



City of Cambridge

Calendar Item # 14
AMENDED ORDER
IN CITY COUNCIL

April 8, 1991
April 29, 1991

VICE MAYOR REEVES
COUNCILLOR MYERS

WHEREAS: City policy should strongly support efforts to rehabilitate and improve rent controlled buildings; and

WHEREAS: The affordability of various improvements is a significant issue of existing tenants are not to be displaced due to their inability to pay significant increase as they are allowed; and

WHEREAS: A number of institutional and commercial landlords are able to sustain a sequence of increases which when combined with general adjustments can nearly double rents; now therefore be it

RESOLVED: It is the recommendation of this City Council to both the City Manager and the Rent Control Board that a policy be adopted which limits rent increases from any and all sources to a maximum of 30% over any two year period. In certain emergency situations where major systems must for health or safety reasons be replaced, these limits could be exceeded under conditions defined by Rent Control Board Regulations; and be it further

RESOLVED: That it is not the intent of this City Council to abrogate the legal requirement that a fair net operating income be allowed for all rent control units; and be it further

RESOLVED: That the City Manager be and hereby is requested to confer with the City Solicitor with the view in mind of researching the legality of this cap; and be it further

RESOLVED: That the Rent Control Board be and hereby is requested to investigate on how work in progress can be dealt with during the transition.

In City Council April 29, 1991.

Adopted by a yea and nay vote:

Yeas 6; Nays 3; Absent 0.

Attest:- John E. Flynn, Deputy City Clerk.

A true copy;

ATTEST:-

A handwritten signature of John E. Flynn in dark ink.

John E. Flynn, Deputy City Clerk



City of Cambridge

ORIGINAL ORDER
Calendar Item # 14

~~-25-~~

IN CITY COUNCIL

~~-April 8, 1991-~~
April 29, 1991

VICE MAYOR REEVES
COUNCILLOR MYERS

WHEREAS: City policy should strongly support efforts to rehabilitate and improve rent controlled buildings; and

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City of Cambridge

MASSACHUSETTS

In City Council April 29 1991

C. Walsh - On the Calendar #14 - This should not apply if owner has not applied for a Reg. 72 in the last five years.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			

3

6

0

0

Fails.

City of Cambridge

MASSACHUSETTS

In City Council April 29, 1991

C. Walsh - On the Calendar #14 - This should not apply to owners of 35 units or less or vacant units.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			
	3	6	0	0	

Fails.

City of Cambridge

MASSACHUSETTS

In City Council April 29, 1991

C. Walsh - On the Calendar # 14 - This should not apply to Ordinance
Condominiums.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			
	3	6	0	0	

Fails.

City of Cambridge

MASSACHUSETTS

In City Council April 29 1991

C. Walsh - On the Calendar #14 - Real Estates Taxation Properties should
not increase by more than 15% per year.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			

3

6

0

0

Fails.

City of Cambridge

MASSACHUSETTS

In City Council April 29, 1991

C. Walsh - On the Calendar #14 - The cap shall not apply if the tenant is not low or moderate income.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			

3

6

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0

Fails.

City of Cambridge

MASSACHUSETTS

In City Council April 29, 1991

C. Walsh - On the Calendar # 14 - Allow landlords to increase current rent to allow for the establishment of a capital improvement reserve fund.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan	✓				
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			

4

5

0

0

Fails.

City of Cambridge

MASSACHUSETTS

In City Council April 29 1991

UM Records - On the Calendar #14 - Moved Adoption As Amended.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell		✓			
Mr. Walter J. Sullivan		✓			
Mr. Timothy J. Toomey, Jr.	✓				
Mr. William H. Walsh		✓			
Mayor Alice K. Wolf	✓				
	6	3	0	0	

Order Adopted As Amended.



City of Cambridge

OVER

Cal # 14

25.

IN CITY COUNCIL

April 8, 1991

VICE MAYOR REEVES
COUNCILLOR MYERS

WHEREAS: City policy should strongly support efforts to rehabilitate and improve rent controlled buildings; and

WHEREAS: The affordability of various improvements is a significant issue of existing tenants are not to be displaced due to their inability to pay significant increase as they are allowed; and

WHEREAS: A number of institutional and commercial landlords are able to sustain a sequence of increases which when combined with general adjustments can nearly double rents; now therefore be it

RESOLVED: It is the recommendation of this City Council to both the City Manager and the Rent Control Board that a policy be adopted which limits rent increases from any and all sources to a maximum of 30% over any two year period. *In certain*

emergency situations where major systems must for health or safety reasons be replaced, these limits could be exceeded under conditions defined by Rent Control Board Regulation; and be it further

Resolved: That it is not the intent of this City Council to abrogate the legal requirement that a fair net operating income be allowed for all rent control units, and be it further

Resolved: That the City Manager be and hereby is requested to confer with the City Solicitor with the view in mind of researching the legality of this cap;

Reedy

Walsh

*OK
D. Amador
et.*

and be it further

Resolved: That the Rent Control Board be & hereby
is requested to investigate on how work
in progress can be ~~be~~ dealt with
during the transition.

V/V
9



City of Cambridge

25.

IN CITY COUNCIL

April 8, 1991

VICE MAYOR REEVES
COUNCILLOR MYERS

WHEREAS: City policy should strongly support efforts to rehabilitate and improve rent controlled buildings; and

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WHEREAS: A number of institutional and commercial landlords are able to sustain a sequence of increases which when combined with general adjustments can nearly double rents; now therefore be it

RESOLVED: It is the recommendation of this City Council to both the City Manager and the Rent Control Board that a policy be adopted which limits rent increases from any and all sources to a maximum of 30% over any two year period.

REFERRED TO THE CALENDAR

CITY COUNCIL ORDER
VICE MAYOR REEVES

APRIL 4, 1991

25

MYERS

RENT INCREASE CAP

- WHEREAS: City policy should strongly support efforts to rehabilitate and improve rent controlled buildings and;
- WHEREAS: The affordability of various improvements is a significant issue if existing tenants are not to be displaced due to their inability to pay significant increase as they are allowed and;
- WHEREAS: A number of institutional and commercial landlords are able to sustain a sequence of increases which when combined with general adjustments can nearly double rents, now therefore be it
- RESOLVED: It is the recommendation of this City Council to both the City Manager and the Rent Control Board that a policy be adopted which limits rent increases from any and all sources to a maximum of 30% over any two year period.

CC34



City of Cambridge

25.

IN CITY COUNCIL

April 8, 1991

VICE MAYOR REEVES
COUNCILLOR MYERS

WHEREAS: City policy should strongly support efforts to rehabilitate and improve rent controlled buildings; and

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RESOLVED: It is the recommendation of this City Council to both the City Manager and the Rent Control Board that a policy be adopted which limits rent increases from any and all sources to a maximum of 30% over any two year period.

Order # 25

NON-CONSENT

Vice Mayor Reeves and Councillor Myers
re: limit rent increases to a maximum of 30%.

In City Council,

April 8, 1991

Referred to the
Calendar
4/29/91

Order adopted
as amended