



City of Cambridge

CR # 1

IN CITY COUNCIL

January 14, 1991

COUNCILLOR DUEHAY

ORDERED: It is the recommendation of the Housing and Community Development Committee to forward this study to the full City Council for a public hearing to be held in the middle of February, 1991.

In City Council January 14, 1991.
Adopted by the affirmative vote of nine members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

A handwritten signature in black ink that reads "Joseph E. Connarton".

ATTEST:-

Joseph E. Connarton
City Clerk



City of Cambridge

CR # 2

IN CITY COUNCIL

January 14, 1991

COUNCILLOR DUEHAY

ORDERED: That the City Manager be and hereby is requested to direct the City Solicitor to draft an amendment to the Municipal Code of the City of Cambridge mandating participation in interdepartmental development log required as a vehicle for the regulation of, and issuance of permits, variances, etc.

In City Council January 14, 1991.
Adopted by the affirmative vote of nine members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

A handwritten signature in black ink that reads "Joseph E. Connarton".

ATTEST:-

Joseph E. Connarton
City Clerk

2.0 METHODOLOGY

To generate an overview of Cambridge on the threshold of the 1990s, this study draws upon existing materials including U.S. Census reports, past publications of the Cambridge Community Development Dept.(CDD), the Minimum Rents (Green Ribbon) Committee report of 1989 and other tabulations of the Cambridge Rent Control Board (CRCB), and the *Cambridge Housing Study* prepared by Abt Associates (CH/Abt Study) in 1987, surveying the composition of households living in the City.

The Community Development Dept. assembled lists of new and assisted developments by type, as well as pre-census housing counts for 1990. In order to eliminate double counting and provide missing unit counts, the Assessor's Office provided counts of housing units by Assessor's class and reviewed counts of assisted units and new developments by year that we prepared from CDD and CHA lists.

The result of these compilations is a detailed city-wide count of all 1989 housing units by Assessor's Class, building size, rent control status, owner occupancy, and assistance status which has been reconciled to the extent possible with CHA, CDD, and CRCB counts, as well as the 1980 U.S. Census counts. The purpose has been to determine and then divide the total current housing stock into four, mutually exclusive categories: **RCntrl**, rent-controlled; **Non-RC**, private rentals not under control; **Subs/CHA**, units in properties assisted or owned and managed by the CHA (not including certificate units); and **OwnOcc**, all the dwellings occupied by resident owners.¹

Vacancy rates for these four housing types were estimated, in order to arrive at household estimates (equal to occupied units) for each type in 1987.² The resulting household counts were then applied to the cross tabulations prepared in the CH/Abt study in order to describe the Cambridge household population as completely as the sample size of this study allowed.³

The Assessor's files of Jan. 1, 1989 were used as the base for applying the CH/Abt Study distributions. The units in developments not included in the '89 Assessor's base but that will be presumably part of the 1990 U.S. Census were explicitly identified and counted, but their occupancy pattern is not part of this needs assessment. In other words, these findings do not cover nearly 800 upper income condominiums and rental units that were completed since the beginning of 1989.⁴

Figure 3.3-1: 1989 Housing Distribution by Size and Type

Source: Table 3.2-3

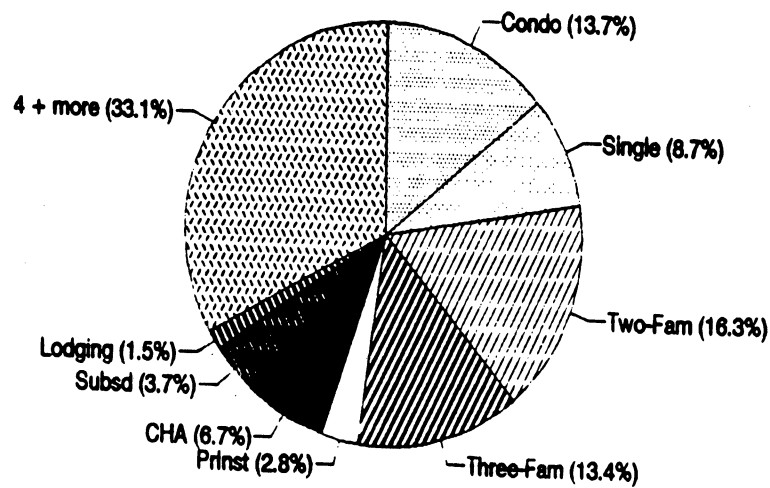
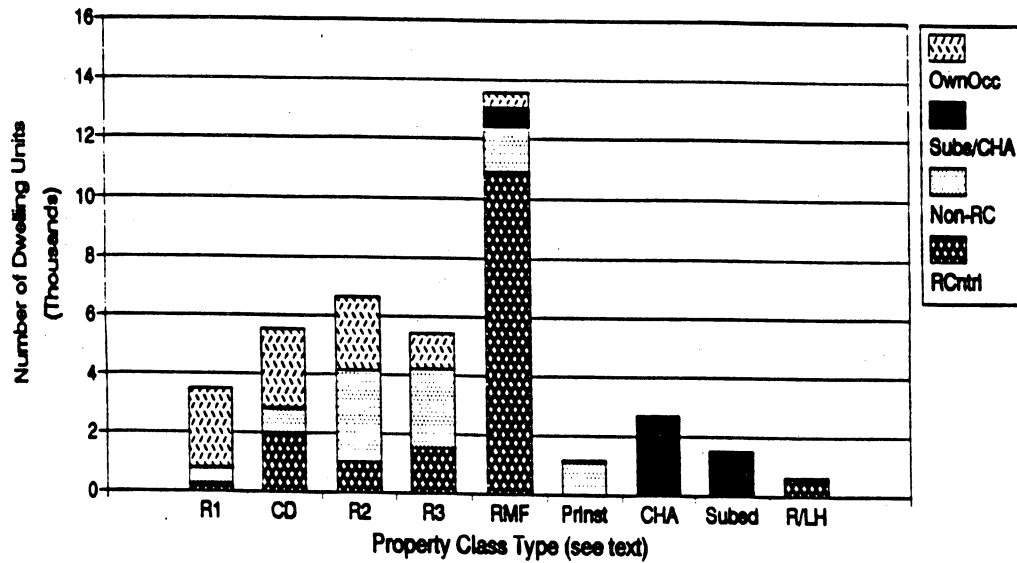


Table 3.2-3: Estimated Housing Counts by Type, 1989

	R1	CD	R2	R3	RMF	PrInst	CHA	SubsHsg	R/LH	Total
Total Units	3,571	5,615	6,706	5,511	13,596	1,148	2,734	1,520	624	41,025
Owner Occupied	2,737	2,718	2,551	1,230	501	0	0	0	15	9,752
Subsidized Units	41	44	3	0	681	0	2,734	1,520	0	5,023
Rent Control DUs	290	2,012	1,042	1,520	10,906	0	0	0	634	16,404
Non-RCntrl DUs	503	841	3,110	2,761	1,508	1,148	0	0	(25)	9,846
Gain Since '80	265	669	36	12	170	0	-87	0	0	1,065

Source: Cambridge Revaluation Dept., Rent Control Board, and Community Development Dept.

Figure 4.1-3: Household Type by Household Size, 1987

Source: App. C, Tab. A.

