

Rent Control Board

**AN
INDEPENDENT
STUDY
OF**

RENT CONTROL AND PROPERTY TAXATION

**IN
THE CITY OF CAMBRIDGE MA**

PART I

"WHO IS BENEFITTING FROM RENT CONTROL"

PRELIMINARY RESULTS

JANUARY 1988

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PREPARED FOR THE BENEFIT OF:

**THE CAMBRIDGE CITY COUNCIL
CAMBRIDGE, MA**

A PUBLIC SERVICE PROJECT

PREFACE

This report is the direct result of two significant events in recent City of Cambridge history:

- a) The mass property re-assessment of 1987, and the
- b) Cable televising of the Cambridge City Council meetings.

As a recent homeowner in the City of Cambridge, the author anxiously awaited, as did other Cambridge Homeowners, for the results of the mass property re-assessment and its impact on Fiscal Year 1987 Property Taxes. This anxiety was reinforced by forebodings of doom by the media, predicting that elderly homeowners on fixed incomes would be forced from their homes by exhorbitant taxes. These accounts were augmented by televised City Council meetings, where the Councillors grappled with the assessments in televised encounters with the Re-evaluation Board. These events did little to convey full understanding of the re-assessment process to the author, whose only experience with the assessment of real estate was to pay the property appraisal fee upon closing of a mortgage and to pay property taxes when due.

When the author's tax bill arrived with its \$412 increase, the author visited the Re-evaluation Board where he was enthusiastically provided with an explanation of the property assessment model, and was given a model summary page showing selected model parameters by assessment district.

In order to understand the application of the model to his property, the author undertook a comparative assessment analysis of properties in a 1 or 2 block radius of his home. Through this technique, assessment discrepancies between the author's home and similiar properties were uncovered. Further conversations with the Re-evaluation Board confirmed that the discrepancies were indeed errors, and was advised to file a Property Tax Abatement Form with the Assessor. The author was subsequently able to receive an abatement not only for himself, but for a neighbor who unknowingly had a similiar problem but did not have command of the English language.

The question that remained in my mind, however, was, "How many other errors are out there because the Homeowners are not necessarily trained to analyze data. This issue will be addressed in Part II of this report.

Some other huge assessment differences were found between the author's property and other larger lots with bigger buildings near the author's residence. Namely, a six-family residence up the street, that is in significantly better exterior condition than the author's 3-family, that has a parking lot larger than the author's total lot size, was assessed significantly less than the author's three-family home.

The author returned to the Re-evaluation Board to find out how a 6-family home in excellent condition on a 10,000 square foot lot could possibly be assessed at \$150,000 while the author's 3-family home in poor condition, sitting on a 3,500 square foot lot could be assessed at \$196,400!

The author was introduced to the concept of RENT CONTROL!

The author's 3-family home was not rent-controlled; the 6-family was. And, since property tax assessment on the 6-family was based upon the owner's rental cash flow, his assessment was low, and mine was higher to make up the difference.

The author accepted the concept under the assumption that rent-control was a form of subsidy for the elderly and the poor.

The author assumed that such a system was an easier way to administer a program to help the elderly and the poor. That is, instead of sending subsidy checks to landlords each month, the City lowered the landlord's property assessments so that he received an equivalent amount through reduced taxes. It made sense from an operational implementation viewpoint. The author accepted the concept as a form of indirect aid to the elderly and the poor.

Now satisfied with his assessment and anticipated abatement, the author dropped the issue of mass assessment. The author was somewhat bothered by an \$8M Cambridge Hospital deficit being responsible for some of the property tax increase, but acquiesced and returned to his normal occupation of reviewing and auditing defense contractor cost and schedule management control systems.

However, the author continued to get home early on Monday evenings so that he could watch the televised City Council meetings. The author, having spent most of his working career in California, where government was generally handled on a County basis rather than a City/Town basis, became intrigued with the almost personal approach being exhibited on Cable TV by the Councillors, the Mayor, and the City Manager, as they interacted with Cambridge residents appearing before the City Council. It was refreshing.

The subject of property assessments appeared to become less of an issue at the City Council meeting, but was replaced by vigorous exchanges on rent-control. The issues seemed to be centered around the question of just who was benefitting from rent-control.

It became obvious, from watching the City Council meetings, that the City of Cambridge knew who was living in tax-subsidized housing projects run by the City, but that the City of Cambridge could not agree on just who was living in rent-controlled units. The Cambridge City Council did not know who was benefitting from my property tax rent-control subsidies!

But, the soon-to-be released Abt report was going to answer that

question. So, even though there was a problem, appropriate action was being taken by the City Council to solve the problem. The Cambridge City Council was doing its job!

The Abt report came out in July 1987. It did not clearly and definitively provide an answer to the question of who was benefitting from property tax-subsidized rent control. As a property tax payer, the author was not interested in who was living in owner-occupied units. The author's property taxes were not being used to subsidize owner-occupied units. The author was not interested in who was living in non-rent-controlled units. The author's property taxes were not being used to subsidize non-rent-controlled units. The author was not interested in who was living in housing under the control of the Cambridge Housing Authority. Occupancy of these units is closely controlled. The Housing Authority knows exactly who is living in public housing - by name, by apartment number.

The author wanted the Abt report to tell exactly who was benefitting from living in rent-controlled units, whose rent was subsidized by property tax dollars.

The debate continued to rage, both in the City Council and in the various media as each "camp" claimed that the Abt report supported their individual position.

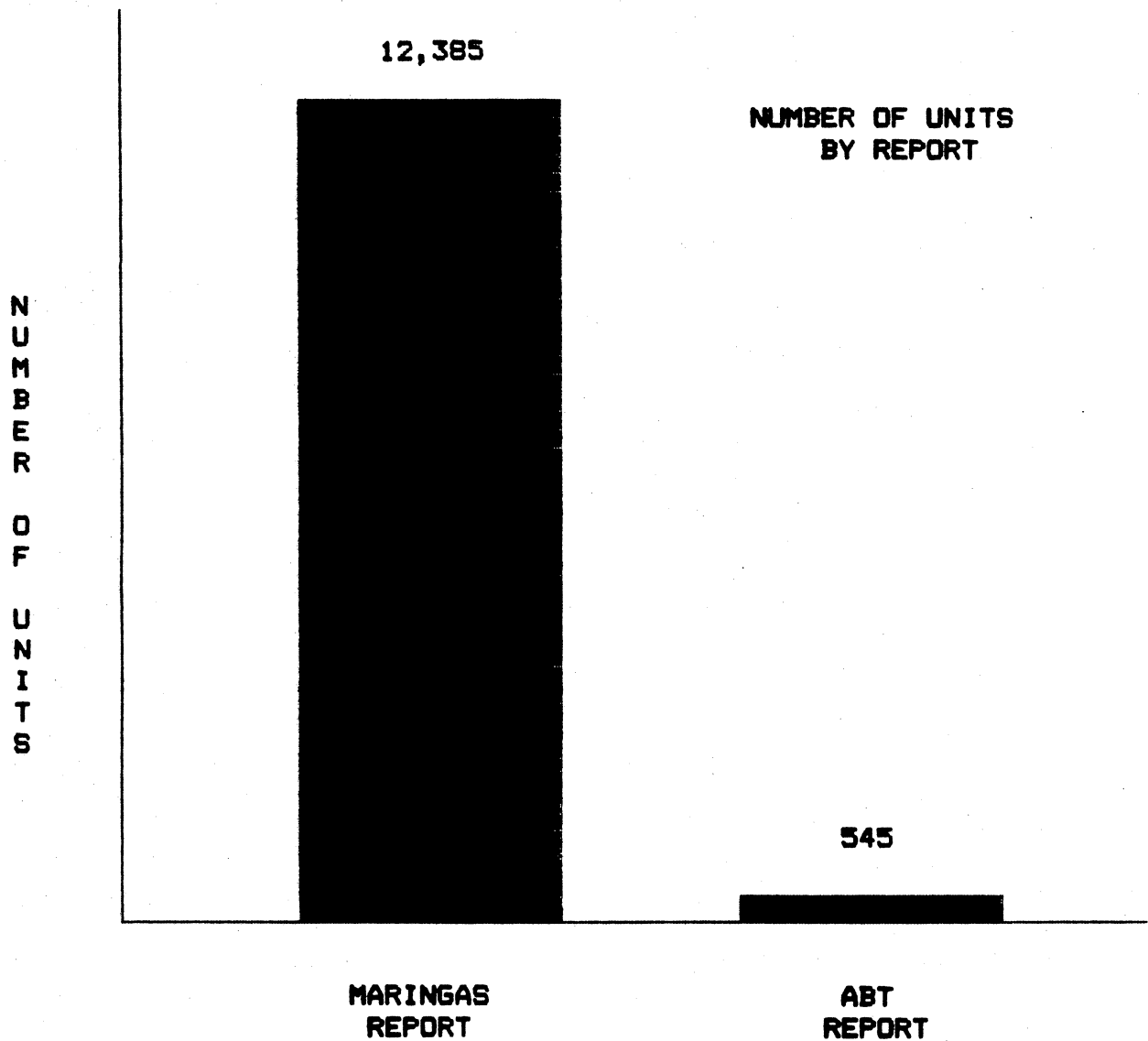
The author did not have a position. The author wanted data to arrive at a position! There was none.

Thus, the seed for this report was planted. The author would find out for himself. The author would find out who was benefitting from his property tax dollars, and the author would find out how much rent-controlled tenants were being benefitted by.

The "WHO" will be covered in Part I of the study. Part II will examine the mass assessment process and uncover assessment discrepancies. Part III will answer the question of "HOW MUCH?"

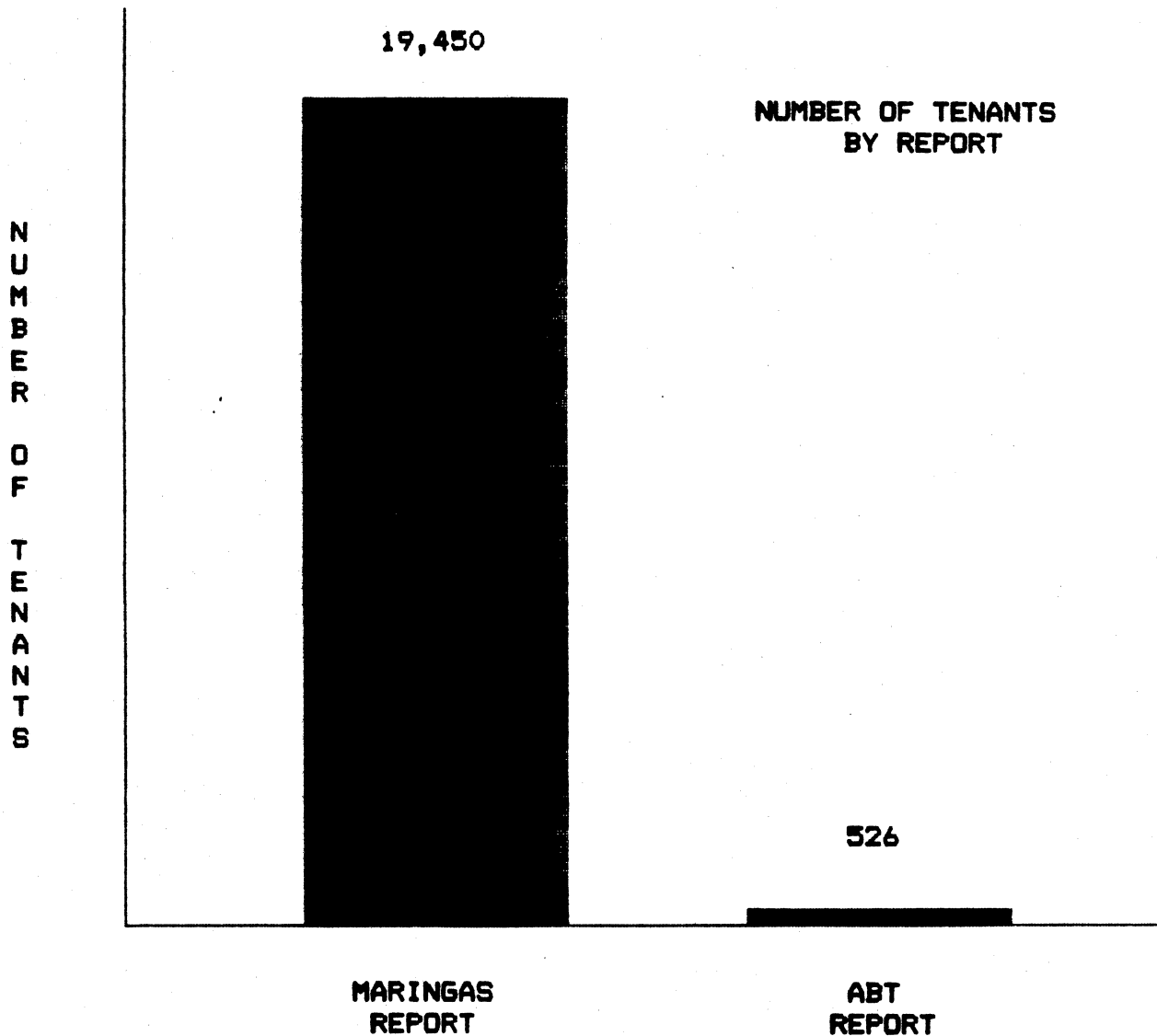
**12,385 TAX-SUBSIDIZED UNITS ARE
USED IN THIS RENT-CONTROL STUDY**

