



City of Cambridge

19.
Amended Order

IN CITY COUNCIL

January 29, 1996

COUNCILLOR RUSSELL
COUNCILLOR DAVIS
COUNCILLOR DUEHAY
COUNCILLOR GALLUCCIO
COUNCILLOR TRIANTAFILLOU

ORDERED: That the City Manager be and hereby is requested to confer with the Law Department regarding how zoning variances granted with built in clauses for maintaining affordability such as in the attached letter can be enforced; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council as soon as possible so that the City Council will have the information before the February 12th hearing.

In City Council January 29, 1996
Adopted as amended by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury
City Clerk

Please find to all Dept of 474-8666 19.



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.
CAMBRIDGE, MASSACHUSETTS 02139 (617) 349-6100

ROBERT R. BERSANI
Managing Director/
Acting Commissioner

December 19, 1995

Walden Park Associates
177 Milk Street
Boston, MA 02109

RE: Variance for Walden Park Apartments; Case no. 3780-Z 205-225
Walden Street, Cambridge, Sept 23, 1995.

Gentlemen:

This Department is in receipt of a complaint alleging that you are not complying with the referenced variance as pertains to rental rates.

The variance granted for the construction of the Walden Park Apartments, copy attached, contains a finding in paragraph 1. that the project would be for low and moderate income housing pursuant to Federal (FHA at the time) housing policies and procedures in the range proposed by the petitioner of \$125 to \$155 per month. This range was below the FHA guidelines for low and moderate income guidelines at that time. Further, the Board of Zoning Appeal noted in the granting of the variance that the variance would "provide much needed rental housing in the range proposed by the petitioner".

There are two ways to equate the rental range approved under the 1965 variance to current dollars. The most direct is to accelerate the \$125 to \$155 range based on the area CPI for residential rents. This results in a range of \$553 to \$685.

The second method is to examine how the Federal guidelines for low income rents have changed between 1965 and the present. In 1969 (the year closest to initial occupancy in which data was available), moderate affordable rents were based on 80% of the median income designated for rent. Using a median income of \$9,815 with 25% of that designated for rent, results in a maximum monthly rent of \$164 which compares closely with the \$155 in the variance. By 1995, comparable designations for low and moderate income had been changed by HUD to very low and low income respectively with percent of income for determining shelter changed from 25% to 30%. Using these updated factors, the rental range for a single person household would be from \$465 to \$704.

Please advise within 15 days from the date of this letter the rents that are currently being charged at Walden park and if you are complying with the range of rental rates under either of the above alternatives. If you are not complying with either of these alternatives, please advise of the rationale you have used for a



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Councillor Russell:

Ordered: That the
 City Manager be and
 hereby is requested to
 confer with the Law
 Dept regarding how the
 zoning ^{zoning} governing ordinances, ^{granted} with
 built in clauses for
 maintaining affordability
~~were granted~~ as such
 as ⁱⁿ the attached letter can

be enforced, and
report back to the city
Council ASAP.



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IN CITY COUNCIL

January 29, 1996

COUNCILLOR RUSSELL

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Davis, Duchay, Galluccio, Triantafyllou
Consent Order #19

Councillor Galluccio re: Zoning
variances granted with built-in clauses
for maintaining affordability.

CM-55

In City Council January 29, 1996

Order Adapted
as Amended