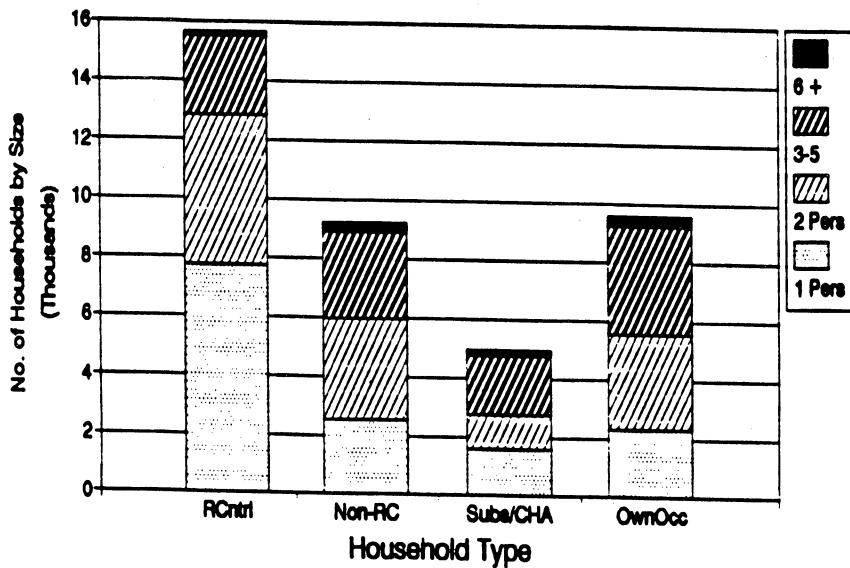
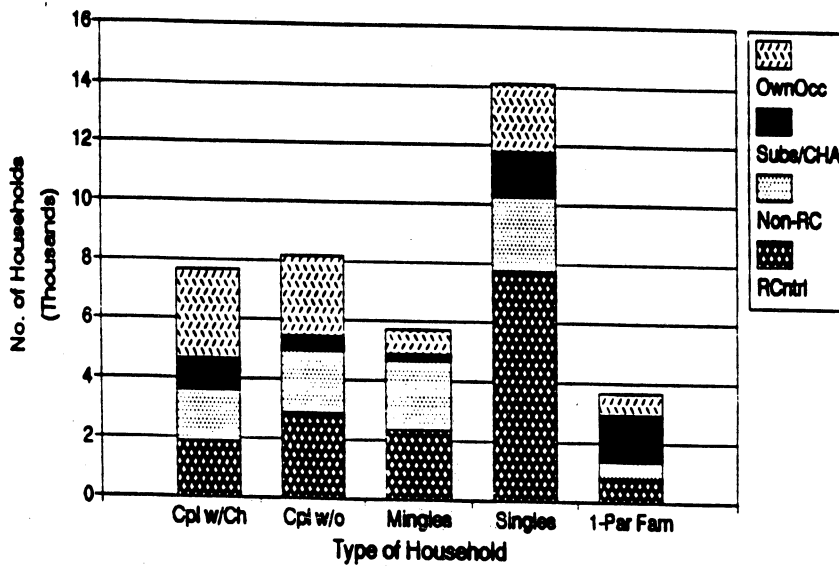


Figure 4.1-6: Household Composition by Housing Type, 1987

Source: App. C, Tab. 3-8.

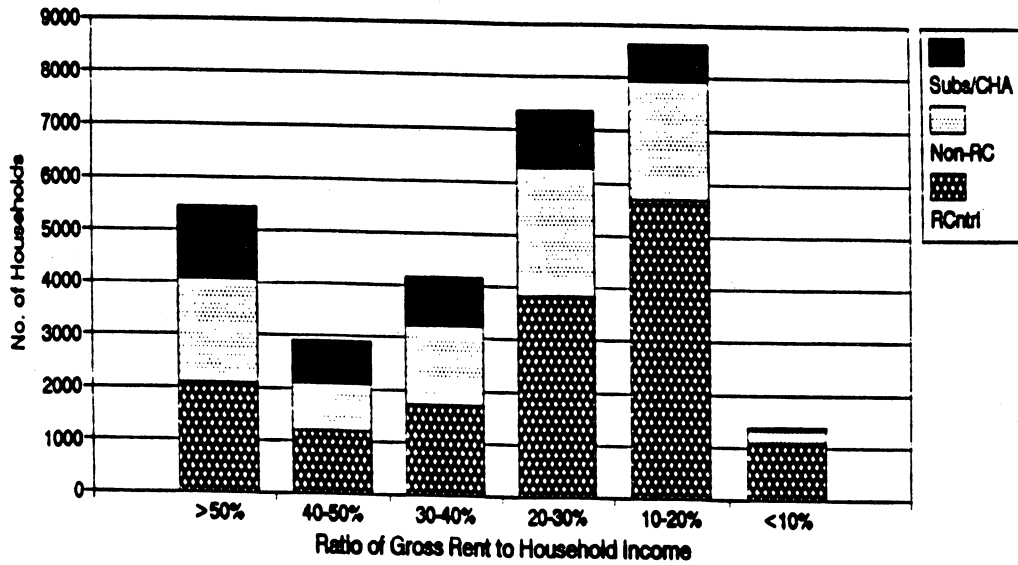


About 14,100 Singles, 36 percent of all households, now stand out as the dominant household type in Cambridge, and these occupy over 7,700 rent controlled units, 49 percent of the rent controlled total. Less than 20 percent of all Cambridge households, only about 7,700, are couples with children, and 39 percent of these are owner-occupiers. Relatively few, about 1,900, or 25 percent of such couples with children, are able to obtain rent-controlled shelter.

There are an estimated 3,700 single parent families, over nine percent of all households, and some 1,600, or 42 percent of the total, live in assisted housing and occupy about 32 percent of this stock. This leaves the balance, 2,100 such families, unassisted and fairly evenly distributed among the other three housing types. An estimated 800 live in rent controlled units, some 700 are owner-occupants, and perhaps 600 are in non-controlled stock.

Figure 4.4-7: Gross Rent/Income Ratio by Household Type, 1987

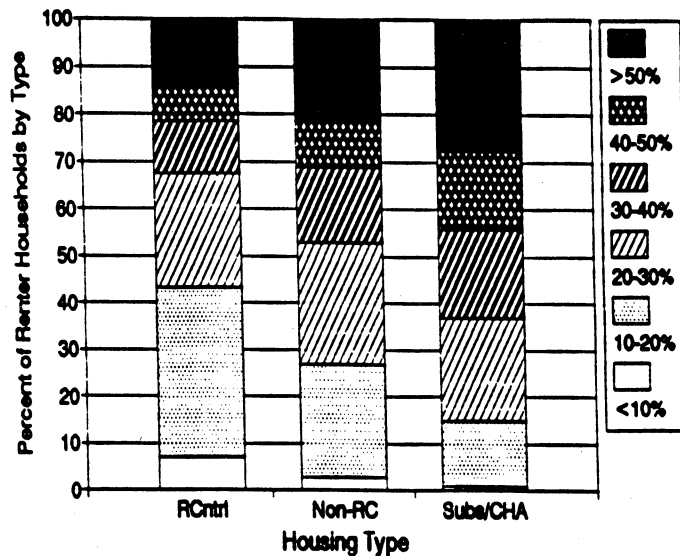
Source: App. C, Tab. 3-7.



- about two-thirds of the households living in rent controlled stock pay less than 30 percent of income, and 43 percent pay less than 20 percent of income for rent. On the other hand, some 13 percent pay over half their income in rent.
- many of the households in subsidized units indicated a high rent to income ratio, despite assistance.³²

Figure 4.4-8: Gross Rent/Income Ratio by Household Type in Percent, 1987

Source: App. C, Tab. 3-7.



In summary, the CH/Abt study data reveal that housing in Cambridge has become occupied, more and more, by small, non-family households which are still able to move into the city despite extraordinarily high housing costs. Years ago, single breadwinner families could settle down in Cambridge and raise families. Today, these can only remain as elders if they acquired their homes before prices rose to levels requiring dual incomes, or if they gained access to assisted or rent-controlled housing.

CAMBRIDGE HOUSING CHALLENGES

**Final Report to the
City of Cambridge
Community Development Dept.**

June 1990

This report was prepared by:

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CAMBRIDGE HOUSING CHALLENGES

Executive Summary

This report examines the current housing situation in Cambridge using local sources and recent special reports in order to determine housing needs for the next decade for a diversified population. It also is designed to serve as a base for use by the City in formulating a comprehensive housing policy. It contains findings, conclusions, and a description of the methodology.

The appealing, diverse nature of the city with its various neighborhoods, universities, and its historic structures and spaces attract many more than can actually be housed. Competition for units becoming available is keen, and waiting lists for assisted units are so long that only one family in three can be helped.