12,385 TAX-SUBSIDIZED LOW AND MODERATE INCOME RENT-CONTROLLED UNITS ARE INCLUDED IN THIS STUDY. THE ABT REPORT CONSIDERED A TOTAL OF 545 RENT-CONTROLLED UNITS.



**19,450 TAX-SUBSIDIZED TENANTS ARE
USED IN THIS RENT-CONTROL STUDY**

19,450 TAX-SUBSIDIZED TENANTS LIVING IN LOW AND MODERATE RENT-CONTROLLED UNITS ARE INCLUDED IN THIS STUDY. THE ABT REPORT CONSIDERED A TOTAL OF 526 RENT-CONTROLLED TENANTS.



**MOST OF THE DATA USED IN THIS
REPORT CAME FROM CITY OF CAMBRIDGE
DATA BANKS.**

I STARTED WITH THE RENT CONTROL BOARD. AVAILABLE ON THE PUBLIC COUNTER IS A COMPUTER PRINTOUT THAT LISTS ALL OF THE RENT-CONTROLLED UNITS IN CAMBRIDGE. I PHYSICALLY COPIED DOWN, BY HAND, THE PROPERTY NUMBER, STREET ADDRESS, AND NUMBER OF UNITS FOR EACH LISTED UNIT THAT WAS NOT CODED AS EXEMPT. FIGURE 1 IS A SAMPLE OF AN ACTUAL RENT-CONTROLLED UNIT LISTING WORKSHEET.

THE NEXT STOP WAS THE BOARD OF ELECTIONS. THERE, FOR A MERE OUTLAY OF \$15, I WAS ABLE TO PURCHASE A CITY OF CAMBRIDGE STREET LISTING FOR 1987. THAT LISTING, BASED UPON THE JANUARY 1987 CENSUS, PROVIDED A WEALTH OF DATA FOR THIS REPORT.

FIGURE 2 IS A XEROX COPY OF PAGE 303 FROM THAT STREET STREET. IN THE LOWER LEFT HAND OF FIGURE 2 IS AN ENTRY AT 556 FRANKLIN ST, APT# 3. FROM THE NAME IT WAS ASSUMED THAT THE PERSON WAS FEMALE, AND THERE WAS NOT A MALE BY THE SAME LAST NAME, THIS ENTRY WAS CODED AS A SINGLE FEMALE (SF) LIVING AT 556 FRANKLIN ST APT 3 WHOSE OCCUPATION IS A WRITER, AND WHO WAS BORN IN 1947.

WE SEE TWO ENTRIES AT 556 FRANKLIN ST APT 2. ONE IS A FEMALE AND ONE IS A MALE, BOTH WITH THE SAME LAST NAMES. BUT, BECAUSE OF THE 24 YEAR AGE DIFFERENCE, THIS PAIR WAS CODED AS A MOTHER (M) AND A SON (S).

THE NEXT ENTRY SHOWS A MALE AND FEMALE LIVING AT 561 FRANKLIN ST APT 1. SINCE THE LAST NAMES WERE DIFFERENT, THIS PAIR WAS CODED AS SINGLE FEMALE (SF) AND SINGLE MALE (SM). THE ACTUAL MARITAL STATUS IS UNIMPORTANT. WHAT IS IMPORTANT IS THAT THERE ARE TWO INCOME-PRODUCING TENANTS IN THAT RENT-CONTROLLED UNIT.

SINCE THE PURPOSE OF THE STUDY IS TO EVALUATE THE RELATIONSHIP BETWEEN RENT-CONTROL AND PROPERTY TAXES, THE NEXT STOP WAS THE ASSESSOR'S OFFICE (RE-EVALUATION BOARD). THERE, I OBTAINED A PROPERTY ASSESSMENT LISTING. A COPY OF AN ACTUAL PAGE IS SHOWN IN FIGURE 3. THAT REPORT ENABLED A ASSIGNING A UNIQUE PROPERTY IDENTIFIER FOR COMPUTERIZED MATCHING BETWEEN LISTS OF RENT-CONTROLLED UNITS, STREET LISTINGS, AND PROPERTY ASSESSMENT RECORDS. FOR EXAMPLE, 561 FRANKLIN STREET IS IDENTIFIED AS PARCEL-ID: 121- 37-. THE SAME PARCEL-ID ASSIGNMENT WAS USED IN DEVELOPING THE DATA BASE FOR THIS STUDY.

ADDITIONALLY, TAKING A CUE FROM THE RE-EVALUATION BOARD, THEIR NUMERICAL STREET NAME CODING SYSTEM WAS USED TO CONSERVE DISK STORAGE. FIGURE 4 IS A SAMPLE SHEET FROM THAT CODING SYSTEM. WE CAN SEE FROM FIGURE 4 THAT FRANKLIN ST IS CODED AS 60295. THE OTHER DATA IN FIGURE 4 PERTAINS TO STREET QUALITY WHICH WILL BE ADDRESSED IN PART II OF THIS STUDY.

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THE DATA BASE FOR THIS STUDY CONSISTS OF 19,450 TENANTS LIVING IN 12,385 RENT-CONTROLLED UNITS.

A SAMPLE OF THAT DATA BASE IS SHOWN IN FIGURE 5. IT REPRESENTS A PORTION OF THE STUDY DATA BASE FOR 100 MEMORIAL DRIVE.

FOR THE COMPUTER BUFFS, THE DATA ARE BEING PROCESSED ON A IBM PC-COMPATIBLE SYSTEM WITH ONE MEGABYTE OF MEMORY, RUNNING AT 10MHZ. TWO 20MB HARD DISK DRIVES, AND FOUR FLOPPY DISK DRIVES (ONE 3 1/2 730KB, AND THREE 5 1/4 DRIVES AT 360KB, 730KB AND 1.2MB RESPECTIVELY). THE SYSTEM, ASSEMBLED FROM SELECTED COMPONENTS, IS POWERED BY TWO 200W POWER SUPPLIES.

A DUPLICATE SYSTEM IS LOCATED SOME 20 MILES WEST OF THE CITY TO PROVIDE A MEASURE OF DATA SECURITY AND BACKUP PROCESSING.

THE AUTHOR OBTAINED ALL DATA EITHER FREE OF CHARGE OR FOR A FEE, PAID BY THE AUTHOR. ALL DATA CODING AND INPUT IS BEING DONE BY THE AUTHOR, AS WELL AS THE DESIGNING AND WRITING OF THE NECESSARY COMPUTER PROGRAMS TO PROCESS THE DATA.

RENT CONTROLLED UNITS

A/O

ID #	STREET #	ADDRESS	# UNITS.
3801	17	Elm St ⁵⁰⁷⁰ 88-52	2 ✓
3802	20-22	20 88-64 22 88-65	5 ✓
3804	23	Elm St 88-51	6 ✓
3815	69-71	86-78	6 ✓
3817	72	86-36	6 ✓
3818	77	86-27	6 ✓
3822	88-90	86-39	5 ✓
15637	117-119	86-23	2 ✓
3822	118-120	86-108	3 ✓
3847	158		3 ✓
3848	160-162		3 ✓
3852	146 ^{167/168}	79-2	2 ✓
3858	169 ¹⁶⁷⁻¹⁶⁹	85-89	1 ✓
3860	171	85-88	3 ✓
3865	178-180	79-5	6 ✓
3869	183	Elm St 85-48	2 ✓
3870	184	79-6	1 ✓
3871	185	85-47	3 ✓
3872	185 1/2	85-47	1 ✓
3873	186		7 ✓ #
3880	200	79-101	2 ✓
15641	214-216	80-162	3 ✓
3887	217	85-39	1 ✓
3888	218-220	80-16	4 ✓
3890	221	85-37	3 ✓
3889	2	80-17	6 ✓
3891	2	85-38	1 ✓
3894	2	85-35	3 ✓
3895	232-238	80-18	6 ✓
3899	240-246	Elm St ⁵⁰⁷⁰ 80-19	6 ✓

