



CITY OF CAMBRIDGE

639 MASSACHUSETTS AVENUE

CAMBRIDGE, MASSACHUSETTS 02139

JUN 29 12 10 PM '83
TEL. 498-9077

CAMBRIDGE, MASS.

RENT CONTROL BOARD

ROGER MERVIS, EXECUTIVE DIRECTOR

June 28, 1983

Paul Healey, City Clerk
City of Cambridge
Cambridge, MA

Re: Ordinance 980

Dear Mr. Healey:

I am a duly appointed member of the Cambridge Rent Control Board. In accordance with Section 1 (e) (2) of Ordinance 980, I hereby inform you, in my official capacity, that the total number of rental units in the City, excluding public housing units, exceeds the number as of January 1, 1970. Enclosed is the statistical information upon which this statement is based.

The Board was informed of these data several months ago and has stipulated to these data through its Executive Director in a court case, to which it was a party, entitled Zaman v. The Rent Control Board of Cambridge, Superior Court No. 82556.

Therefore, under §1 (e) (2), Ordinance 980 should no longer be in effect. I have found it necessary to file this document as an individual member of this Board due to the fact that this Board has had full knowledge of these facts and has failed to take the appropriate and necessary action in a timely fashion.

Very truly yours,

Sally Ackerman, Member
Cambridge Rent Control Board

CAMBRIDGE HOUSING AUTHORITY

UNIT REPORT

1980RECEIVED BY
OFFICE OF CITY CLERK
JUN 29 12 10 PM '83
CAMBRIDGE, MASS.

<u>Development Name & Number</u>	<u>Number of Units</u>
Washington Elms (Mass. 3-1)	320
John Corcoran Park (Mass. 3-2)	152
Putnam Gardens (Mass. 3-3)	123
John F. Kennedy Apts. (Mass. 3-4)	88
Newtowne Court (Mass. 3-5)	282
Harry S. Truman Apts. (Mass. 3-6)	67
Daniel F. Burns Apts. (Mass. 3-7)	199
Millers River (Mass. 3-10)	304
Lyndon B. Johnson Apts. (Mass. 3-11)	181
Robert C. Weaver Apts. (Mass. 3-12)	20
121 Jackson Street (Mass. 3-14)	10
19 Valentine Street (Mass. 3-14)	6
6-8 Fairmont Street (Mass. 3-14)	10
<u>Homeownership Program (Mass. 3-15)</u>	
35 Lopez Street	6
47 Lopez Street	6
120 Pleasant Street	1
120 1/2 Pleasant Street	5
12 Prince Street	12
Woodrow Wilson Court (Cambridge 200-1)	69
Jefferson Park (Cambridge 200-2)	109
Jefferson Park Extension (Cambridge 200-6)	200
Lincoln Way (Cambridge 200-3)	60
Roosevelt Towers (Cambridge 200-4)	228
Jackson Gardens (Cambridge 200-5)	46
Frank J. Manning Apts. (Cambridge 667-1)	199
116 Norfolk Street (Cambridge 667-2)	39
Willow Street Homes (Cambridge 705-1)	15
Total Number of Units	<u>2,757</u>

UNINHABITED - 95 Units at Roosevelt Towers (awaiting renovation)
226 Units at Washington Elms in preparation for
comprehensive modernization
Approximately 1% of remaining housing stock due to
turnover.

UNINHABITABLE - 60 Units at Jefferson Park Extension (one building
condemned; awaiting renovations).