At the same time, the 1986 Federal tax reforms now discourage private interests from owning, acquiring and producing more private rental housing -- thereby favoring homeownership and boosting the regional market forces that recently raised prices and transformed so much existing rental housing into condominiums.

Despite major local efforts, Cambridge has not been able to expand its affordable housing stock significantly in the last decade, due to federal assistance cutbacks and unprecedented regional increases in property values since 1980. However, in 1980 the City already had a greater proportion of assisted and rent-controlled stock than any other Massachusetts community -- and it has been successful in preserving most of this in the face of strong market forces.

Extending protection for existing units from continuing market pressures while improving their condition and providing access for those with greater needs are critical housing issues confronting Cambridge today. Production of much additional affordable stock, while laudable, will be difficult in the face of continuing high land, labor and materials costs, compounded by reductions in federal and state assistance and severely curtailed federal tax supports for any housing that is not resident-owned.

A Summary of Findings and Conclusions

Since 1960, the population of Cambridge has declined while the number of dwelling units increased, resulting in significantly smaller household sizes and more space per person. (See section 3.0 in report)

- Population has declined from 107,700 in 1960 to an estimated 94,500 in 1990.
- Its composition has been changing from 1950 when over 85 percent lived in childraising families to less than 30 percent in 1987 -- and nearly a third of these are single parent households.
- Of the 1990 household population estimated at 83,000, 43 percent live in 3-5 person households, 31 percent live in 2 person households, 17 percent live alone, and 8 percent live in households of six or more members.
- The number of dwelling units has increased from 35,300 in 1960 to an estimated 41,800 in 1990.

- Average number of persons per household has declined from 2.7 in 1960 to a little over 2.0 in 1990 -- after subtracting the estimated count of 11,500 persons living in group quarters.

Cambridge is also influenced by the way different age groups dominate and recede. (3.0)

- The school age population, 5 to 14, is almost half of what it was in 1960.
- There will be a slight reversal in 2000 of the sharp decline in children under 5 that has been continuing since 1960
- A large number of individuals born after 1946 that formed two income baby boom households in Cambridge will become 35 to 44 year olds in 1990 and 2000.
- By the year 2000, a significant increase in persons around 60 and older is also likely.

The housing stock has grown, and some rental units have been added while others were converted to condominiums. Nevertheless, the rental unit total has remained fairly constant while the number of resident-owned units has increased and diversified through condominium conversions and new developments. (3.2)

- The 1989 estimated stock composition is 31 percent in private, non-assisted multifamily rental stock, 30 percent in two- and three-family homes, 14 percent in condominiums, 9 percent in single family homes, 12 percent in assisted developments including public housing, 3 percent owned and managed directly by Harvard and MIT, and a little over one percent in lodging and rooming houses.
- Condominiums have become a significant factor, comprising over 5,600 units, one-seventh of the total stock. Six in seven of these were conversions from existing rental stock, while the balance, almost 800 units, are newly built, mainly since 1980. Another 700 new units have become available since 1989.
- Half the condominiums appear not to be owner-occupied and 36 percent are rent controlled.

Looked at by tenure type, 24 percent of all dwelling units are owner-occupied, 40 percent are under rent controls, 24 percent are private rental units not controlled, and 12 percent are subsidized. (3.3)

- The 10,250 owner-occupied units are widely distributed among singles, condominiums, two- and three-family homes. Average household size: 2.2 persons.
- Two-thirds of the 16,400 rent-controlled units are in buildings with four or more units and 12 percent are condominiums; most of the balance are in two- and three-family homes. Average household size: 1.7 persons.
- Nearly 60 percent of the private, non-controlled rental units are in two- and three-family homes; the balance are dispersed among larger, newer rental properties, Harvard and MIT, condominiums and singles. Average household size: 2.2 persons.

- Of the 5,000 subsidized units, 54 percent are public housing, 30 percent are in fully assisted but privately owned developments, and 15 percent are scattered within the taxable housing stock. Average household size: 2.5 persons.
- In addition, another 1,000 households obtain private rental housing (not otherwise assisted) using certificates and vouchers.

Cambridge socio-demographics have shifted from child-raising families a generation ago to a greater diversity of household types present today. (4.0,1)

- Among all the households, 36 percent are one person households, 33 percent are two-person, almost 29 percent have 3 to 5 members, and nearly 3 percent have six or more.
- The singles are disproportionately present in rent-controlled units, whereas there is a greater share of larger and family households in assisted and owner-occupied units.

Just over 20 percent of all household heads are minority; over 10 percent are Black, non-Hispanic, about 5 percent are Hispanic, and the 5 percent balance are other, including Asians and native Americans. Because some non-white households tend to be larger, minority population percentages are greater than these household percentages. (4.1)

- Minority households are a significant share of those living in assisted and non-rent controlled units: 45 percent and 22 percent, respectively. On the other hand, only 17 percent of the rent-controlled and 13 percent of the owner-occupied units are minority headed.
- In the rent-controlled stock, singles and smaller, largely white households predominate; 83 percent of the household heads are white, non-Hispanic. Among owner-occupants, households are larger and 87 percent are white.

In addition to the 36 percent single person households, 21 percent are couples living without children, over 19 percent live with children, almost 15 percent are households composed of roommates or two families sharing, and over 9 percent are single parent families. Less than one household in seven, or 5,400 households, has any children under 6. (4.1)

- Couples with children live mainly in owner-occupied units or assisted housing.
- Of the single parent families, assisted housing accommodates 42 percent; the balance are equally dispersed among the three other housing types.
- Roommate households are disproportionately in private, non-controlled rental units.

Over 26 percent of all households have two or more breadwinners, (predominantly living in owner occupied and non-controlled rentals), and 46 percent have one.

While 28 percent have no member fully employed (predominant in subsidized units), significant numbers of these are elderly, retired, receiving public assistance, and others are composed of students. (4.1)

- Only 13 percent of all households have a member over 65; 15 percent have one or more retired. (4.1)
- The great majority of students live in dormitories and other group quarters, but 15 percent of all households have one full-time student (predominantly living in non-controlled rental units). Less than 7 percent of all units house two or more full-time students pursuing higher education. (4.1)

In terms of dwelling units sizes, 38 percent of the total stock has 2 bedrooms, 36 percent is smaller, with one bedroom or less, while 17 percent has 3 bedrooms, and nearly 9 percent has four or more. (4.2)

- In the rent controlled stock, the majority of units are small but over 46 percent have 2 or more bedrooms.
- The 9 percent of all units with 4 or more bedrooms is mostly in the owner-occupied stock.

The U.S. Census considers more than 1 person per room overcrowding, and only 4 percent of all households exceed this standard. In fact, 68 percent of all rent-controlled households and 62 percent of all owner occupants live at less than 0.5 persons per room; however, 9 percent of the public housing units have one or more persons per room. (4.2)

The distribution of long term residents and newcomers is fairly even. Over 35 percent have lived in Cambridge more than 15 years while 32 percent have been here four years or less. (4.3)

- Owner-occupancy and living in subsidized housing are associated with longer term residence, whereas rent-controlled and non-controlled units serve more newcomers.

Mobility is still quite possible within Cambridge. Of all households, 19 percent have lived in their present unit one year or less, and nearly 33 percent two or less. Over half of all households have been in their current unit four years or less. (4.3)

- Over two-thirds of the households in the non-controlled stock have lived in their units four years or less. Nearly half of those living in assisted units and 54 percent of those in rent-controlled apartments are similarly newcomers. Among owner-occupants, nearly one-third have moved into their units within the past four years.

Resident judgments regarding rental housing conditions differ with building type; more rent control units were judged inferior. (4.3)

- In non-controlled units, 25 percent of the tenants judged their units excellent, compared to 12 percent living under rent controls.
- At the other extreme, only 29 percent of the non-controlled units were judged fair or poor, but over 44 percent of the rent controlled dwellings were considered that inferior.