FIGURE 1

RENT-CONTROLLED UNIT WORKSHEET

ST#	ST. NAME FLAGG ST	APT#	OCC.	NAT. DOB CONTINUED	ST#	ST. NAME FRANKLIN ST	APT#	OCC.	NAT. DOB CONTINUED
7	HARKLESS THOMAS M TX		ACCT	1958	V 562	ROSIER-EDNER BRUNET	2	INSPEC	1932
7	REICHERT SUSAN M TX		STUDEN	1962	V 562	WALLACE STANLEY J		STUDEN	1954
11	MACKAY CHRISTINE A	1	UNEMP	1952	V 562	WALLACE STANLEY L		ELEC M	1927
V 11	SHERRY ROSE	2	RETIPE	1918	563	MILLER JOHN E	1	STUDEN	1966
V 11	SHERRY THOMAS R	2	RETIPE	1920	V 563	MILLER JOHN F	1	APCHIT	1936
11 R	SOLANO RAUL MEXICO	2	SCIENT	1945	V 564	RIORDAN THOMAS J CHELSEA	1	TEACHE	1953
11 R	VANDINE KATRINA	2	STUDEN	1956	V 565	COLLIER PAUL R	2	LAWYER	1951
15	DOYLE ADELAI DEF		HSEWFE	1936	V 565	DONOVAN MARIE A	1	EDITOR	1956
15	DOYLE DONALD J		MED RE	1929	V 566	MCCUTCHEON DEBORAH L	2	LAWYER	1948
15	DOYLE DONALD J JR		STOCK	1963	V 566	FEINMAN JOANNA	2	COUNS	1953
15	DOYLE FRANCIS T		STUDEN	1959	V 566	FREEDMAN SHEIPA	3	STUDEN	1953
15	DOYLE THERESA A		STUDEN	1969	V 566	SAMUELS MARK C	3	COFP P	1935
17	AMINA		BANK B		V 567	MORRIS CHARLES R III	2	ARCHIT	1943
17	DERBALI L R		TURI		V 567	OHEILL LUCINDA SOMERVILLE	1	GRAPHI	1959
19	DIMAMBRO MARY ANNE		SECY	1962	V 570	EDELMAN DAVID BOSTON	B	CONSLT	1961
19	MOORE MARY ANNE		SECY	1962	V 570	ROBINSON KEITH MICHAEL PA		PHYSIC	1954
19	MOORE WALTER F JR F		PLUMBE	1958	V 571	DUNPHY WILLIAM		RETIPE	1934
V 21	SHEA DONALD	1	STOCK	1936	V 571	KELLEY ELIZABETH A		RETIPE	1912
V 21	WILLIAMS CATHERINE R	1	GEN SE	1941	V 572	GRUBER WILLIAM H NEWTON		CONSLT	1935
V 21	WILLIAMS MICHAEL F	1	AT HOM	1939	V 577	WHITE MARY M	3	SALES	1936
V 23	COTTON BETTY CRAIG	3	WAITER	1949	V 579	CHONEY JEFFREY A		EDUCAT	1946
V 23	IRWIN CARLEEN A	2	RES AS	1952	V 581	BRITT JOHN J	B	CARPEN	1957
V 23	MURRAY EVA	1	RETIPE	1917	V 582	BENNETT BRIDGET G	1	LIBRAR	1938
V 25	CHAPIN MARCIA		LAB TE	1952	582	BENNETT LYDIA B	1	STUDEN	1963
					582	BENNETT REBECCA G	1	STUDEN	1965
					V 582	BENNETT SUMNER P	1	SALES	1935
					V 585	BRITT MARGARET M		STOCKB	1952
V 524	HUGHES BARRY T		SELF	1937	V 588	HINDMAN BRAD J		PHYSIC	1957
524	HUGHES JUDAH TOWNSEND		STUDEN	1970	V 588	HINDMAN JO ANN K		SCTY	1953
V 524	SINGER JOYCE P		ACUPLN	1943	V 589	BARTON CARA W	3	COMP P	1955
527	BARI-GOULD LAURA		STUDEN	1965	V 589	BAYLY RACHEL R	3	COMP O	1963
V 527	BARING-GOULD EDWARD I		STUDEN	1967	589	CHASE DAVID	2		
527	BARING-GOULD JON		STUDEN	1969	V 589	GALLAND NICOLE	2	STUDEN	
V 527	BARING-GOULD WENDY M		ARTS A	1940	589	LEE SANG-HYUN	2	STUDEN	1965
V 529	CORI-JONES MARY ELIZAB		STUDEN	1935	589	ROUSSEAU DAVID	3	STUDEN	1963
V 531	NORTHUP ROBERT D		ARTIST	1943	589	SCHWARTZ REINA J	3	STUDEN	1963
V 532	PETROPOULOS JONATHAN G		STUDEN	1961	589	SIGAL ERICA	3	STUDEN	1959
V 532	TALBOT MARGARET A CA			1961	589	UTECH JENNY L NY	3	TEACHE	1962
533	READ CAPOL ANN		ARCHIT	1949	V 589	VANTASSELL ROBERT M	1	ENGINE	1948
V 533	READ LAURANCE A		BUSINE	1943	589	WALDROP GREGORY	2		
534	COTE LAURENCE B		STUDEN	1963	V 589 P	NELSON FREDERICK K	2	THERAP	1944
534	VASTA MARK J		BUSINE	1963	V 594	CALLAHAN KATHLEEN A	1	COMM E	1953
V 535	CUNNINGHAM GAIL M	2	PN	1945	V 594	FORSYTHE INEZ M	2	RETIPE	1915
V 535	CUNNINGHAM MARCIA A	2	RN	1942	V 594	GRANCHELLI DAVID R	1	EDITOR	1960
V 535	SIMA SILAS O	1	PHOTOG	1943	V 595	GUERIN MARGARET T	1	HSWFE	1906
V 538	BRAND STEVEN M	2	MKT MG	1959	V 595	SCHWARTZ MICHAEL D	2	PHYSIC	1958
V 538	WORK WILLIAM S	1	CONSLT	1959	V 596	CARLINO ELLEN J BELMONT		SOC WR	1958
V 539	MACKAY THOMAS D	2	SELF E	1943	V 596	FELDMAN JACOB	R	STUDEN	1965
V 540	GOYETTE HAROLD L		APCHIT	1927	V 596	HETRICK CAROL S		STUDEN	1952
V 545	BENTLEY HAROLD T		PETIRE	1907	V 596	KOHN ALFRED M		WRITER	1957
V 545	BENTLEY LILLIAN P		RETIPE	1927	V 596	KORMAN PHILIP S		HLTH E	1958
V 549	MILLER ROBIN MORAN		WRITER	1956	V 596	MAIER ANDEPA N	R	STUDEN	1965
V 549	MILLER ROSS		DESIGN	1953	596	SEXTON ADAM D	R	PHOTOG	1964
V 550	HILL WILLIAM R JR		LAWYER	1934	596	SOLNICK SAFA J	R	TECH W	1965
V 550	WHITE NANCY C		EDITOR	1937	601	HOFF EDWARD J		STUDEN	1955
551	DEHERRERA MICHAEL		NEWSPA	1961	V 602	LEVIN MARILYN	2	PUBLIC	1944
551	EPSTEIN HELEN	1	JOURNA	1947	V 604	BARTHOLOMEW LESLIE	B	MUPSE	1952
551	MEHR PATRICK JP	1	MGT CH FRAN	1954	604	BARTHOLOMEW PETER	B	TECH W	1953
V 551	ROSEMAN LEONARD	2	STATIS	1953	V 604	FLINT PETRI	A	STUDEN	1960
V 551	TAYLOR ELIZABETH L	2	EOTANI	1953	V 604	PURNELL JENNIFER SCHERVILLE	A	STUDEN	1957
V 556	DEKENIS JANET	3	WRITER	1947					
V 556	RUSSIAN HELEN L	2	RETIPE	1910					
V 556	RUSSIAN ROBERT P	2	CITY W	1934					
V 561	BISCHOFF THEODORE A	1	PHARMA	1947					
V 561	OPURY D MARGARET	1	RENT C	1948					
V 561	HARBISON MARGARET	3	STUDEN	1946					
V 561	KIRKPATRICK BETSEY G	3	DIP	1947					
V 561	SMITH HARVEY L W	2	WAITER	1957					
V 561	WILLIAMSON SHARRHAN	2	MUSICI	1949					
V 562	GILL GRETA		RETIPE	1902					

FIGURE 2

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119- 71-	.	429	FRANKLIN ST	12	5179	128000	260900	388900	135300	103185	A	105
119- 72-	.	429	FRANKLIN ST	12	5179	77700	141000	218700	135300	103185	A	111
124- 6-	.	434	FRANKLIN ST	12	2500	74100	121700	195800				105
124- 5-	.	440	FRANKLIN ST	12	2500	74100	92200	166300				101
119- 73-	.	441	FRANKLIN ST	12	3544	95200	109600	204800	172000	40185		101
124- 4-	.	444	FRANKLIN ST	12	2673	77600	103500	181100	125000	70183		101
119- 74-	.	445	FRANKLIN ST	12	3589	96100	120100	216200				101
119- 75-	.	449-453	FRANKLIN ST	12	3636				63000	42385	A	199
119- 75-	2	449-453	FRANKLIN ST	12		0	210000	210000	140000	40585		102
119- 75-	1A	449-453	FRANKLIN ST	12		0	125500	125500	115900	100285		102
119- 75-	1B	449-453	FRANKLIN ST	12		0	122600	122600	63000	42385		102
119- 75-	1C	449-453	FRANKLIN ST	12		0	125500	125500	134900	100285		102
124- 3-	.	452	FRANKLIN ST	12	3250	89200	131100	220300				104
119- 76-	.	455	FRANKLIN ST	12	3571	95700	85900	181600				101
124- 79-	.	456	FRANKLIN ST	12	3250	48800	101300	150100				111
124- 83-	.	460	FRANKLIN ST	12	5006	0	0	0	56000	91277		199
124- 83-	1	460	FRANKLIN ST	12		0	122500	122500	103500	93085		102
124- 83-	2	460	FRANKLIN ST	12		0	136100	136100	117000	93085		102
124- 83-	3	460	FRANKLIN ST	12		0	149700	149700	142000	102985		102
124- 83-	4	460	FRANKLIN ST	12								102
120- 30-	.	469							57000	32979		101
120- 10-	.	470										104
120- 9-	.	474										109
120- 31-	.	479										101
120- 8-	.	482										104
120- 7-	.	490							99	82278		101
120- 89-	.	498										101
120- 90-	.	500							116500	110483		104
120- 5-	.	502							45000	112081	P	105
120- 86-	.	503	FRANKLIN ST	12	4104	107600	117800	225400				105
120- 37-	.	509	FRANKLIN ST	12	2583	63300	165500	228800				105
120- 4-	.	510	FRANKLIN ST	12	4002	104400	253700	358100				104
120- 3-	.	514	FRANKLIN ST	12	1764	59300	105000	164300	45000	112081	P	101
120- 17-	.	515	FRANKLIN ST	12	3052	85300	109400	194700	55000	72081		101
121- 62-	.	524	FRANKLIN ST	12	1446	40000	44500	84500				340
121- 117-	.	525	FRANKLIN ST	12	6660	99900	50100	150000				111
121- 118-	.	527	FRANKLIN ST	12	1244	50600	76800	127400				101
121- 61-	.	528	FRANKLIN ST	12	1409	54200	148800	203000				101
121- 32-	.	529-533	FRANKLIN ST	12	4065	105600	146900	252500				104
121- 32-	1	529	FRANKLIN ST	12		0	188900	188900				199
121- 32-	2A	531	FRANKLIN ST	12		0	106100	106100				102
121- 32-	2B	533	FRANKLIN ST	12		0	188900	188900				102
121- 33-	.	535	FRANKLIN ST	12	2348	74300	105800	180100	90000	31385	N1	104
121- 59-	.	538	FRANKLIN ST	12	4396	112400	168000	286400				105
121- 34-	.	539	FRANKLIN ST	12	2436	76200	81900	158100	90000	31385	N1	104
121- 35-	.	545	FRANKLIN ST	12	2946	87200	126800	214000				105
121- 116-	.	549	FRANKLIN ST	12	1065	46800	84600	131400	56000	32283		101
121- 58-	.	550	FRANKLIN ST	12	4300	116300	88500	204800	105000	42484		101
121- 115-	.	551-555	FRANKLIN ST	12								199
121- 115-	1	551	FRANKLIN ST	12		0	143600	143600	112000	92083		102
121- 115-	2	551	FRANKLIN ST	12		0	143600	143600	115000	91483		102
121- 115-	B	551	FRANKLIN ST	12		0	71800	71800	59000	100783	G	102
121- 57-	.	556	FRANKLIN ST	12	4300	95500	142100	237600				105
121- 37-	.	561	FRANKLIN ST	12	3997	109800	172400	282200				105
121- 38-	.	563	FRANKLIN ST	12	5000	75000	75000	150000				109
121- 56-	.	564	FRANKLIN ST	12	2898	85378	186527	272699				109

