



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

Report on Hybrid Buildings, March 22, 1983

This report is intended to provide updated information on the status of so-called 'hybrid' buildings, particularly as regards the extent and mix of the various forms of ownership.

SUMMARY OF FINDINGS

1. From May 1, 1979 to January 1, 1982, 55 buildings containing 1243 dwelling units were converted to condominiums in rent controlled properties. These comprised 6½% of rent controlled units and 3% of the total Cambridge housing stock.
2. Of the 1243 units, 1129 have been sold by developers; 114 remain unsold.
3. Of the 1129 units sold, 597 (53%) are owner occupied and 532 (47%) are non-owner occupied.
4. It is not known how many of the 597 owner occupants actually occupied their units prior to August, 1979, and are therefore exempt from the provisions of the Removal Permit Ordinance. Such information is not available from records kept by city departments.
5. 35 (64%) of the 55 hybrid buildings are more than half owner occupied; 22 (40%) are more than two-thirds owner occupied.
6. There remain 218 non-owner occupied units in buildings that are 51% or more owner occupied.
7. Only 6 of the 55 hybrid buildings, containing a total of 167 units, are less than 20% owner occupied.
8. Ownership by Trusts:
 - A. 17% of the total units in hybrid buildings are owned by trusts. Of the 532 non-owner occupied units, 207 (39%) are owned by trusts.
 - B. In the 10 buildings with the highest incidence of owner occupancy (75% or more), 32% of the non-owner occupied units are owned by trusts. In contrast, in the 10 buildings with the lowest rate of owner occupancy (less than 30%), 62% of the non-owner occupied units are held by trusts. Thus, ownership by trusts is most concentrated in buildings with the lowest incidence of owner occupancy.

HYBRID BUILDINGS*

Total Number of Hybrid Buildings: 55

No. with 75 percent or more owner-occupancy:	10	Percent: 18.1
No. with 66.7 percent or more owner-occupancy:	22	Percent: 40.0
No. with 50 percent or more owner-occupancy:	36	Percent: 65.5
No. with less than 50 percent owner-occupancy:	19	Percent: 34.5

Total Number of Units: 1243

No. of units owner-occupied:	597	Percent: 48.1
No. of units sold, non-owner occupied:	532	Percent: 42.8
No. of units unsold:	114	Percent: 9.2
No. of units in trusts:	207	Percent: 16.7

*Hybrids: Rent-controlled buildings converted to condominiums after May 1, 1979 in which at least 1 unit has been sold but in which less than 100% of the units are owner-occupied as of January 1, 1982.

HYBRID BUILDINGS*

Percentage of Units Owner Occupied	Buildings		Total Units		Owner Occupied Units		Non-Owner Occupied Units		Units Held by Trusts		Units Unsold	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
51% or more	35	63.6	662	53.3	442	74.0	218	41.0	73	35.3	2	1.8
Less than 51%	20	36.4	575	46.3	155	26.0	314	59.0	134	64.7	112	98.2
TOTAL	55	100.0	1243	100.0	597	100.0	532	100.0	207	100.0	114	100.0

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HYBRID BUILDINGS*

Percentage of Units Owner Occupied	Buildings		Total Units		Owner Occupied Units		Non-Owner Occupied Units		Units Held by Trusts		Units Unsold	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
75% or more	10	18.1	149	12.0	123	20.6	25	4.7	8	3.9	1	0.9
66.7% or more	22	40.0	270	21.7	209	35.0	59	11.1	13	6.3	2	1.8
40-50	3	15.0	71	12.2	30	19.4	41	13.1	4	3.0		0.0
30-39	7	35.0	218	37.5	79	51.0	135	43.0	48	35.8	4	3.6
20-29	4	20.0	113	19.4	31	20.0	66	21.0	60	44.8	14	12.5
10-19	3	15.0	36	6.2	6	3.9	25	8.0	5	3.7	5	4.5
Less than 10	3	15.0	131	22.5	1	0.6	41	13.1	17	12.7	89	79.5
Total Buildings with 50% or less Owner Occupancy	20	100.0	581	100.0	155	100.0	314	100.0	134	100.0	112	100.0

HYBRID BUILDINGS*

Units in Trusts by Building Size

<u>Units Per Building</u>	<u>No.</u>	<u>Percentage</u>
1-3	0	0.0
4-6	5	2.4
7-12	3	1.4
13-25	6	2.9
26-49	48	23.2
50-79	50	24.2
80 or more	95	45.9
Total	207	100.0

*Hybrids: Rent-controlled buildings converted to condominiums after May 1, 1979 in which at least 1 unit has been sold but in which less than 100% of the units are owner occupied as of January 1, 1982.

Source of Information and Methodology

The following information was compiled from records kept by the Cambridge City Assessor's Office. Date on condominium conversions was taken from the actual Master Deeds filed before January 1, 1983. The Assessor's Office Field Books were consulted to determine ownership of individual condominium units. The Field Books record both the owner of each unit and the owner's address, and this information was updated as of January 1, 1982. This should present no problem because no condominium units converted after January 1, 1982 have been sold, and very few of the non-owner occupiers have ever lived in the units they own.

If the address shown for the owner of each unit matches the unit's address, the unit is assumed to be owner occupied. Frequently, several units in one building will be owned by the same owner who gave as his address the address of the condominium building without specifying a unit number. In such cases, 1 unit was listed as owner occupied, and the others were considered to be sold but non-owner occupied. Virtually all of the addresses given for unit owners were residential, suggesting that this is an accurate indicator of owner-occupancy rates.

Non-owner occupied units are those units which have been sold, but in which the owner is recorded as living at an address other than the condominium unit's address. All units which have been purchased by trusts, corporations, etc. have been assumed to be non-owner occupied, regardless of the address given for the trust, corporation, etc.

An unsold unit is defined as a unit which is still owned by the developer of the condominium.

Hybrids are defined as rent-controlled buildings converted to condominiums after May 1979 in which at least 1 unit has been sold but less than 100 percent of the units are owner-occupied as of January 1, 1982.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

April 25, 1983

To the Honorable, the City Council:

Enclosed please find copy of a report from the Community Development Department relative to so-called "hybrid" buildings, particularly as regards the extent and mix of the various forms of ownership.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Report from the Community Development
Department on the so-called "hybrid"
buildings, particularly as regards the
extent and mix of the various forms of
ownership.

In City Council,

April 25, 1983

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