Because so many renter households have modest incomes, rent burdens are in excess of 30 percent of household income for 38 percent of all tenants. Over half of all Cambridge households have incomes below 80 percent of Boston SMSA median income. Nearly 38 percent have between 25 and 80 percent of median income, and another 14 percent have less than 25 percent of the median. (4.4)

- Subsidized housing serves those with less than 80 percent of median income; five out of six have incomes below 50 percent of median, and nearly half have less than 25 percent. However, rent controlled units serve all income levels.
- Of the 30,000 tenants, 16 percent or an estimated 4,900 pay over 50 percent of household income in rent.
- An additional 2,700 tenants, 9 percent, pay 40 to 50 percent of income; and another 3,900 (13 percent) pay 30 to 40 percent. Altogether, 38 percent pay over 30 percent of household income to meet contract rents.
- Of all households in rent-controlled units, 29 percent pay over 30 percent of household income in rent. On the other hand, 71 percent pay less than 30 percent of income, and half even pay less than 20 percent.

Affordability of non-controlled rental housing is coming to rely on a second wage earner, just as the ability to acquire a home now depends on two steady incomes. (5.0)

- An accounting clerk and a receptionist together can just afford the typical asking rent for a market rate two bedroom unit.
- Welfare (officially General Relief), AFDC and the minimum wage provide under \$10,000 per year. This does not even cover half the uncontrolled rent of a studio.
- A beginning school teacher earns only 50 percent of median income for a family of four, and after nine years and a master's degree, at current pay steps, this same person will still be only at 80 percent of median income.
- In other words, many teachers, if they are sole supporters of three dependents, would qualify for assisted housing in the city -- if enough were available. Multiplied thousandfold, that is the housing situation confronting all without two full-time incomes.

Controlled rents are about 40 percent lower than current market rates, and rents in subsidized units are less than half, but disproportionately few of those with greater needs gain access to non-market units because supply is so limited. Due to the recent rise in housing costs and market rents, assisted housing is more needed than ever. (5.0)

- Welfare, AFDC recipients and minimum wage earners cannot cover even half the market rent for a non-controlled studio apartment.
- Single parents who have only one income and require larger units to accommodate their children, face serious problems if they are among the lower wage earners -- as many are. If jobless, they face a crisis that can easily result in homelessness.

Many look to the Cambridge Housing Authority to meet acute needs, but recently only one family in three got placed, after an average wait of four years. Altogether, the CHA assists about 3,750 households, 2,735 in its public housing developments, and the balance of 1,015 in private units through various certificate and voucher programs - but its waiting lists are long. (5.1)

- The February 1990 waiting list for family units alone contained over 4,000 households. Half lived in Cambridge and nearly one-quarter were single parent Cambridge families. ²⁰⁰⁰ ₁₀₀₀
- Only one-third of all Cambridge families on the waiting list eventually gets placed -- usually those with federal preference certifying special housing need -- and for these, the average wait is four years.
- Due to the long waits and serious supply shortage, there is now some doubling up among those least able to afford housing.

Despite innovative new housing approaches that have substantially increased the total of assisted units in the past two decades, serious shortages persist; 38 percent of all renter households living in Cambridge still have a housing cost burden. However, 62 percent do not. The current situation is easier for tenants under rent control as well as homeowners who bought some time ago and can avoid moving.

Many, and increasingly those with two incomes, view living in Cambridge as 'worth it' and voluntarily incur high costs. To counter this strong market, Cambridge can do relatively little to help poorer households without major changes at the federal level -- because low incomes are now so far below housing costs throughout the regional market. The rising economic tide in the region has failed to reach and lift many of the households. (5.2)

- Many believe that the market has ceased to rise for a while, but the median prices for a condominium, \$173,500, and for a one- to three-family home, \$231,000, require high annual household incomes of \$68,000 and over \$90,000 to purchase, respectively.
- To quantify the need, 34 percent of the 25,000 renters not in subsidized housing pay over 30 percent of household income in contract rent. This amounts to some 8,600 households -- composed of 4,600 living under rent controls, and 4,000 living in non-rent-controlled dwellings.

- Another 2,800 tenants living in subsidized or CHA housing also indicate having low incomes in proportion to rent.
- Also, 2,700 or 28 percent of all owner-occupants had incomes less than 80 percent of median income. Many of these may be "house rich and cash poor," with few available resources for maintenance.

Impending demographic changes and various mismatches both deserve consideration and discussion in addressing the City's housing policy challenges. (6.0)

- Three demographic shifts influence the future: the coming of age of those born after 1964, called the baby-bust generation; the aging of society, resulting in a larger percentage of elderly and fewer young people than ever before; and the growth in the percentage of racial and ethnic minorities in relation to the whole population.
- The inequitable distribution of rent burdens raises a need for new approaches, new tenure forms such as mutual housing, limited equity coops and community land trusts, innovative shared living arrangements and other services, if we are to reduce the portion of monthly household income consumed by housing costs.
- The mismatches between rental housing supply and demand are disturbing, calling for new ways that both utilize the available supply more appropriately in serving households with greater need while also assuring its continuing maintenance.
- Throughout the Boston region, the comparison of lower-wage jobs and rental costs suggests that business, industry and the private institutions will have a growing interest in making housing more affordable to accommodate workers.

The demographic shifts in our society are profound as elderly live longer, and median age rises, while lower-income and minority populations often tend to grow faster. The existing stock of dwellings protected from market forces is inadequate to meet all these growing needs. Many low income households cannot even meet today's operating costs of their units, let alone a rent that includes capital costs.

On its own, Cambridge can continue its innovative approaches while seeking to identify new local revenue sources for housing as a stop gap measure. However, without major new subsidies of some kind, and working together with other communities to address regional needs, the predicament facing lower income renters will not improve.

CAMBRIDGE HOUSING AFFORDABILITY

FAMILY PROFILES	Annual Income	Affordable Monthly @ 30% of Income	HOUSING TYPES					
			Single or Multi-family Ownership	Condominium	Market rate Rental 2 BR Apt	Market Rate Rental 1 BR Apt	Rent Controlled Apartment	Cambridge Housing Authority*
			7,034 bldgs 17% of stock \$231,000	2,718 units 7% of stock \$173,000	6,650 units 16% of stock \$950/mo	2,903 units 7% of stock \$650/mo.	16,104 units 40% of stock \$400/mo	3,750 units 30% of income
Janitor and unemployed spouse; 1 child - 36% of median income	\$14,434	\$361						eligible
Single computer systems analyst; no children - 138% of median income	\$42,890	\$1,072			yes	yes	yes	not eligible
Single AFDC recipient; 1 child - 20% of median income	\$6,984	\$175						eligible
Two Cambridge hospital workers; 2 children - 67% of median income	\$29,750	\$744				yes	yes	not eligible
Single City DPW Worker; 1 child - 64% of median income	\$23,000	\$575					yes	not eligible
Two first year Cambridge teachers; 2 children - 101% of median income	\$44,886	\$1,122			yes	yes	yes	not eligible
Single skilled secretary; no children - 77% of median income	\$24,289	\$607					yes	not eligible
Two Cambridge doctors; no children - 323% of median income	\$115,381	\$2,885	yes	yes	yes	yes	yes	not eligible

*There are an additional 1,273 units of subsidized housing not controlled by the Cambridge Housing Authority. Income eligibility for some is limited to 50% of median income or less, while others are available to persons with income of 80% or less.