FIGURE 3

SAMPLE PROPERTY ASSESSMENT LISTING PAGE

10

1950 N 0104-44

FOREST	60220	0	0	2	4
FOREST	60220	E	0	2	4
FOSTER PL	60240	E	0	2	11
FOSTER PL	60240	0	0	2	11
FOSTER ST	60230	0	159	2	10
FOSTER ST	60230	E	0	2	11
FOSTER ST	60230	0	0	2	11
FOUNTAIN TERR	60250	E	0	3	7
FOUNTAIN TERR	60250	0	0	3	7
FOURTH ST PLACE	60260	E	0	3	1
FOURTH ST PLACE	60260	0	0	3	1
FRANCIS AVE	60270	E	0	2	5
FRANCIS AVE	60270	0	0	2	5
FRANCIS PL	60280	0	0	4	7
FRANCIS PL	60280	E	0	4	7
FRANKLIN PL	60290	0	0	3	12
FRANKLIN PL	60290	E	0	3	12
FRANKLIN ST	60295	0	523	2	12
FRANKLIN ST	60295	0	287	3	12
FRANKLIN ST	60295	E	524	2	12
FRANKLIN ST	60295	E	286	3	12
FRANKLIN ST	60295	E	0	4	13
FRANKLIN ST	60295	0	0	4	13
FRESH POND LA	60300	0	0	1	9
FRESH POND LA	60300	E	0	1	9
FRESH POND PKY	60310	0	0	5	9
FRESH POND PKY	60310	E	0	5	9
FRONT ST	60317	E	0	0	1
FROST ST	60320	0	0	2	4
FROST ST	60320	E	0	2	4
FROST TER	60330	0	0	2	4
FROST TER	60330	E	0	2	4
FT WASHINGTON P	60335	0	0	1	13
FT WASHINGTON P	60335	E	0	1	13
FULKERSON ST	60350	0	0	5	1
FULKERSON ST	60350	E	0	5	1
FULLER PL	60340	0	0	1	11
FULLER PL	60340	E	0	1	11
GARDEN CT	70000	E	0	1	3
GARDEN ST	70010	E	0	4	6
GARDEN ST	70010	0	0	4	6
GARDEN ST	70010	E	159	4	8
GARDEN ST	70010	0	159	4	8
GARDEN ST TERR	70015	E	0	2	6
GARDEN ST TERR	70015	0	0	2	6
GARDEN TER	70020	0	0	2	6
GARDEN TER	70020	E	0	2	6
GARDNER RD	70030	E	0	3	2
GARDNER RD	70030	0	0	3	2
GARF					4
GARF					4
GEOR					7
GEOR					7
GERR					11
GERR					11
GERR					9

FIGURE 4

SAMPLE STREET NAME CONVERSION TABLE

11

157	49	8	2	130280	SM MD	1957	INDIX
48	154	100		110A130290	SM VICE P	1928	X
48	154	100		110B130290	H PROFES	1942	X
48	154	100		110B130290	W LIBRAR	1942	ENGLX
48	154	100		110C130290	SM RETIRE	1924	NOVAX
48	154	100		111A130290	SF HSWFE	1937	X
48	154	100		111A130290	SF PHYSIC	1922	X
48	154	100		111B130290	SF ADM AS	1920	X
48	154	100		111C130290	H ENGINE	1921	X
48	154	100		111C130290	SF SECTY	1946	X
48	154	100		111C130290	SM		X
48	154	100		111C130290	W ALESPE	1924	X
48	154	100		112A130290	F PROFES	1922	X
48	154	100		112A130290	H OFF WK	1925	X
48	154	100		112A130290	M HSWFE	1921	X
48	154	100		112A130290	S STUDEN	1955	X
48	154	100		112A130290	W HSWFE	1924	X
48	154	100		112B130290	SF LOAN O	1946	X
48	154	100		112B130290	SF PROFES	1943	X
48	154	100		113B130290	H SURGEO	1936	X
48	154	100		113B130290	SF RETIRE	1913	X
48	154	100		113B130290	W ATTORN	1936	X
48	154	100		113C130290	SF RECPT	1945	X
48	154	100		114A130290	SM STUDEN	1962	TURKX
48	154	100		114A130290	SM MD	1924	X
48	154	100		114B130290	SM		X
48	154	100		114C130290	SM		X
48	154	100		114C130290	SM DOCTOR		X
48	154	100		115A130290	SF INT DE	1927	X
48	154	100		115A130290	SM TECH A	1936	SWISX
48	154	100		115B130290	SM PHYSIC	1922	X
48	154	100		116C130290	SF SECTY	1943	X
48	154	100		118A130290	SM RETIRE	1906	X
48	154	100		118B130290	SF HSWFE	1907	X
48	154	100		118B130290	SF SALES	1930	IRELX
48	154	100		118C130290	SF UNEMPL	1926	X
48	154	100		119A130290	H EDUCAT	1920	X
48	154	100		119A130290	W AT HOM	1918	X
48	154	100		119B130290	SF HSWFE	1908	X
48	154	100		119C130290	SF CYTOLO	1919	X
48	154	100		119C130290	SM CONSUL	1938	X
48	154	100		11A 130290	H ENGINE	1921	X
48	154	100		11A 130290	W TEACHE	1937	X
48	154	100		11B 130290	H DOCTOR	1944	X
48	154	100		11B 130290	W DOCTOR	1945	X
48	154	100		120A130290	F EDUCAT	1934	X
48	154	100		120A130290	M TEACHE	1934	X
48	154	100		120A130290	S STUDEN	1961	X
48	154	100		120B130290	SM CHEM E	1937	X
48	154	100		120C130290	SF SECTY		X
48	154	100		121A130290	SF NURSE	1946	X
48	154	100		121B130290	SF RETIRE	1909	X
48	154	100		121C130290	SF ARCHIT	1887	X
48	154	100		122A130290	SM		X
48	154	100		122B130290	SF DOCTOR		X

FIGURE 5

SAMPLE STUDY DATA BASE CODING EXAMPLE

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MANY DIFFERENT REPORTS CAN BE GENERATED FROM THE STUDY DATA BASE, ENABLING THE CITY COUNCIL TO MAKE MORE INFORMED DECISIONS.

BECAUSE EACH DATA FIELD CAN BE ACCESSED BY COMPUTER, AN ALMOST OVERWHELMING NUMBER OF SORTS, MERGES, MATCHES, EXTRACTIONS, AND SUMMATIONS CAN BE PROVIDED TO THE CITY COUNCIL. THESE REPORTS WILL ENABLE THE CITY COUNCIL TO MAKE MORE INFORMED DECISIONS REGARDING RENT CONTROL AND PROPERTY TAXES.

FOR EXAMPLE, FIGURE 6 SHOWS THE DISTRIBUTION OF RENT-CONTROLLED TENANTS BY MARITAL STATUS. THE FIGURE SHOWS THAT 70 PERCENT OF TENANTS BENEFITTING FROM RENT CONTROL ARE SINGLE FEMALES AND SINGLE MALES.

FIGURE 7 SHOWS A DISTRIBUTION OF RENT-CONTROL TENANTS BY AGE. 46 PERCENT OF THE TENANTS ARE BETWEEN THE AGES OF 27 AND 39 YEARS OF AGE. THE DISTRIBUTION PEAKS AT AGE 31.

FIGURE 8 CUTS THE DATA BY OCCUPATION. STUDENTS ARE AT THE TOP OF THE LIST, MAKING UP 15 PERCENT OF THE RENT-CONTROLLED UNIT OCCUPANTS, SLIGHTLY TWO TIMES MORE THAN RETIRED OCCUPANTS WHO ARE AT 7 PERCENT. LABORERS ARE IN 29TH PLACE AT 118 OCCUPANTS CLASSIFYING THEMSELVES IN THAT CATEGORY.

LAWYERS ARE IN 7TH PLACE AT 298, ARCHITECTS ARE IN 8TH PLACE AT 265, PROFESSORS ARE IN 9TH PLACE AT 250, COMING IN AHEAD OF SOCIAL WORKERS AND SALES PEOPLE. DOCTORS ARE AHEAD OF CLERKS BY 26, WHO ARE EVEN WITH THE ENGINEERS AT 220.

EVEN COMPUTER PROGRAMMERS, MANAGERS, CONSULTANTS, CARPENTERS, AND PSYCHOLOGISTS ARE HIGHER UP IN THE LIST THAN LABORERS AND 88 FACTORY WORKERS WHO ARE IN 37TH PLACE.

MARITAL STATUS	COUNT	PERCENT	CUMULATIVE COUNT	CUMULATIVE PERCENT
SF	7287	37.47	7287	37.47
SM	6269	32.23	13556	69.70
H	1533	7.88	15089	77.58
W	1533	7.88	16622	85.46
M	691	3.55	17313	89.01
S	670	3.44	17983	92.46
D	490	2.52	18473	94.98
F	466	2.40	18939	97.37
BR	178	0.92	19117	98.29
SI	160	0.82	19277	99.11
RM	84	0.43	19361	99.54
RF	66	0.34	19427	99.88
NOT GIV	8	0.04	19435	99.92
GM	5	0.03	19440	99.95
GS	5	0.03	19445	99.97
GF	4	0.02	19449	99.99
GD	1	0.01	19450	100.00
TOTAL	19450	0.00	19450	100.00

FIGURE 6

DISTRIBUTION OF RENT-CONTROLLED TENANTS
BY MARITAL STATUS

19

AGE	COUNT	PERCENT	CUMULATIVE COUNT	CUMULATIVE PERCENT
4	1	0.01	1	0.01
17	64	0.33	65	0.33
18	114	0.59	179	0.92
19	130	0.67	309	1.59
20	170	0.87	479	2.46
21	169	0.87	648	3.33
22	186	0.96	834	4.29
23	244	1.25	1078	5.54
24	356	1.83	1434	7.37
25	460	2.37	1894	9.74
26	507	2.61	2401	12.34
27	618	3.18	3019	15.52
28	644	3.31	3663	18.83
29	665	3.42	4328	22.25
30	686	3.53	5014	25.78
31	699	3.59	5713	29.37
32	681	3.50	6394	32.87
33	621	3.19	7015	36.07
34	665	3.42	7680	39.49
35	622	3.20	8302	42.68
36	596	3.06	8898	45.75
37	556	2.86	9454	48.61
38	526	2.70	9980	51.31
39	582	2.99	10562	54.30
40	498	2.56	11060	56.86
41	414	2.13	11474	58.99
42	347	1.78	11821	60.78
43	321	1.65	12142	62.43
44	315	1.62	12457	64.05
45	272	1.40	12729	65.44
46	205	1.05	12934	66.50
47	193	0.99	13127	67.49
48	184	0.95	13311	68.44
49	174	0.89	13485	69.33
50	157	0.81	13642	70.14
51	154	0.79	13796	70.93
52	125	0.64	13921	71.57
53	118	0.61	14039	72.18
54	129	0.66	14168	72.84
55	136	0.70	14304	73.54
56	130	0.67	14434	74.21
57	124	0.64	14558	74.85
58	125	0.64	14683	75.49
59	137	0.70	14820	76.20
60	130	0.67	14950	76.86
61	137	0.70	15087	77.57
62	106	0.54	15193	78.11

FIGURE 7 (PAGE 1 OF 2)

DISTRIBUTION OF RENT-CONTROLLED TENANTS BY AGE

AGE	COUNT	PERCENT	CUMULATIVE COUNT	CUMULATIVE PERCENT
63	145	0.75	15338	78.86
64	122	0.63	15460	79.49
65	121	0.62	15581	80.11
66	132	0.68	15713	80.79
67	108	0.56	15821	81.34
68	116	0.60	15937	81.94
69	112	0.58	16049	82.51
70	103	0.53	16152	83.04
71	79	0.41	16231	83.45
72	84	0.43	16315	83.88
73	91	0.47	16406	84.35
74	69	0.35	16475	84.70
75	97	0.50	16572	85.20
76	73	0.38	16645	85.58
77	84	0.43	16729	86.01
78	77	0.40	16806	86.41
79	61	0.31	16867	86.72
80	67	0.34	16934	87.06
81	54	0.28	16988	87.34
82	53	0.27	17041	87.61
83	57	0.29	17098	87.91
84	48	0.25	17146	88.15
85	44	0.23	17190	88.38
86	34	0.17	17224	88.56
87	39	0.20	17263	88.76
88	24	0.12	17287	88.88
89	22	0.11	17309	88.99
90	19	0.10	17328	89.09
91	15	0.08	17343	89.17
92	14	0.07	17357	89.24
93	12	0.06	17369	89.30
94	7	0.04	17376	89.34
95	6	0.03	17382	89.37
96	4	0.02	17386	89.39
97	4	0.02	17390	89.41
98	1	0.01	17391	89.41
99	2	0.01	17393	89.42
100	1	0.01	17394	89.43
101	4	0.02	17398	89.45
103	1	0.01	17399	89.46
BLANK	2051	10.54	19450	100.00
TOTAL	19450	0.00	19450	100.00