CAMBRIDGE HOUSING AUTHORITY

UNIT REPORT

1970

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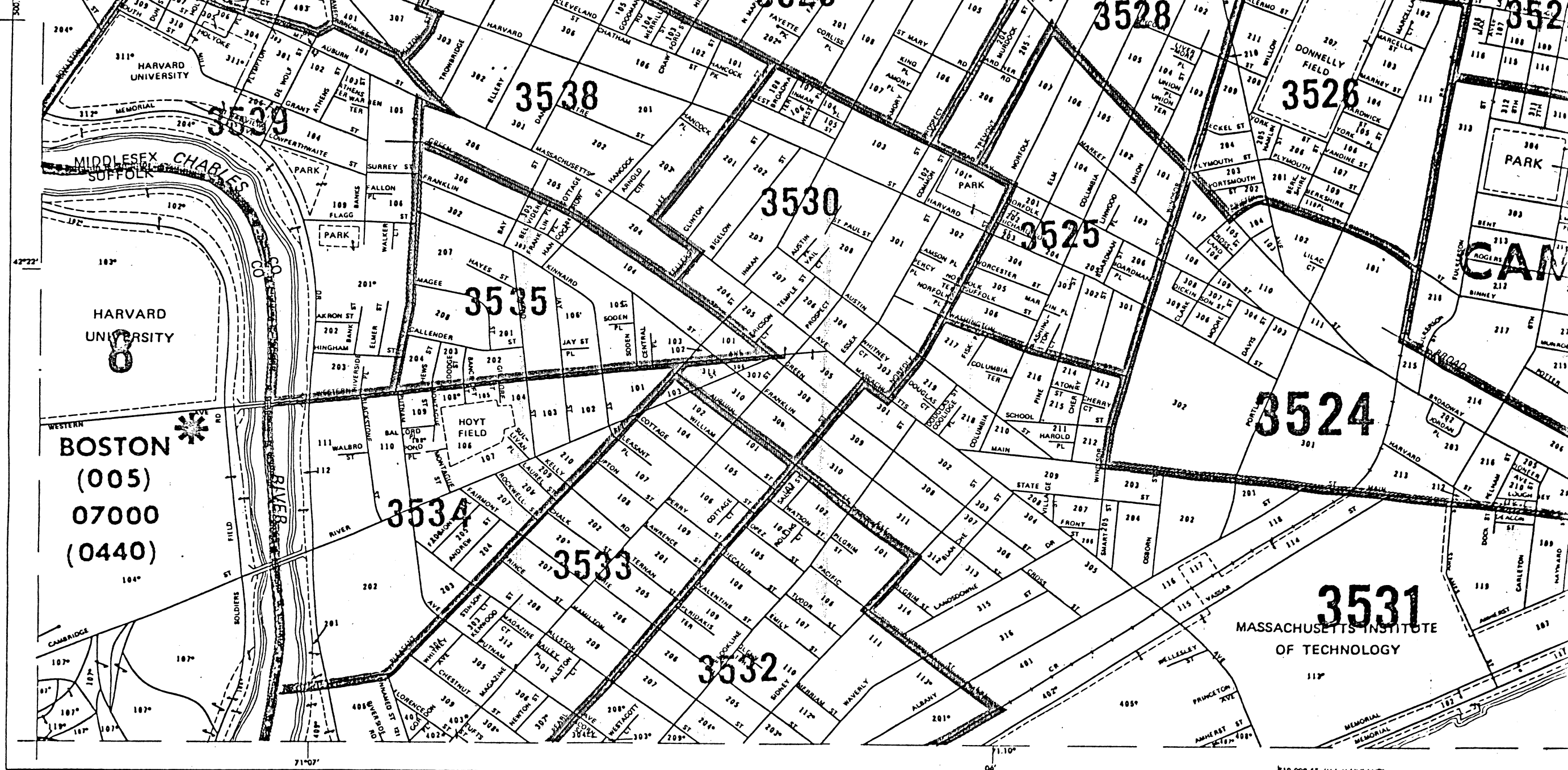
CAMBRIDGE, MASS.

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Roosevelt Towers (Cambridge 200-4)	228
Jackson Gardens (Cambridge 200-5)	46
Total Number of Units	<u>1,760</u>

UNINHABITED - Approximately 1% due to turnover.

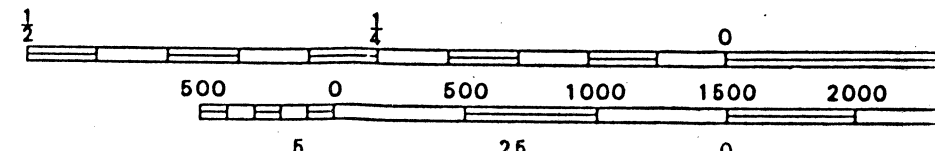
UNINHABITABLE - None to our knowledge.