Cambridge Housing Affordability

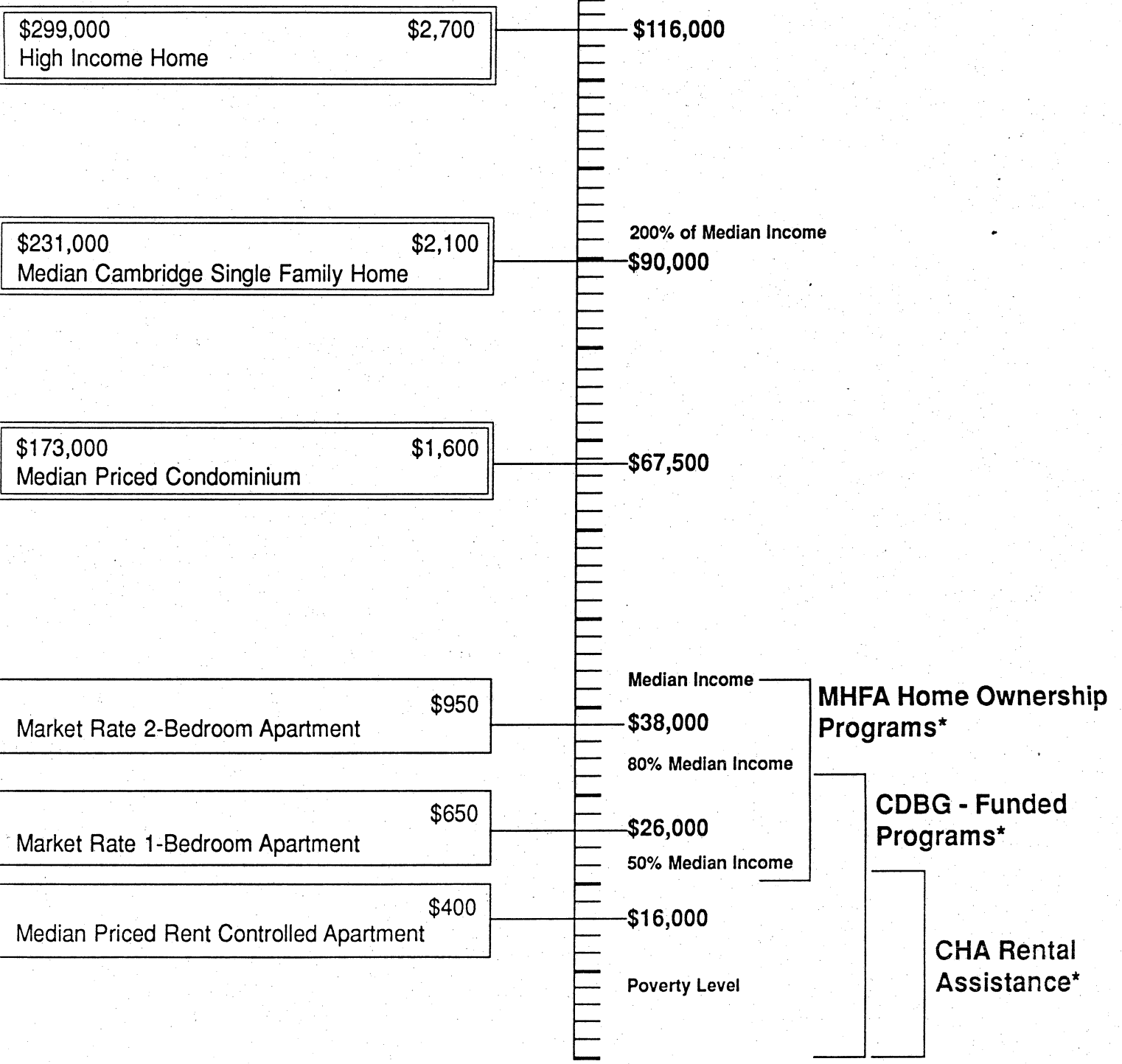
HOUSING COSTS

INCOME

PROGRAM ELIGIBILITY

Purchase Price

Monthly Cost/Rent



Purchase

Rental

* 3 Person Household

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 01					
BARROS AND BUDRYK PROJ. ID#: 00 0000056	00660 CAMBRIDGE STREET MIXED USE/OVER 15,000 SF	ZONING VARIANCE BUILDING UTILITY PERMITS ZONING VARIANCE	BOARD OF ZONING INSPECTIONAL SE INSPECTIONAL SE BOARD OF ZONING	20,250	
NEW ENGLAND DEVELOPM PROJ. ID#: 03 0000039	00070 FIRST ST RESTAURANT EXCEPT FAST FOOD	LIQUOR BUILDING GAS STORAGE LIQUOR	LICENSING COMMI INSPECTIONAL SE LICENSING COMMI LICENSING COMMI	0	
CAMB RESEARCH PARK PROJ. ID#: 00 0000059	00364 THIRD STREET MIXED USE/OVER 15,000 SF	SPECIAL PERMIT BUILDING UTILITY PERMITS ELECTRICAL GAS STORAGE SPECIAL PERMIT PARKING FREEZE EXEMPTION WETLAND PERMIT CURB CUTS	COMMUNITY DEVEL INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL TRAFFIC & PARKI CONSERVATION CO CITY CLERK	1,192,590	

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 01					
THE DESCHAMPS CORP PROJ. ID#: 04 0000038	00010 CANAL PARK	LIQUOR BUILDING LIQUOR	LICENSING COMMI INSPECTIONAL SE LICENSING COMMI	0	
BROWNING FERRIS INC. PROJ. ID#: 00 0000015	00029 EAST STREET INDUSTRIAL/OVER 15,000 SF	BUILDING	INSPECTIONAL SE	22,000	051689
N.FED'L PROPERTIES PROJ. ID#: 00 0000005	00015 MONSIGNOR O'BRIEN HI MIXED USE/OVER 15,000 SF	SPECIAL PERMIT BUILDING ELECTRICAL GAS STORAGE SPECIAL PERMIT PARKING FREEZE EXEMPTION WETLAND PERMIT DEVELOPMENT REVIEW CURB CUTS	PLANNING BOARD INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL TRAFFIC & PARKI CONSERVATION CO COMMUNITY DEVEL CITY CLERK	636,318	

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 01					
MODERN CONTINENTAL PROJ. ID#: 00 0000033	00258 MSGR O'BRIEN HIGHWAY MIXED USE/OVER 15,000 SF	PARKING FREEZE EXEMPTION BUILDING ELECTRICAL FOUNDATION ZONING VARIANCE PARKING FREEZE EXEMPTION	TRAFFIC & PARKI INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE BOARD OF ZONING TRAFFIC & PARKI	91,300	040189
CANAL PARK ASSOC PROJ. ID#: 04 0000026	00002 CANAL PARK MIXED USE/OVER 15,000 SF	BUILDING ELECTRICAL FOUNDATION GAS STORAGE SPECIAL PERMIT PARKING FREEZE EXEMPTION	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL TRAFFIC & PARKI	243,612	041389
TRST CAMB CTR NORTH PROJ. ID#: 00 0000010	00290 BINNEY PARKING FACILITIES	BUILDING GAS STORAGE PARKING FREEZE EXEMPTION	INSPECTIONAL SE LICENSING COMMI TRAFFIC & PARKI	332,424	042689

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
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NEIGHBORHOOD = 01

RIVERSIDE GALLERIA PROJ. ID#: 03 0000017	00047 COMMERCIAL STREET RETAIL/OVER 15,000 SF	BUILDING	INSPECTIONAL SE	766,000	080189
		ELECTRICAL	INSPECTIONAL SE		
		FOUNDATION	INSPECTIONAL SE		
		LIQUOR	LICENSING COMMI		
		RESTAURANT	LICENSING COMMI		
		GAS STORAGE	LICENSING COMMI		
		SPECIAL PERMIT	COMMUNITY DEVEL		
		ZONING VARIANCE	BOARD OF ZONING		
		PARKING FREEZE EXEMPTION	TRAFFIC & PARKI		

SEARS ROEBUCK PROJ. ID#: 03 0000035	00070 FIRST STREET RETAIL/OVER 15,000 SF	BUILDING	INSPECTIONAL SE	124,180	022090
		BUILDING	INSPECTIONAL SE		
		ELECTRICAL	INSPECTIONAL SE		
		LIQUOR	LICENSING COMMI		
		SPECIAL PERMIT	COMMUNITY DEVEL		
		DEVELOPMENT REVIEW	COMMUNITY DEVEL		