FIGURE 7 (PAGE 2 OF 2)

DISTRIBUTION OF RENT-CONTROLLED TENANTS BY AGE

OCCUPATION	COUNT	PERCENT	CUMULATIVE COUNT	CUMULATIVE PERCENT
STUDEN	2650	14.75	2650	14.75
RETIRE	1270	7.07	3920	21.81
TEACHE	732	4.07	4652	25.88
HSWFE	673	3.74	5325	29.63
SECTY	430	2.39	5755	32.02
UNEMPL	340	1.89	6095	33.91
LAWYER	298	1.66	6393	35.57
ARCHIT	265	1.47	6658	37.05
PROFES	250	1.39	6908	38.44
SOC WK	250	1.39	7158	39.83
SALES	248	1.38	7406	41.21
DOCTOR	246	1.37	7652	42.58
CLERK	220	1.22	7872	43.80
ENGINE	220	1.22	8092	45.03
ADMIN	200	1.11	8292	46.14
COMP P	195	1.09	8487	47.22
NURSE	193	1.07	8680	48.30
AT HOM	189	1.05	8869	49.35
MANAGE	185	1.03	9054	50.38
ARTIST	174	0.97	9228	51.35
CONSLT	173	0.96	9401	52.31
LIBRAR	165	0.92	9566	53.23
WRITER	165	0.92	9731	54.15
EDITOR	142	0.79	9873	54.94
CARPEN	141	0.78	10014	55.72
MUSICI	141	0.78	10155	56.50
PSYCHO	138	0.77	10293	57.27
ADMN A	135	0.75	10428	58.02
LABORE	118	0.66	10546	58.68
ACCNT	111	0.62	10657	59.30
SELF E	110	0.61	10767	59.91
ELECTR	104	0.58	10871	60.49
RN	103	0.57	10974	61.06
REAL E	102	0.57	11076	61.63
RSCH	102	0.57	11178	62.20
WAITER	102	0.57	11280	62.76
FAC WK	88	0.49	11368	63.25
COUNSE	73	0.41	11441	63.66
PHOTOG	73	0.41	11514	64.07
BKKPR	71	0.40	11585	64.46
MAINTE	71	0.40	11656	64.86
TECHNI	71	0.40	11727	65.25
DESIGN	68	0.38	11795	65.63
COOK	63	0.35	11858	65.98
GRAPHI	62	0.34	11920	66.33
CUSTOD	61	0.34	11981	66.66
HSEKPR	59	0.33	12040	66.99

FIGURE 8 (PAGE 1 OF 2)

DISTRIBUTION OF RENT-CONTROLLED TENANTS
BY OCCUPATION

OCCUPATION	COUNT	PERCENT	CUMULATIVE COUNT	CUMULATIVE PERCENT
PAINTE	59	0.33	12099	67.32
SCIENT	59	0.33	12158	67.65
STAFF	59	0.33	12217	67.98
EDUCAT	57	0.32	12274	68.30
SOFTWA	57	0.32	12331	68.61
ASSEMB	56	0.31	12387	68.92
RSCH A	56	0.31	12443	69.24
TRK DR	56	0.31	12499	69.55
BANKER	55	0.31	12554	69.85
THERAP	54	0.30	12608	70.15
BUSINE	49	0.27	12657	70.43
RETAIL	49	0.27	12706	70.70
CONSTR	48	0.27	12754	70.97
MACHIN	48	0.27	12802	71.23
MACH O	44	0.24	12846	71.48
OFFICE	44	0.24	12890	71.72
MKTNG	42	0.23	12932	71.96
OFF MG	42	0.23	12974	72.19
HMEMKR	39	0.22	13013	72.41
LAB TE	39	0.22	13052	72.62
CHEF	38	0.21	13090	72.84
JOURNA	37	0.21	13127	73.04
MECHAN	37	0.21	13164	73.25
POSTAL	37	0.21	13201	73.45
ANALYS	36	0.20	13237	73.65
PARALE	36	0.20	13273	73.85
SECURI	36	0.20	13309	74.05
STITCH	36	0.20	13345	74.25
DISABL	33	0.18	13378	74.44
RECEPT	33	0.18	13411	74.62
LEGAL	32	0.18	13443	74.80
CAB DR	31	0.17	13474	74.97
CASHIE	29	0.16	13503	75.13
CLEANE	29	0.16	13532	75.29
COMP S	29	0.16	13561	75.46
PERSON	29	0.16	13590	75.62
SUPVR	29	0.16	13619	75.78
TRAVEL	29	0.16	13648	75.94
COMP O	28	0.16	13676	76.10
JANITO	28	0.16	13704	76.25
PLANNE	28	0.16	13732	76.41
TECH W	28	0.16	13760	76.56
TYPIST	28	0.16	13788	76.72
ADVTSN	27	0.15	13815	76.87
INS AG	27	0.15	13842	77.02
SYSTEM	27	0.15	13869	77.17
POLICE	26	0.14	13895	77.31

FIGURE 8 (PAGE 2 OF 2)

DISTRIBUTION OF RENT-CONTROLLED TENANTS
 BY OCCUPATION
 (LISTING ABBREVIATED AT 77.31%)

**A SINGLE OCCUPATION CAN BE
EXTRACTED FROM THE STUDY DATA
BASE FOR FURTHER DETAIL ANALYSIS.**

THE OCCUPATION 'STUDENT' WAS EXTRACTED FOR DETAIL ANALYSIS. STUDENTS WERE USED BECAUSE THEY WERE AT THE TOP OF THE LIST IN OCCUPATIONS AT A FIGURE OF 2,650, AND BECAUSE A FRIEND TOLD ME UNEQUIVOCALLY THAT 'ALL THOSE STUDENTS ARE HIGH SCHOOL STUDENTS AND UNDERGRADUATES LIVING AT HOME WITH MOM AND DAD.'

WRONG! FIGURE 9, DISTRIBUTION OF STUDENTS BY AGE, CLEARLY SHOWS THAT ONLY 165 STUDENTS WERE BETWEEN THE AGES OF 17 AND 19. FURTHERMORE, FIGURE 9 SHOWS THAT ONLY 382 STUDENTS ARE UNDERGRADUATES (AGE 19-22). IN REALITY MOST OF THE STUDENTS ARE OF GRADUATE STUDENTS (AGE 23-31).

'THEN THEY MUST BE FAMILIES WHERE THE HUSBAND HAS GONE BACK TO SCHOOL FOR AN ADVANCED DEGREE, SUPPORTING A WIFE AND CHILDREN AT THE SAME TIME.'

WRONG AGAIN! FIGURE 10, LISTING THE DISTRIBUTION OF STUDENTS BY MARITAL STATUS SHOWS THAT ONLY 124 OF THE STUDENTS ARE FATHERS AND THAT ONLY 85 OF THE STUDENTS ARE MOTHERS.

REGARDLESS OF POPULAR CONCEPTIONS, 70 PERCENT OF STUDENTS LIVING IN TAX-SUBSIDIZED RENT-CONTROLLED UNITS ARE SINGLE FEMALES AND SINGLE MALES.

THE STUDY DATA BASE CAN EVEN BE SORTED BY STREET. FIGURE 11 IS A PARTIAL LISTING OF RENT-CONTROLLED STUDENT TENANTS BY STREET. THE DATA SHOWS THAT 25 PERCENT OF THE STUDENTS LIVE ON MASSACHUSETTS AVENUE, HARVARD STREET, EVERETT STREET, CONCORD AVENUE, PEARL STREET, AND WARE STREETS. THE OTHER 75 PERCENT ARE SCATTERED ALL OVER THE CITY.

STUDENT DORMITORIES WERE NOT INCLUDED IN THE STUDY DATA BASE.

AGE	COUNT	PERCENT	CUMULATIVE COUNT	CUMULATIVE PERCENT
17	61	2.30	61	2.30
18	104	3.92	165	6.23
19	92	3.47	257	9.70
20	94	3.55	351	13.25
21	103	3.89	454	17.13
22	93	3.51	547	20.64
23	108	4.08	655	24.72
24	143	5.40	798	30.11
25	161	6.08	959	36.19
26	179	6.75	1138	42.94
27	176	6.64	1314	49.58
28	175	6.60	1489	56.19
29	148	5.58	1637	61.77
30	156	5.89	1793	67.66
31	103	3.89	1896	71.55
32	85	3.21	1981	74.75
33	71	2.68	2052	77.43
34	51	1.92	2103	79.36
35	47	1.77	2150	81.13
36	48	1.81	2198	82.94
37	32	1.21	2230	84.15
38	25	0.94	2255	85.09
39	40	1.51	2295	86.60
40	19	0.72	2314	87.32
41	18	0.68	2332	88.00
42	11	0.42	2343	88.42
43	10	0.38	2353	88.79
44	7	0.26	2360	89.06
45	8	0.30	2368	89.36
46	4	0.15	2372	89.51
47	3	0.11	2375	89.62
48	8	0.30	2383	89.92
50	1	0.04	2384	89.96
51	1	0.04	2385	90.00
52	3	0.11	2388	90.11
53	1	0.04	2389	90.15
54	1	0.04	2390	90.19
56	2	0.08	2392	90.26
58	1	0.04	2393	90.30
60	1	0.04	2394	90.34
63	1	0.04	2395	90.38
64	1	0.04	2396	90.42
66	1	0.04	2397	90.45
70	1	0.04	2398	90.49
76	1	0.04	2399	90.53
77	1	0.04	2400	90.57
BLANK	250	9.43	2650	100.00
TOTAL	2650	0.00	2650	100.00

FIGURE 9

DISTRIBUTION OF TAX-SUBSIDIZED RENT-CONTROL
STUDENT TENANTS BY AGE

MARITAL STATUS	COUNT	PERCENT	CUMULATIVE COUNT	CUMULATIVE PERCENT
SM	1022	38.57	1022	38.57
SF	823	31.06	1845	69.62
S	281	10.60	2126	80.23
D	199	7.51	2325	87.74
H	124	4.68	2449	92.42
W	85	3.21	2534	95.62
BR	43	1.62	2577	97.25
SI	26	0.98	2603	98.23
RM	18	0.68	2621	98.91
RF	17	0.64	2638	99.55
M	4	0.15	2642	99.70
BLANK	3	0.11	2645	99.81
F	3	0.11	2648	99.92
GD	1	0.04	2649	99.96
GS	1	0.04	2650	100.00
TOTAL	2650	0.00	2650	100.00

