HOUSE (12) WALNUT STREET CENTER 19-29 SHEA ROAD	MENTALLY RETARDED ADULTS	12	11
TRANSITION HOUSE (13) ADDRESS WITHHELD	REFUGE FOR BATTERED WOMEN	10	-



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

May 5, 1986

To the Honorable, the City Council:

Enclosed please find a copy of the Planning Board's recommendation relative to the City Council Petition amending the text of the Zoning Ordinance in Section 11.20 - Community Residences and Personal Care Lodging Houses and Section 4.50 - Institutional Use Regulations, and Section 4.30 of Use Regulations.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Re: Planning Board recommendations on the City Council petition to amend the text of the Zoning Ordinances in Section 11.20 - Community Residences and Personal Care Lodging Houses & Section 4.50 - Institutional Use Regulations & Section 4.30 - Table of Use Regulations.

In City Council,

May 5, 1986

Placed on file
Petition withdrawn