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 01					
KARI REALTY TRUST PROJ. ID#: 00 0000045	00017 MONSIGNOR D'BRIEN HW OFFICE/OVER 15,000 SF	BUILDING BUILDING GAS STORAGE ZONING VARIANCE PARKING FREEZE EXEMPTION	TRAFFIC & PARKI INSPECTIONAL SE LICENSING COMMI BOARD OF ZONING TRAFFIC & PARKI	40,000	
MGM CONST PROJ. ID#: 03 0000040	00010 ROGERS ST FAST FOOD ESTABLISHMENTS	BUILDING BUILDING ELECTRICAL RESTAURANT SPECIAL PERMIT DEVELOPMENT REVIEW	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL COMMUNITY DEVEL	2,000	060590
PROJ. ID#: 04 0000051	00010 CANAL PARK RESTAURANT EXCEPT FAST FOOD	BUILDING UTILITY PERMITS BUILDING RESTAURANT LIQUOR	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI LICENSING COMMI	5,600	083090

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 01					
NEWTOWNE ASSOC. INC. PROJ. ID#: 00 0000063	00195 MONSIGNOR O'BRIEN HI OFFICE/OVER 15,000 SF	PARKING FREEZE EXEMPTION PARKING FREEZE EXEMPTION	TRAFFIC & PARKI TRAFFIC & PARKI	0	
MIT PROJ. ID#: 00 0000036	00077 MASSACHUSETTS AVENUE INSTITUTIONAL/OVER 15,000 SF	BUILDING ELECTRICAL BUILDING	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE	17,482	092189
ORSON WELLES CINEMAS PROJ. ID#: 00 0000055	00001 KENDALL SQ CINEMAS	CINEMA/ENTERTAINMENT BUILDING	LICENSING COMMI INSPECTIONAL SE	328,356	
950 TR/SUFFOLK CONST PROJ. ID#: 00 0000011	00950 CAMBRIDGE OFFICE/OVER 15,000 SF	BUILDING ELECTRICAL FOUNDATION GAS STORAGE ZONING VARIANCE PARKING FREEZE EXEMPTION	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI BOARD OF ZONING TRAFFIC & PARKI	31,504	110189

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 03					
315 WEBSTER AVE INC PROJ. ID#: 00 0000048	00315 WEBSTER AVE RESTAURANT EXCEPT FAST FOOD	BUILDING RESTAURANT	INSPECTIONAL SE LICENSING COMMI	896	083190
JAMAL, ELIE PROJ. ID#: 00 0000034	00315 BROADWAY FAST FOOD ESTABLISHMENTS	BUILDING BUILDING ELECTRICAL LIQUOR ZONING VARIANCE PARKING FREEZE EXEMPTION CURB CUTS	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI BOARD OF ZONING TRAFFIC & PARKI CITY CLERK	5,930	022089
BROADWAY CONFECTION PROJ. ID#: 00 0000049	00201 BROADWAY RESTAURANT EXCEPT FAST FOOD	BUILDING UTILITY PERMITS BUILDING RESTAURANT LIQUOR	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI LICENSING COMMI	121,696	082090

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 04					
D.J.K. CONTRACTORS PROJ. ID#: 00 0000057	00781 MAIN RESTAURANT EXCEPT FAST FOOD	BUILDING ELECTRICAL	INSPECTIONAL SE INSPECTIONAL SE	0	092590
HOYTS UNIV PARK PROJ. ID#: 05 0000043	00023 SIDNEY ST CINEMAS	CINEMA/ENTERTAINMENT BUILDING PARKING FREEZE EXEMPTION	LICENSING COMMI INSPECTIONAL SE TRAFFIC & PARKI	73,850	
PROJ. ID#: 00 0000053	00263 BROOKLINE	BUILDING RESTAURANT	LICENSING COMMI INSPECTIONAL SE LICENSING COMMI	989	
MIT PROJ. ID#: 00 0000007	00143 ALBANY	BUILDING BUILDING ELECTRICAL ZONING VARIANCE	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE BOARD OF ZONING	128,625	013189

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 05					
FOREST CITY PROJ. ID#: 05 0000028	00064 SIDNEY STREET OFFICE/OVER 15,000 SF	BUILDING BUILDING ELECTRICAL FOUNDATION GAS STORAGE PARKING FREEZE EXEMPTION DEVELOPMENT REVIEW	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI TRAFFIC & PARKI COMMUNITY DEVEL	127,919	042889
MIT PROJ. ID#: 00 0000018	00129 FRANKLIN STREET RESIDENTIAL/OVER 15,000 SF	BUILDING BUILDING ELECTRICAL	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE	137,846	050589
STU-LIN REALTY PROJ. ID#: 00 0000041	00578 MASSACHUSETTS AVE RESTAURANT EXCEPT FAST FOOD	BUILDING BUILDING ELECTRICAL RESTAURANT	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI	3,200	070990

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 05					
HOYTS UNIV. PARK, INC PROJ. ID#: 05 0000054	00025 LANDSDOWNE ST CINEMAS	CINEMA/ENTERTAINMENT GAS STORAGE RESTAURANT	LICENSING COMMI LICENSING COMMI LICENSING COMMI	0	
CAMBRIGE YWCA PROJ. ID#: 00 0000027	00007 TEMPLE STREET HOTELS	PARKING FREEZE EXEMPTION ELECTRICAL FOUNDATION BUILDING GAS STORAGE SPECIAL PERMIT PARKING FREEZE EXEMPTION CURB CUTS	TRAFFIC & PARKI INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL TRAFFIC & PARKI CITY CLERK	137,630	
MICHAEL S PACE PROJ. ID#: 00 0000047	01001 MASSACHUSETTS AVE RESTAURANT EXCEPT FAST FOOD	BUILDING BUILDING UTILITY PERMITS RESTAURANT	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI	1,000	060790

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE

NEIGHBORHOOD = 06					
HARVARD COLLEGE PROJ. ID#: 00 0000044	01201 MASSACHUSETTS AVE HOTELS	BUILDING ELECTRICAL GAS STORAGE PARKING FREEZE EXEMPTION	INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI TRAFFIC & PARKI	57,160	071190
LISA DEVELOPMENT PROJ. ID#: 00 0000019	00325 FRANKLIN STREET RESTAURANT EXCEPT FAST FOOD	BUILDING ELECTRICAL FOUNDATION PARKING FREEZE EXEMPTION	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE TRAFFIC & PARKI	0	041889
GUNWYN/CAMB ARCADE PROJ. ID#: 00 0000008	00002 ARROW OFFICE/OVER 15,000 SF	BUILDING FOUNDATION ELECTRICAL CURB CUTS GAS STORAGE SPECIAL PERMIT PARKING FREEZE EXEMPTION	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE CITY CLERK LICENSING COMMI COMMUNITY DEVEL TRAFFIC & PARKI	51,549	062389

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 07					
HARVARD R.E. PROJ. ID#: 00 0000014	00004 DEWOLFE STREET RESIDENTIAL/OVER 15,000 SF	BUILDING FOUNDATION ELECTRICAL GAS STORAGE ZONING VARIANCE PARKING FREEZE EXEMPTION	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMM BOARD OF ZONING TRAFFIC & PARKI	99,033	071389
JOSEPH RADUANO PROJ. ID#: 00 0000024	00143 PUTMAN AVENUE RESIDENTIAL/OVER 15,000 SF	BUILDING ELECTRICAL FOUNDATION PARKING FREEZE EXEMPTION	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE TRAFFIC & PARKI	26,000	062289
RCG REALTY PROJ. ID#: 00 0000023	00237 RIVER STREET MIXED USE/OVER 15,000 SF	BUILDING ELECTRICAL FOUNDATION PARKING FREEZE EXEMPTION	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE TRAFFIC & PARKI	48,058	090889

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 07					
AU BON PAIN CO., INC PROJ. ID#: 38 0000004	01100 MASSACHUSETTS AVENUE FAST FOOD ESTABLISHMENTS	ZONING VARIANCE BUILDING RESTAURANT ZONING VARIANCE	BOARD OF ZONING INSPECTIONAL SE LICENSING COMMI BOARD OF ZONING	0	052490
CDIA PROJ. ID#: 00 0000029	01815 MASSACHUSETTS AVE MIXED USE/OVER 15,000 SF	PARKING FREEZE EXEMPTION BUILDING LIQUOR RESTAURANT GAS STORAGE PARKING FREEZE EXEMPTION	TRAFFIC & PARKI INSPECTIONAL SE LICENSING COMMI LICENSING COMMI LICENSING COMMI TRAFFIC & PARKI	0	
1815 REALITY TRUST PROJ. ID#: 00 0000054	01815 MASSACHUSETTS AVE OFFICE/OVER 15,000 SF	BUILDING ELECTRICAL	INSPECTIONAL SE INSPECTIONAL SE	220,521	100190