FIGURE 10

DISTRIBUTION OF RENT-CONTROLLED STUDENT TENANTS BY MARITAL STATUS

STREET	COUNT	PERCENT	CUMULATIVE COUNT	CUMULATIVE PERCENT
MASS AVE	225	9.03	225	9.03
HARVARD ST	188	7.55	413	16.58
EVERETT ST	68	2.73	481	19.31
CONCORD AVE	52	2.09	533	21.40
PEARL ST	49	1.97	582	23.36
WARE ST	48	1.93	630	25.29
GREEN ST	47	1.89	677	27.18
PUTNAM AVE	45	1.81	722	28.98
WENDELL ST	41	1.65	763	30.63
FRANKLIN ST	39	1.57	802	32.20
PRESCOTT ST	38	1.53	840	33.72
WESTERN AVE	37	1.49	877	35.21
CAMBRIDGE ST	36	1.45	913	36.65
BROADWAY ST	34	1.36	947	38.02
BROOKLINE ST	33	1.32	980	39.34
MAGAZINE ST	33	1.32	1013	40.67
COLUMBIA ST	30	1.20	1043	41.87
MT AUBURN ST	30	1.20	1073	43.08
CHAUNCY ST	28	1.12	1101	44.20
FOSTER ST	28	1.12	1129	45.32
TROWBRIDGE ST	27	1.08	1156	46.41
HANCOCK ST	23	0.92	1179	47.33
OXFORD ST	23	0.92	1202	48.25
ALLSTON ST	22	0.88	1224	49.14
LEE ST	22	0.88	1246	50.02
WINDSOR ST	22	0.88	1268	50.90
GARDEN ST	21	0.84	1289	51.75
WALDEN ST	21	0.84	1310	52.59
DANA ST	19	0.76	1329	53.35
ARLINGTON ST	18	0.72	1347	54.07
CENTRE ST	18	0.72	1365	54.80
CLINTON ST	18	0.72	1383	55.52
MEMORIAL DR	18	0.72	1401	56.24
SACRAMENTO ST	18	0.72	1419	56.97
BISHOP ALLEN DR	17	0.68	1436	57.65
EUSTIS ST	17	0.68	1453	58.33
HIGHLAND AVE	17	0.68	1470	59.01
INMAN ST	17	0.68	1487	59.69
MARTIN ST	17	0.68	1504	60.38
NORFOLK ST	17	0.68	1521	61.06
SIDNEY ST	17	0.68	1538	61.74
PLEASANT ST	16	0.64	1554	62.38
BLAIR FL	15	0.60	1569	62.99
ELM ST	15	0.60	1584	63.59
MAIN ST	15	0.60	1599	64.19
MELLEN ST	15	0.60	1614	64.79
FOLLEN ST	14	0.56	1628	65.36
SODEN ST	14	0.56	1642	65.92
ESSEX ST	13	0.52	1655	66.44
LANGDON ST	13	0.52	1668	66.96
PROSPECT ST	13	0.52	1681	67.48

FIGURE 11

DISTRIBUTION OF RENT-CONTROLLED STUDENT
TENANTS BY STREET
(PARTIAL LISTING)

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**A SPECIAL PRINTOUT WAS DEvised
TO GATHER INSIGHT INTO SINGLE
FEMALES AND SINGLE MALES.**

DISCUSSIONS WITH SEVERAL ACQUAINTANCES CONCERNING THE LARGE NUMBER OF SINGLE FEMALES AND SINGLE MALES (70%) HAS LED SOME TO THE CONCLUSION THAT THOSE SINGLES ARE REALLY HUSBAND AND WIFE LIVING TOGETHER WITH DIFFERENT LAST NAMES.

FURTHERMORE, SOME PARTIES BELIEVE THAT THOSE SINGLE FEMALES ARE REALLY SINGLE PARENTS, WHOSE CHILDREN DID NOT SHOW UP IN STREET LISTINGS BECAUSE THE CHILDREN ARE UNDER THE AGE OF 17.

FIGURE 12 WAS SPECIALLY DESIGNED TO ANSWER PART OF THE FIRST ASSUMPTION, THAT IS, 'ALL THOSE SINGLES ARE REALLY HUSBANDS AND WIVES.'

FIGURE 12 IS A MATRIX OF ALL COMBINATIONS OF SINGLE FEMALES AND SINGLE FEMALES IN THE STUDY DATA BASE. FIGURE 12 SHOWS THAT THE 70 PERCENT (13,556) OF SINGLE FEMALES AND SINGLE MALES OCCUPY 83 PERCENT (10,268) OF THE RENT-CONTROLLED UNITS IN THE STUDY DATA BASE.

OF THE 70 PERCENT FIGURE, ONLY 10 PERCENT (1217) OF THE SINGLE FEMALES AND SINGLE MALES LIVE IN THE SAME APARTMENT.

36 PERCENT (4427) OF THE SINGLE FEMALES LIVE ALONE!

27 PERCENT (3338) OF THE SINGLE MALES LIVE ALONE!

TO ANSWER THE QUESTION OF HOW MANY OF THE SINGLE FEMALES ARE REALLY SINGLE PARENTS, SUPPORTING YOUNG CHILDREN, I HAVE WIDENED THE SCOPE OF THE DATA GATHERING EFFORT OF THIS STUDY.

THE BOTTOM PORTION OF THE ANNUAL CITY CENSUS FORM, INCLUDED HEREIN AS FIGURE 13, HAS PROVISIONS FOR LISTING CHILDREN AGE 16 OR YOUNGER.

I HAVE APPROACHED THE ELECTION COMMISSION AT A RECENT BOARD MEETING, REQUESTING ACCESS TO THOSE RECORDS FOR 1987. MY REQUEST WAS FAVORABLY RECEIVED AND I EXPECT TO INCLUDE 'CHILDREN DATA' IN THE STUDY DATA BASE FOR THE FINAL REPORT.

FEMALES	MALES	UNITS	TENANTS
21	1	1	22
11	3	1	14
8	7	1	15
8	2	1	10
7	1	1	8
6	4	1	10
5	4	1	6
5	0	2	10
4	4	1	8
4	3	2	14
4	2	2	12
4	1	2	10
4	0	10	40
3	7	1	10
3	4	1	7
3	3	2	12
3	2	2	10
3	1	17	68
3	0	39	117
2	8	1	10
2	5	3	21
2	4	3	18
2	3	10	50
2	2	37	148
2	1	108	324
2	0	429	858
1	5	2	12
1	4	8	40
1	3	16	64
1	2	105	315
1	1	1217	2434
1	0	4427	4427
0	8	1	8
0	6	2	12
0	5	3	15
0	4	22	88
0	3	75	225
0	2	373	746
0	1	3338	3338
7287	6269	10268	13556

FIGURE 12

COMBINATIONS OF SINGLE FEMALES AND SINGLE MALES
WITH NUMBER OF RENT-CONTROLLED UNITS PER COMBINATION

24

**THE STUDY SCOPE WAS ESCALATED
BY ADDING THE MAXIMUM RENT FOR
EACH RENT-CONTROLLED UNIT TO THE
STUDY DATA BASE.**

BECAUSE OF DISTRIBUTION OF OCCUPATIONS FOR RENT-CONTROLLED TENANTS SHOWED AN UNEXPECTED TREND, THE STUDY WAS EXPANDED TO INCLUDE THE RENT-CONTROL BOARD'S MAXIMUM RENT FOR EACH UNIT.

A SAMPLE PROPERTY RECORD SUMMARY IS SHOWN IN FIGURE 14. EACH SUMMARY CONTAINS THE PROPERTY ADDRESS, APARTMENT NUMBER, NUMBER OF ROOMS IN EACH APARTMENT, AND THE GAB7, PGA, AND MAX RENT FOR EACH UNIT. ADDITIONAL INFORMATION CONCERNING SERVICES INCLUDED IN THE MAX RENT IS ALSO SHOWN. DATA ON 3,949 UNITS HAVE BEEN INCORPORATED INTO THE STUDY DATA BASE. THE DATA ARE CODED IN A MANNER SIMILAR TO THE TENANT DATA BASE, FIGURE 5, SO THAT AN EASY COMPUTER MATCH BETWEEN TENANTS AND PROPERTY RECORD SUMMARIES CAN BE MADE.

FIGURE 15 SHOWS A SAMPLE OF THE PROPERTY RECORD SUMMARY DATA BASE.

THE PROPERTY RECORD SUMMARIES ARE PUBLIC DOCUMENTS, AVAILABLE FROM THE RENT CONTROL BOARD AT TEN CENTS PER PAGE.

MATCHING TENANTS TO RENT-CONTROLLED UNIT MAXIMUM RENT AND NR OF ROOMS DATA HAS ENABLE THE PRODUCTION OF FIGURE 16, ENTITLED, 'REPORT OF PROPERTY TAX SUBSIDIZED TENANTS'. THIS REPORT, IDENTIFIED AS REPORT-01, CAN BE PRINTED FOR EITHER SELECTED OCCUPATIONS OR FOR ALL OCCUPATIONS.

A SPECIAL COMPUTER PROGRAM EXTRACTS TENANT OCCUPATION, MARITAL STATUS, AND AGE FROM THE TENANT DATA BASE, AND PICKS UP THE NR OF ROOMS, MAX RENT, AND SERVICES FROM THE PROPERTY SUMMARY FILE. THE EXTRACTED AND MERGED DATA IS THEN PRINTED IN THE FORMAT SHOWN IN FIGURE 16.

THE PARTICULAR REPORT SHOWN IN FIGURE 16 WAS SORTED BY DECREASING NR OF ROOMS AND BY DECREASING MAX RENT TO MAKE THE REPORT EASY TO READ.

FOR EXAMPLE, THE REPORT SHOWS THAT A DOCTOR, WHO IS A SINGLE MALE, AGE 51 IS LIVING IN AN 8-ROOM TAX-SUBSIDIZED UNIT FOR \$777 PER MONTH.

THE LAST TWO LINES ON THE BOTTOM OF PAGE 1 OF THE REPORT SHOW A SM DOCTOR, AGE 30, LIVING IN A 5-ROOM UNIT FOR \$242 PER MONTH. THE NEXT ENTRY SHOWS AN SF DOCTOR, AGE 29, LIVING IN A 5-ROOM UNIT FOR A LIKE AMOUNT - \$242 PER MONTH.

I HAVE PURPOSEFULLY SUPPRESSED PRINTING OF THE ADDRESSES, BUT EXAMINATION OF THE DATA BASE WILL SHOW THAT THESE TWO TENANTS LIVE IN THE SAME APARTMENT.

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THE PLAN IS TO GENERATE THIS REPORT FOR ALL OCCUPATIONS AND AND TO INCLUDE IT IN THE FINAL STUDY REPORT.

THE PROPERTY RECORD SUMMARY DATA BASE YIELDED YET ANOTHER ADVANTAGE. ONCE ALL OF THE DATA IS IN PLACE IT WILL BE RELATIVELY SIMPLE FOR THE COMPUTER TO COMPUTE THE AVERAGE RENT FOR GROUPINGS OF UNITS.

FIGURE 17 SHOWS THE AVERAGE MAX RENT FOR 1-ROOM THROUGH 9-ROOM UNITS. THE OVERALL AVERAGE FROM MY 3,949 UNIT DATA BASE IS \$366 PER MONTH.

CAMBRIDGE RENT CONTROL BOARD
 PROPERTY RECORD SUMMARY
 ...as of 29-Dec-87...