YEAR	POPULATION IN DWELLING UNITS	POPULATION PER OCCUPIED DWELLING UNIT	RENTED DWELLING UNITS	VACANT INHABITABLE UNITS FOR RENT	VACANCY RATE IN DWELLING UNITS	TOTAL RENTAL UNITS	UNITS WITHHELD PENDING REPAIRS OR MODERNIZATION (OTHER VACANT)
1950	107,676	3.3	25,605	318	2.3	25,923	N/A
1960	95,778 (from 1970 Census)	2.8 (from 1970 Census)	26,545	635	2.3	27,180	(included in Total Rental Units)
1970	88,502	2.4	29,421	782	2.6	30,203	(included in Total Rental Units)
1980	82,888	2.13	29,947	1,012	3.3	30,959 (excludes those withheld from market for repairs or modernization)	897
1970	TOTAL DWELLING UNITS AVAILABLE FOR RENT, PUBLIC & PRIVATE					30,203	
	MINUS INHABITABLE PUBLIC UNITS (ALL UNITS INHABITABLE)					-1,760	
	TOTAL PRIVATE RENTAL UNITS					28,443	
1980	TOTAL DWELLING UNITS AVAILABLE FOR RENT, PUBLIC & PRIVATE (EXCLUDES THOSE WITHHELD FROM MARKET FOR REPAIRS OR MODERNIZATION)					30,959	
	TOTAL PUBLIC UNITS				2,757		
	MINUS PUBLIC UNITS, WITHHELD FROM MARKET FOR REPAIRS OR MODERNIZATION				381		
	TOTAL INHABITABLE PUBLIC UNITS				2,376		
	MINUS INHABITABLE PUBLIC UNITS					-2,376	
	TOTAL PRIVATE RENTAL UNITS					28,583	
TOTAL INCREASE IN RENTAL UNITS FROM 1970 to 1980						140	



1980 CENSUS MAP
BASE MAP COMPILED 1967

REVISIONS							
DATE	TYPE	DATE	TYPE	DATE	TYPE	DATE	TYPE
1-80	FIELD COR	1-1-80	BAS				
8-80	COM COR						
3-71	REVISED						
8-71	REVISED						
1980	UNPUBLISHED COR						
12-71	COM TRACTS						



FERRARO & WALSH
COUNSELLORS AT LAW

MATTHEW J. FERRARO
WILLIAM H. WALSH
JOHN B. TOOMEY
LAWRENCE W. BRENNAN
STEPHEN I. YELLIN
JAMES L. FARRELL

954 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02141

354-3366 354-3367

JOHN J. GUINANE
BRUCE W. WARREN
ALFRED J. WOLSKY
STEPHEN S. CLARK
ANITA E. COHEN
A. FRANCES G. SCHWARTZ

March 23, 1983

Roger Mervis, Esq.
Executive Director
Cambridge Rent Control Board
639 Massachusetts Avenue
Cambridge, Massachusetts

Re: Zaman
Vs: Cambridge Rent Control Board
No: 82-556

Dear Roger:

This letter is to confirm the understanding we reached today relative to the admissibility of records and evidence which Plaintiff desires to introduce in the above captioned case. It is agreed by you on behalf of Defendant that U.S. Department of Census figures, a report on public housing units prepared by the Cambridge Housing Authority by Hollis Young, general counsel, and statistics on removal permit applications prepared by Margaret Turner, Assistant Director of the Board, are admissible as evidence without requiring a keeper of the records to verify them. While reserving your rights to contest the relevancy of these documents, the Board agrees to waive its rights as to the admissibility of the documents for any purpose should the Court not deem them irrelevant or outside the scope of review appropriate in the case.

Cordially,

FERRARO & WALSH

By: ANITA E. COHEN, Counsel
to Wasem Zaman

AEC:jms

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CAMBRIDGE, MASS.

10.

S-411

Comm. from Paul E. Healy, City Clerk, transmitting a comm. from Sally Ackermann, Member of the Cambridge Rent Control Board, dated June 28, 1983 Re: the provisions of Ordinance No. 980 in relation to the total number of rental units in the City.

*copy sent to the City Manager
8/10/83 wch*

In City Council,

August 8, 1983

*- 8/8/1983-
Referred to the
City Manager-*