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 09					
UNIHAB PROJ. ID#: 00 0000060	00066 SHERMAN STREET RESIDENTIAL/OVER 15,000 SF	ZONING VARIANCE BUILDING ELECTRICAL UTILITY PERMITS ZONING VARIANCE CURB CUTS	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE BOARD OF ZONING CITY CLERK	70,000	
CDIA PROJ. ID#: 00 0000021	00020 MT.VERNON STREET RESIDENTIAL/OVER 15,000 SF	PARKING FREEZE EXEMPTION BUILDING GAS STORAGE PARKING FREEZE EXEMPTION	TRAFFIC & PARKI INSPECTIONAL SE LICENSING COMMI TRAFFIC & PARKI	0	
FRANKLIN REALTY INC PROJ. ID#: 00 0000058	00110 MT AUBURN FAST FOOD ESTABLISHMENTS	BUILDING ELECTRICAL RESTAURANT ZONING VARIANCE	INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI BOARD OF ZONING	29,056	

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
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NEIGHBORHOOD = 10

BANKER R.E. INC. PROJ. ID#: 01 0000031	00018 ELIOT STREET MIXED USE/OVER 15,000 SF	SPECIAL PERMIT BUILDING ELECTRICAL FOUNDATION SPECIAL PERMIT DEMOLITION DEVELOPMENT REVIEW	COMMUNITY DEVEL INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE COMMUNITY DEVEL HISTORICAL COMM COMMUNITY DEVEL	27,856	
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CARPENTER/ELIOT PROJ. ID#: 00 0000046	00108 MT AUBURN STREET MIXED USE/OVER 15,000 SF	SPECIAL PERMIT BUILDING UTILITY PERMITS GAS STORAGE PARKING FREEZE EXEMPTION DEVELOPMENT REVIEW CURB CUTS	PLANNING BOARD INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI TRAFFIC & PARKI COMMUNITY DEVEL CITY CLERK	114,229	
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APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 10					
PRES.HARVARD COLLEGE PROJ. ID#: 00 0000016	00003 ELIOT STREET OFFICE/OVER 15,000 SF	BUILDING FOUNDATION ELECTRICAL SPECIAL PERMIT ZONING VARIANCE	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE COMMUNITY DEVEL BOARD OF ZONING	86,136	082189
BANKER R.E. INC. PROJ. ID#: 01 0000030	00012 14 ELIOT STREET MIXED USE/OVER 15,000 SF	BUILDING BUILDING ELECTRICAL FOUNDATION SPECIAL PERMIT DEMOLITION DEVELOPMENT REVIEW	COMMUNITY DEVEL INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE COMMUNITY DEVEL HISTORICAL COMM COMMUNITY DEVEL	16,452	082889
BRATTLE SQUARE ASSOC PROJ. ID#: 00 0000009	00040 BRATTLE STREET REAR MIXED USE/OVER 15,000 SF	BUILDING ELECTRICAL FOUNDATION GAS STORAGE SPECIAL PERMIT PARKING FREEZE EXEMPTION SPECIAL PERMIT	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL TRAFFIC & PARKI COMMUNITY DEVEL	30,647	022890

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 10					
SUFFOLK CONST. CO. PROJ. ID#: 00 0000022	00001 BRATTLE SQUARE MIXED USE/OVER 15,000 SF	BUILDING ELECTRICAL FOUNDATION GAS STORAGE SPECIAL PERMIT PARKING FREEZE EXEMPTION DEVELOPMENT REVIEW	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL TRAFFIC & PARKI COMMUNITY DEVEL	94,749	030590
BERTUCCI'S PROJ. ID#: 00 0000012	00000 ALEWIFE T STATION FAST FOOD ESTABLISHMENTS	PARKING FREEZE EXEMPTION BUILDING LIQUOR PARKING FREEZE EXEMPTION	TRAFFIC & PARKI INSPECTIONAL SE LICENSING COMMI TRAFFIC & PARKI	0	
RVMG, INC. PROJ. ID#: 02 0000002	00005 ALEWIFE CENTER MIXED USE/OVER 15,000 SF	SPECIAL PERMIT BUILDING ELECTRICAL GAS STORAGE SPECIAL PERMIT PARKING FREEZE EXEMPTION WETLAND PERMIT DEVELOPMENT REVIEW	COMMUNITY DEVEL INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL TRAFFIC & PARKI CONSERVATION CO COMMUNITY DEVEL	287,000	020690

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
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NEIGHBORHOOD = 11

RVM&G PROJ. ID#: 02 000006	00001 ALEWIFE CENTER MIXED USE/OVER 15,000 SF	SPECIAL PERMIT BUILDING FOUNDATION ELECTRICAL LIQUOR SPECIAL PERMIT PARKING FREEZE EXEMPTION WETLAND PERMIT DEVELOPMENT REVIEW	PLANNING BOARD INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL TRAFFIC & PARKI CONSERVATION CO COMMUNITY DEVEL	1,050,000	071587
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CAMB I ASSOC PROJ. ID#: 00 0000032	00001 ALEWIFE PLACE PARKING FACILITIES	BUILDING BUILDING ELECTRICAL GAS STORAGE SPECIAL PERMIT ZONING VARIANCE PARKING FREEZE EXEMPTION WETLAND PERMIT DEVELOPMENT REVIEW CURB CUTS	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI COMMUNITY DEVEL BOARD OF ZONING TRAFFIC & PARKI CONSERVATION CO COMMUNITY DEVEL CITY CLERK	153,217	021089
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APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
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NEIGHBORHOOD = 11

MODERN CONTINENTAL PROJ. ID#: 00 0000020	02465 2475 MASSACHUSETTS AVENUE RESTAURANT EXCEPT FAST FOOD	BUILDING ELECTRICAL FOUNDATION LIQUOR RESTAURANT SPECIAL PERMIT ZONING VARIANCE PARKING FREEZE EXEMPTION CURB CUTS	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI LICENSING COMMI COMMUNITY DEVEL BOARD OF ZONING TRAFFIC & PARKI CITY CLERK	4,472	041290
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BRUEGGER'S PART PROJ. ID#: 00 0000003	01876 MASSACHUSETTS AVE FAST FOOD ESTABLISHMENTS	ZONING VARIANCE BUILDING ELECTRICAL LIQUOR ZONING VARIANCE	BOARD OF ZONING INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI BOARD OF ZONING	0	
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APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 11					
JUNCT RLTY COMPANY PROJ. ID#: 00 0000062	02400 MASSACHUSETTS AVE MIXED USE/OVER 15,000 SF	PARKING FREEZE EXEMPTION BUILDING PARKING FREEZE EXEMPTION SPECIAL PERMIT	TRAFFIC & PARKI INSPECTIONAL SE TRAFFIC & PARKI COMMUNITY DEVEL	76,101	
MAZEL REALTY ASSOC PROJ. ID#: 00 0000025	00031 SMITH PLACE OFFICE/OVER 15,000 SF	BUILDING	INSPECTIONAL SE	51,266	032489
BARRY FENNELL PROJ. ID#: 00 0000013	00100 CAMBRIDGE PARK DRIVE OFFICE/OVER 15,000 SF	BUILDING ELECTRICAL FOUNDATION SPECIAL PERMIT SPECIAL PERMIT PARKING FREEZE EXEMPTION WETLAND PERMIT	INSPECTIONAL SE INSPECTIONAL SE INSPECTIONAL SE COMMUNITY DEVEL COMMUNITY DEVEL TRAFFIC & PARKI CONSERVATION CO	135,000	032789