3 Units

Notes:

PROP NO: 10820

32

PUTNAM AVE 160330

02139

121-108

RA:

OWNER/MGR: WALTER J SULLIVAN

SER NO	HOUSE NO	UNIT ID	...S E R V I C E S ...						PGA RENT	TEMP RENT	MAX RENT	APP ADDL	
			H RMR	CNG T	HOT GAS	FURN ELC	GAS7N WTR	PKG RENT				NO FURN	CHRG PKG
1	32	1		5				346	301	0	301	0	0
2	32	2		5				278	242	0	242	0	0
3	32	3		5				316	275	0	275	0	0

FIGURE 14

SAMPLE PROPERTY RECORD SUMMARY

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112	97	4	14	50050	3	X	X	316	275	321	X
112	97	4	2	50050	3	X	X	298	259	304	X
112	97	4	21	50050	4	X	X	492	428	498	X
112	97	4	22	50050	3	X	X	316	275	321	X
112	97	4	23	50050	3	X	X	340	296	345	X
112	97	4	24	50050	4	X	X	481	418	487	X
112	97	4	3	50050	2	X	X	258	224	262	X
112	97	4	31	50050	4	X	X	492	428	498	X
112	97	4	32	50050	3	X	X	327	284	332	X
112	97	4	33	50050	3	X	X	327	284	332	X
112	97	4	34	50050	4	X	X	482	419	488	X
112	97	4	4	50050	2	X	X	258	224	262	X
112	97	4	41	50050	4	X	X	447	389	453	X
112	97	4	42	50050	3	X	X	316	275	321	X
112	97	4	43	50050	3	X	X	316	275	321	X
112	97	4	44	50050	4	X	X	482	419	488	X
112	97	4	5	50050	2	X	X	258	224	262	X
112	97	4	6	50050	3	X	X	292	254	298	X
112	97	6	1	50050	3	X	X	292	254	297	X
112	97	6	11	50050	3	X	X	296	257	301	X
112	97	6	12	50050	4	X	X	481	418	487	X
112	97	6	13	50050	3	X	X	348	303	353	X
112	97	6	14	50050	4	X	X	491	427	497	X
112	97	6	2	50050	2	X	X	278	242	282	X
112	97	6	21	50050	4						

FIGURE 15

SAMPLE PROPERTY RECORD SUMMARY DATA BASE

CITY OF CAMBRIDGE, MA
 REPORT OF PROPERTY TAX SUBSIDIZED TENANTS

PROPERTY TAX YEAR: 1987

REPORT DATE: 16 JAN 1988

OCCUPATION SELECTION: DOCTOR

REPORT-01

MAJOR FIELD SORT: DECREASING NR ROOMS FOR EACH RENT-CONTROLLED UNIT

MINOR FIELD SORT: DECREASING MAXIMUM TAX-SUBSIDIZED RENT FOR EACH CONTROLLED UNIT

OCCUPATION	MARITAL STATUS	AGE	NR ROOMS	MAX RENT	-----SERVICES-----					
					HEAT	GAS	ELEC	WATER	FURNISHED	PARKING
DOCTOR	SM	51	8	777						
DOCTOR	H	35	7	870						
DOCTOR	SF	39	7	453						
DOCTOR	SM	35	6	783	X			X		
DOCTOR	SF	31	6	604	X	X		X		
DOCTOR	SF	32	6	541	X			X	X	
DOCTOR	SF		6	511		X			X	
DOCTOR	SM	46	6	478						
DOCTOR	SF	45	6	463	X			X		
DOCTOR	SM	36	6	437	X			X		
DOCTOR	SM	34	6	349	X			X		
DOCTOR	SM		5	935	X					
DOCTOR	SM	31	5	846						
DOCTOR	H	51	5	692	X			X		
DOCTOR	SM	28	5	663					X	X
DOCTOR	SF	65	5	659	X			X		
DOCTOR	SM	63	5	656	X			X		
DOCTOR	SM	29	5	562		X			X	
DOCTOR	W	46	5	558	X			X		
DOCTOR	SM	47	5	527	X			X		
DOCTOR	SF	30	5	523		X			X	
DOCTOR	SF	34	5	506	X	X		X		
DOCTOR	SF	42	5	495	X			X		X
DOCTOR	W	35	5	495						
DOCTOR	SM	33	5	495	X			X		
DOCTOR	SM	35	5	468	X			X		
DOCTOR	SM	45	5	460						
DOCTOR	SM	36	5	428	X			X		
DOCTOR	SM	40	5	425						
DOCTOR	SM	34	5	415						
DOCTOR	W	30	5	389					X	
DOCTOR	SF	38	5	387						
DOCTOR	SM	28	5	318	X			X		
DOCTOR	SM	29	5	279	X			X		
DOCTOR	H	32	5	274	X			X		
DOCTOR	H	68	5	254				X		
DOCTOR	SM	34	5	242	X			X		
DOCTOR	SM	30	5	242						
DOCTOR	SF	29	5	242						

FIGURE 16 (PAGE 1 OF 3)



CITY OF CAMBRIDGE, MA
 REPORT OF PROPERTY TAX SUBSIDIZED TENANTS

PROPERTY TAX YEAR: 1987

REPORT DATE: 16 JAN 1988

OCCUPATION SELECTION: DOCTOR

REPORT-01

MAJOR FIELD SORT: DECREASING NR ROOMS FOR EACH RENT-CONTROLLED UNIT

MINOR FIELD SORT: DECREASING MAXIMUM TAX-SUBSIDIZED RENT FOR EACH CONTROLLED UNIT

OCCUPATION	MARITAL STATUS	AGE	NR ROOMS	MAX RENT	-----SERVICES-----					
					HEAT	GAS	ELEC	WATER	FURNISHED	PARKING
DOCTOR	SM	55	4	629	X			X		
DOCTOR	SF	33	4	605	X			X		X
DOCTOR	SM		4	563	X			X		
DOCTOR	SM	29	4	559	X			X		
DOCTOR	SM	35	4	542	X					
DOCTOR	SM	53	4	539	X			X		
DOCTOR	SM	65	4	539	X			X		
DOCTOR	SF	31	4	537	X			X		
DOCTOR	SM	65	4	529	X			X		
DOCTOR	SM	46	4	528	X					
DOCTOR	W	41	4	523	X					
DOCTOR	SM	31	4	518	X			X		X
DOCTOR	H	63	4	511	X			X		
DOCTOR	H	69	4	485	X			X		
DOCTOR	SF	89	4	451	X			X		
DOCTOR	SF	29	4	448	X			X		
DOCTOR	SM	53	4	443	X			X		
DOCTOR	SF	47	4	430	X			X		X
DOCTOR	SF	30	4	424	X			X		
DOCTOR	H	32	4	410	X			X		
DOCTOR	SF	34	4	406	X			X		
DOCTOR	SM	61	4	405	X			X		X
DOCTOR	SF	44	4	399	X			X		
DOCTOR	SF	35	4	392	X			X		
DOCTOR	SF	30	4	386	X			X		
DOCTOR	H	40	4	379	X			X		
DOCTOR	SF	38	4	372	X			X		
DOCTOR	H	34	4	346	X			X		
DOCTOR	SM	58	4	340	X			X		
DOCTOR	SF		4	338	X			X		
DOCTOR	SF	37	4	337	X	X		X		
DOCTOR	SM	44	4	305	X			X		
DOCTOR	H	32	4	305				X		
DOCTOR	SM	39	4	272				X		
DOCTOR	H	55	3	563	X			X		
DOCTOR	SM	37	3	518	X			X		
DOCTOR	SF	33	3	517	X			X	X	
DOCTOR	H		3	506	X			X		X
DOCTOR	SF	68	3	454	X			X		
DOCTOR	SF	30	3	442	X			X		
DOCTOR	SM		3	420	X					
DOCTOR	SM	35	3	415	X			X		

FIGURE 16 (PAGE 2 OF 3)

CITY OF CAMBRIDGE, MA
 REPORT OF PROPERTY TAX SUBSIDIZED TENANTS

PROPERTY TAX YEAR: 1987

REPORT DATE: 16 JAN 1988

OCCUPATION SELECTION: DOCTOR

REPORT-01

MAJOR FIELD SORT: DECREASING NR ROOMS FOR EACH RENT-CONTROLLED UNIT

MINOR FIELD SORT: DECREASING MAXIMUM TAX-SUBSIDIZED RENT FOR EACH CONTROLLED UNIT

OCCUPATION	MARITAL STATUS	AGE	NR ROOMS	MAX RENT	-----SERVICES-----						
					HEAT	GAS	ELEC	WATER	FURNISHED	PARKING	
DOCTOR	SM	30	3	413	X				X		
DOCTOR	SM	33	3	405	X				X		
DOCTOR	SM		3	397	X				X		
DOCTOR	SF	34	3	390	X				X		
DOCTOR	SF	29	3	385	X				X		
DOCTOR	SF	33	3	382	X				X		
DOCTOR	W	31	3	380	X				X		
DOCTOR	SM	36	3	364	X				X		
DOCTOR	H	31	3	349	X	X			X		
DOCTOR	SM	33	3	345							
DOCTOR	SF	27	3	339	X				X		
DOCTOR	SM	41	3	337	X				X		
DOCTOR	SM	55	3	336	X				X		
DOCTOR	H	39	3	335	X				X		X
DOCTOR	SF	33	3	334	X				X		
DOCTOR	SF	30	3	333	X				X		
DOCTOR	SM	29	3	318	X	X			X		
DOCTOR	SF	35	3	315	X				X		
DOCTOR	SF	32	3	304	X				X		
DOCTOR	SF	29	3	297	X				X		
DOCTOR	SF	40	3	284	X				X		
DOCTOR	SM	38	3	276	X				X		
DOCTOR	SM	40	3	273							X
DOCTOR	SF	64	3	260	X				X		
DOCTOR	SF	28	3	257	X				X		
DOCTOR	SM	34	3	202	X				X		
DOCTOR	SM	52	3	178	X				X		
DOCTOR	SM	41	3	161	X	X			X	X	
DOCTOR	SF		2	417		X			X	X	
DOCTOR	SF	36	2	262	X				X		
DOCTOR	SM	63	2	240	X				X		
DOCTOR	SF	28	1	419	X				X	X	X
DOCTOR	SM	36	1	310	X				X		
DOCTOR	H	31	1	310	X				X		
DOCTOR	SM	29	1	127	X				X	X	

FIGURE 16 (PAGE 3 OF 3)

REPORT OF PROPERTY TAX SUBSIDIZED TENANTS

NR ROOMS	NR UNITS	AVG RENT
1	268	258
2	376	262
3	1281	352
4	1094	399
5	621	388
6	234	454
7	49	439
8	13	712
9	13	932
TOTAL	3949	366

FIGURE 17

TABLE OF AVERAGE MAXIMUM RENTS BY UNIT SIZE

**AS A RESULT OF REPORT-01, THE
LEVEL OF THE STUDY WAS ESCALATED
BY ADDING INCOME DATA TO THE
STUDY DATA BASE.**

THE MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY HAS PUBLISHED A TWO-VOLUME SERIES OF SELECTED OCCUPATIONAL WAGES IN MASSACHUSETTS BY SERVICE DELIVERY AREA. ONE OF THE TWO VOLUME SERIES IS FOR THE SERVICE INDUSTRIES AND THE OTHER IS FOR MANUFACTURING INDUSTRIES. FIGURE 18 IS A XEROX OF THE COVER SHEET OF VOLUME II OF THE SERVICE INDUSTRIES SET.

THESE REPORTS CONTAIN THE MEAN, MEDIAN, LOW, HIGH, AND INTERMEDIATE RANGE INCOME DATA FOR MANY OCCUPATIONS. IN ADDITION, INCOME FIGURES ARE PROVIDED BY EXPERIENCE LEVEL, NAMELY, ENTRY LEVEL, TYPICAL, MOST EXPERIENCED, AND ALL.

FIGURE 19 IS A INCOME PROFILE FOR PHYSICIANS AND SURGEONS. THESE INCOME DATA FOR MOST OCCUPATIONS ARE BEING ENTERED INTO THE STUDY DATA BASE. FOR PURPOSES OF THIS STUDY, ENTRY LEVEL IS 1-6 YEARS EXPERIENCE, TYPICAL IS 7-15 YEARS EXPERIENCE, AND MOST EXPERIENCED IS SET AT 15+ YEARS OF EXPERIENCE.

OCCUPATIONS THAT ARE LISTED AS HOURLY/WEEKLY WAGES USE AGE OF 19 AS THE BASE AGE. OCCUPATIONS REQUIRING BACHELOR DEGREES USE AGE 22 AS A BASE AGE; MASTER DEGREE OCCUPATIONS START AT AGE 23; DOCTOR DEGREE OCCUPATIONS START AT AGE 24. OCCUPATIONS REQUIRING MEDICAL DEGREES USE AGE 28 AS A BASE YEAR.

BY ADDING D.E.S. INCOME DATA TO REPORT-01, I CAME UP WITH REPORT-02, INCLUDED HERE AS FIGURE 20. THIS REPORT COMPUTES EXCESS INCOME OF TAX-SUBSIDIZED RENT-CONTROLLED TENANTS BASED UPON D.E.S. DATA.