APPLICANT	PROJECT ADDRESS/PERMIT TYPE	PERMIT(S) NEEDED ...	FROM DEPT	FLOOR AREA	APPL DATE
NEIGHBORHOOD = 12					
FRESH POND SHP CTR PROJ. ID#: 00 0000001	00168 ALEWIFE BROOK PKWY CINEMAS	BUILDING ELECTRICAL LIQUOR	INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI	35,000	091489
D'ANGELO INC PROJ. ID#: 00 0000042	00211 ALEWIFE BROOK PKWY FAST FOOD ESTABLISHMENTS	ZONING VARIANCE BUILDING ELECTRICAL RESTAURANT ZONING VARIANCE PARKING FREEZE EXEMPTION	BOARD OF ZONING INSPECTIONAL SE INSPECTIONAL SE LICENSING COMMI BOARD OF ZONING TRAFFIC & PARKI	1,950	
FR POND SQ RLTY TRST PROJ. ID#: 00 0000061	00010 FAWCETT ST PARKING FACILITIES	PARKING FREEZE EXEMPTION PARKING FREEZE EXEMPTION	TRAFFIC & PARKI TRAFFIC & PARKI	0	

GRAND TOTALS

LOT AREA	GROSS AREA	DWELL UNITS	HOTEL ROOMS	OPEN PKG	COVD PKG	CURB CUTS	EXIST	PROPOSED
5,635,509	7,358,649	892	419	348	10,725		31	45

For Further Information:
For

City Clerk	498-9017	Licensing Commission	499-6140
Community Development	498-9034	Planning Board	498-9034
Historical Commission	498-9040	Rent Control	499-6161
Inspectional Services	498-6100	Traffic & Parking	498-9042

City of Cambridge

The Housing and Community Development Committee conducted a public hearing on Thursday, January 3, 1991 beginning at 7:17 p.m. in the Sullivan Chamber, City Hall.

Councillor Edward N. Cyr convened the hearing and stated that the purpose of the Committee's attention was to discuss the Housing Needs Study and the Interdepartmental Development Log. Present at the hearing were Councillor Francis H. Duehay, Councillor Timothy J. Toomey Jr., Councillor William H. Walsh and Deputy City Clerk, John E. Flynn.

At this time, Rolf Goetze, Ph.D author of the study Cambridge Housing Challenges outlined the methodology employed in the compilation of a detailed city-wide count of all 1989 housing units, by class, size, status and subsidy. Dr. Goetze stated that this report drew upon existing materials including U.S. Census reports, past publications of the Community Development Department (CDD), Minimum Rents Study, other tabulations of the Rent Control Board and the Abt Associates Study, (A copy of the Executive Summary is attached.)

To illustrate the findings of the report, Dr. Goetze presented a bar and pie chart depicting the 1989 Housing Distribution by Size and Type. These charts depict the various property class types in thousands and their corresponding percentage.

These charts also illustrate the composition of the property class type (owner-occupied, subsidy/Cambridge Housing Authority, Non-Rent Control and Rent Control).

The Second Table presented was entitled Estimated Housing Counts by Type 1989. The source of the data was derived from the records of the Assessor's Office, Rent Control and Community Development. It should be noted that this chart totals is based on historic data and subject to change and challenge.

The third illustration depicted Household Type by Household Size, 1987. From the chart, based on telephone surveys, the author noted that Cambridge has a fairly small family size in relation to the total make-up of inhabitants.

Dr. Goetze further stated that about fifty percent of rent control units are single person households in relation to about a third of non rent control units are single person households.

Councillor Cyr inquired of the correctness of the data in the counting of children from the census in the composition of household size.

According to data presented, about 14,100 singles stand out as the dominant household type in the City. Councillor Duehay inquired if these totals include various university dormitories throughout the City.

Dr. Goetze responded in the negative to which Councillor Duehay remarked that it would be helpful if the dormitory population were to be added to complete the picture. Councillor Cyr stated his strong belief that children were undercounted giving the fact that the school department has and will be adding classrooms to meet the needs of the community. Mr. Michael Rosenberg, Assistant City Manager for Community Development, although concurring with Councillor Cyr reminded the Committee of the age of the data stated with the recent completion of the 1990 Federal census the city would have better data on the true composition of households. Dr. Goetze concurred with Mr. Michael Rosenberg's assessment of the count. Councillor Cyr also stated in regards to the number of singles that Cambridge has the highest number of seniors living alone in the Commonwealth, some 3500-4000 residing in 1700 units of Senior housing built in the 1970's and in Rent Control units.

As part of the study, Dr. Goetze outlined the Gross Rent/Income Ratio by Household Type, 1987. Councillor Cyr questioned the data in relation to the high percentage (over 30%) in the subsidy/CHA category. Mr. Rosenberg stated that the data was derived from the Abt study in which financial questions were put in context of income ranges. Councillor Cyr stated his disbelief in the validity of the model employed in the Abt Study. Ms. Susan Schlesinger stated that the Abt study was based on a telephone sampling and that the results have been questioned since the release of the study in 1987.

Dr. Goetze stated that income ranges can be fuzzy but could have been quantified in such terms of bearable, difficult and unbearable to get a more accurate measure. Mr. Rosenberg also stated that questions surrounded the components of the gross rent measure. Councillor Cyr inquired of the number of rent control general adjustments included in the Abt 1986 rent survey. The number was not available at the time of the hearing.

As a final visual aid, Dr. Goetze presented two charts entitled Cambridge Housing Affordability depicting housing costs, income, program eligibility, and specific family profiles and housing types. (Copies are attached.)

Dr. Goetze in summary stated that Cambridge, with its past innovative housing programs, to face the economic realities must examine the present and future use population of its housing stock. Councillor Cyr thanked Dr. Goetze for his presentation.

At this time Councillor Duehay offered the following motion:

ORDERED: It is the recommendation of the Housing and Community Development Committee to forward this study to the full City Council for a public hearing to be held in the middle of February, 1991.

The motion carried on a voice vote.

At this time Mr. Rosenberg outlined to the committee the workings of the inter-departmental development log. Mr. Rosenberg stated that the log covers such categories as fastfood establishments, cinemas, new restaurants, mixed use (over 15,000 Sq. Ft.) and parking facilities. The intent of this log is to

improve interdepartmental cooperation with Community Development serving as the watchdog of the system. Councillor Cyr inquired if a required vehicle is in place to ensure entry into the log. Mr. Rosenberg responded in the negative. He further stated that the log was not a regulatory tool but an informational and monitoring tool.

Councillor Duehay citing the public process stated that all requests (ie. Licenses, permits, applications etc.) should be evaluated at one time to allow for public comment and knowledge. Mr. Rosenberg stated that it would not always be possible to approach a development project in that way. He cited as an example a large mixed use project which is not entirely specific at the beginning of the process.

Councillor Cyr questioned the lack of computerization in the issuance of permits. Mr. Rosenberg stated that the City is moving in that direction. Councillor Cyr stated that the city needs to possess effective control over the development process. Mr. Rosenberg stated that the city needs to develop a Geographic Information System to better map and tract development projects.

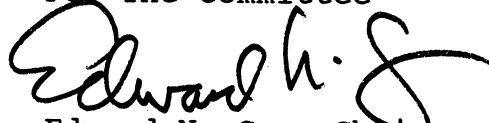
At this time Councillor Duehay offered the following motion:

ORDERED: That the City Manager be and hereby is requested to direct the City Solicitor to draft an amendment to the Municipal Code of the City of Cambridge mandating participation in interdepartmental development log required as a vehicle for the regulation of, and issuance of permits, variances, etc.

The motion passed on a voice vote.

The hearing was adjourned at 8:39 p.m.

For The Committee



Edward N. Cyr, Chair

1. S-143

COMMITTEE REPORT

Report from the Housing and Community Development Committee for a hearing held on Thursday, January 3, 1991 relative to discussing the Housing Needs Study and the Interdepartmental Development Log.

In City Council,

January 14, 1991

*Report accepted
& Orders adopted*