IN REPORT-02, THE FIRST FOUR COLUMNS ARE IDENTICAL TO THOSE OF REPORT-01. THE NEXT COLUMN, ALLOWED INCOME AT 30%, IS WHAT THE MINIMUM ANNUAL SALARY OF THE TENANT SHOULD BE AT THE MONTHLY MAX RENT GIVEN. IN THE CASE OF OUR 51-YEAR OLD DOCTOR, \$777 PER MONTH TIMES 12 MONTHS IS 30% OF AN ANNUAL SALARY OF \$31,080

SINCE OUR 51-YEAR OLD DOCTOR HAS OVER 15 YEARS OF EXPERIENCE, THE COMPUTER PICKS UP THE MEAN D.E.S. INCOME FROM THE SALARY DATA BASE, IN THIS CASE \$81,717 AND PLACES IT IN THE EST DES MEAN INCOME COLUMN. THE NEXT COLUMN MERELY SUBTRACTS THE ALLOWED INCOME AT 30% FROM THE MEAN D.E.S. AND PRINTS THE DIFFERENCE IN THE EXCESS MEAN INCOME COLUMN. A SIMILIAR PROCESS IS REPEATED FOR THE D.E.S. MEDIAN INCOME DATA.

THE LAST TWO COLUMNS MERELY SHOW WHAT PERCENT OF MEAN AND MEDIAN INCOME IS BEING CONSUMED BY THE \$777 PER MONTH MAX RENT.

ONE WOULD THEN READ THE FIRST LINE AS:

MY PROPERTY TAXES ARE SUBSIDIZING A 51-YEAR OLD SINGLE DOCTOR WHO IS LIVING IN A 8-ROOM UNIT PAYING \$777 PER MONTH WITH EXCESS MEAN INCOME OF OVER \$50,000, AN EXCESS MEDIAN INCOME OF \$38,000, AND WHO IS SPENDING ONLY 11 TO 13 PERCENT OF HIS INCOME FOR RENT.

Hmmm.

REPORT-03 CARRIES THE STUDY TO ANOTHER LEVEL OF INTEREST. THIS REPORT, INCLUDED HERE AS FIGURE 21, IS A REPORT OF A PROPERTY-TAX SUBSIDIZED TENANTS ABILITY TO PAY.

THIS REPORT SHOWS, BY OCCUPATION, WHAT A TENANT CAN AFFORD TO AT 20 AND 30% OF BOTH THE MEAN AND MEDIAN INCOME LEVELS.

THE FIRST LINE IN THIS REPORT CAN BE READ AS:

MY PROPERTY TAXES ARE SUBSIDIZING A 51-YEAR OLD SINGLE DOCTOR LIVING IN AN 8-ROOM UNIT FOR \$777 A MONTH WHEN HE HAS THE FINANCIAL ABILITY TO PAY \$2,043 PER MONTH AT HIS MEAN INCOME LEVEL OR PAY \$1,728 PER MONTH AT HIS MEDIAN INCOME LEVEL.

Hmmm.

REPORTS -02 AND -03 WILL BE GENERATED IN THEIR ENTIRETY FOR THE FINAL STUDY REPORT. OTHER, MORE SUCCINCT REPORTS, MAY DEVELOPED AS THE DATA ARE ANALYZED.

**SELECTED OCCUPATIONAL WAGES
IN SERVICE INDUSTRIES
- VOLUME II -
MASSACHUSETTS
BY SERVICE DELIVERY AREA**

Prepared By:
Occupational Research
Occupational Wage Unit

Massachusetts Division
of Employment Security
Economic Research & Analysis Service
Elliot A. Winer, Chief
Mary-Ellen Steller, Program Manager
May, 1987

FIGURE 18 (COVER SHEET)

**DIVISION OF EMPLOYMENT SECURITY OCCUPATIONAL
WAGES IN SERVICE INDUSTRIES REPORT**

PHYSICIANS AND SURGEONS

Nature of the Work:

PHYSICIANS AND SURGEONS perform medical examinations, diagnose illnesses, and treat people who are suffering from injury or disease. Most physicians and surgeons specialize in a particular field of medicine.

Training Requirements:

All states require physicians and surgeons to be licensed. Licensure requirements include graduation from an accredited professional school, successful completion of a licensing examination, and 1 or 2 years of supervised practice in an accredited graduate medical education program (internship/residency).

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Category	Mean 1/	Median 2/	Actual 3/ Low	Actual 4/ High	Intermediate 5/ Range
All	\$66,422	\$57,500	\$15,000	\$250,000	\$43,659 - \$80,000
Most Experienced	81,717	69,100	21,740	250,000	60,000 - 90,000
Typical	72,821	62,000	20,704	196,560	50,000 - 80,000
Entry Level	42,560	40,000	15,000	80,000	31,800 - 52,000

Note: The occupational wages above do not represent hospitals (sic 806)

FIGURE 19

**PHYSICIANS AND SURGEONS INCOME PROFILE
(FROM D.E.S. REPORT)**

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CITY OF CAMBRIDGE, MA
REPORT OF PROPERTY TAX-SUBSIDIZED EXCESS TENANT INCOME

PROPERTY TAX YEAR: 1987

REPORT DATE: 16 JAN 1988

OCCUPATION SELECTION: DOCTOR

REPORT-02

MAJOR FIELD SORT: DECREASING NR OF ROOMS FOR EACH RENT-CONTROLLED UNIT

MINOR FIELD SORT: DECREASING MAXIMUM TAX-SUBSIDIZED RENT FOR EACH CONTROLLED UNIT

OCCUPATION	MARITAL STATUS	AGE	NR ROOMS	MAX RENT	ALLOWED	EST DES	EXCESS	EST DES	EXCESS	RENT IS % OF	
					INCOME AT 30%	MEAN INCOME	MEAN INCOME	MEDIAN INCOME	MEDIAN INCOME	MEAN INCOME	MEDIAN INCOME
DOCTOR	SM	51	8	777	31080	81717	50637	69100	38020	11	13
DOCTOR	H	35	7	870	34800	72821	38021	62000	27200	14	17
DOCTOR	SF	39	7	453	18120	72821	54701	62000	43880	7	9
DOCTOR	SM	35	6	783	31320	72821	41501	62000	30680	13	15
DOCTOR	SF	31	6	604	24160	42560	18400	40000	15840	17	18
DOCTOR	SF	32	6	541	21640	42560	20920	40000	18360	15	16
DOCTOR	SF		6	511	20440	66422	45982	57500	37060	9	11
DOCTOR	SM	46	6	478	19120	81717	62597	69100	49980	7	8
DOCTOR	SF	45	6	463	18520	81717	63197	69100	50580	7	8
DOCTOR	SM	36	6	437	17480	72821	55341	62000	44520	7	8
DOCTOR	SM	34	6	349	13960	72821	58861	62000	48040	6	7
DOCTOR	SM		5	935	37400	66422	29022	57500	20100	17	20
DOCTOR	SM	31	5	846	33840	42560	8720	40000	6160	24	25
DOCTOR	H	51	5	692	27680	81717	54037	69100	41420	10	12
DOCTOR	SM	28	5	663	26520	42560	16040	40000	13480	19	20
DOCTOR	SF	65	5	659	26360	81717	55357	69100	42740	10	11
DOCTOR	SM	63	5	656	26240	81717	55477	69100	42860	10	11
DOCTOR	SM	29	5	562	22480	42560	20080	40000	17520	16	17
DOCTOR	W	46	5	558	22320	81717	59397	69100	46780	8	10
DOCTOR	SM	47	5	527	21080	81717	60637	69100	48020	8	9
DOCTOR	SF	30	5	523	20920	42560	21640	40000	19080	15	16
DOCTOR	SF	34	5	506	20240	72821	52581	62000	41760	8	10
DOCTOR	SF	42	5	495	19800	72821	53021	62000	42200	8	10
DOCTOR	W	35	5	495	19800	72821	53021	62000	42200	8	10
DOCTOR	SM	33	5	495	19800	42560	22760	40000	20200	14	15
DOCTOR	SM	35	5	468	18720	72821	54101	62000	43280	8	9
DOCTOR	SM	45	5	460	18400	81717	63317	69100	50700	7	8
DOCTOR	SM	36	5	428	17120	72821	55701	62000	44880	7	8
DOCTOR	SM	40	5	425	17000	72821	55821	62000	45000	7	8
DOCTOR	SM	34	5	415	16600	72821	56221	62000	45400	7	8
DOCTOR	W	30	5	389	15560	42560	27000	40000	24440	11	12
DOCTOR	SF	38	5	387	15480	72821	57341	62000	46520	6	7
DOCTOR	SM	28	5	318	12720	42560	29840	40000	27280	9	10
DOCTOR	SM	29	5	279	11160	42560	31400	40000	28840	8	8
DOCTOR	H	32	5	274	10960	42560	31600	40000	29040	8	8
DOCTOR	H	68	5	254	10160	81717	71557	69100	58940	4	4
DOCTOR	SM	34	5	242	9680	72821	63141	62000	52320	4	5
DOCTOR	SM	30	5	242	9680	42560	32880	40000	30320	7	7
DOCTOR	SF	29	5	242	9680	42560	32880	40000	30320	7	7
DOCTOR	SM	55	4	629	25160	81717	56557	69100	43940	9	11
DOCTOR	SF	33	4	605	24200	42560	18360	40000	15800	17	18
DOCTOR	SM		4	563	22520	66422	43902	57500	34980	10	12

FIGURE 20 (PAGE 1 OF 3)

REPORT OF PROPERTY TAX SUBSIDIZED EXCESS TENANT INCOME

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CITY OF CAMBRIDGE, MA
REPORT OF PROPERTY TAX-SUBSIDIZED EXCESS TENANT INCOME

PROPERTY TAX YEAR: 1987

REPORT DATE: 16 JAN 1988

OCCUPATION SELECTION: DOCTOR

REPORT-02

MAJOR FIELD SORT: DECREASING NR OF ROOMS FOR EACH RENT-CONTROLLED UNIT

MINOR FIELD SORT: DECREASING MAXIMUM TAX-SUBSIDIZED RENT FOR EACH CONTROLLED UNIT

OCCUPATION	MARITAL STATUS	AGE	NR ROOMS	MAX RENT	ALLOWED INCOME AT 30%	EST DES	EXCESS	EST DES	EXCESS	RENT IS % OF	
						MEAN INCOME	MEAN INCOME	MEDIAN INCOME	MEDIAN INCOME	MEAN INCOME	MEDIAN INCOME
DOCTOR	SM	29	4	559	22360	42560	20200	40000	17640	16	17
DOCTOR	SM	35	4	542	21680	72821	51141	62000	40320	9	10
DOCTOR	SM	53	4	539	21560	81717	60157	69100	47540	8	9
DOCTOR	SM	65	4	539	21560	81717	60157	69100	47540	8	9
DOCTOR	SF	31	4	537	21480	42560	21080	40000	18520	15	16
DOCTOR	SM	65	4	529	21160	81717	60557	69100	47940	8	9
DOCTOR	SM	46	4	528	21120	81717	60597	69100	47980	8	9
DOCTOR	M	41	4	523	20920	72821	51901	62000	41080	9	10
DOCTOR	SM	31	4	518	20720	42560	21840	40000	19280	15	16
DOCTOR	H	63	4	511	20440	81717	61277	69100	48660	8	9
DOCTOR	H	69	4	485	19400	81717	62317	69100	49700	7	8
DOCTOR	SF	89	4	451	18040	81717	63677	69100	51060	7	8
DOCTOR	SF	29	4	448	17920	42560	24640	40000	22080	13	13
DOCTOR	SM	53	4	443	17720	81717	63997	69100	51380	7	8
DOCTOR	SF	47	4	430	17200	81717	64517	69100	51900	6	7
DOCTOR	SF	30	4	424	16960	42560	25600	40000	23040	12	13
DOCTOR	H	32	4	410	16400	42560	26160	40000	23600	12	12
DOCTOR	SF	34	4	406	16240	72821	56581	62000	45760	7	8
DOCTOR	SM	61	4	405	16200	81717	65517	69100	52900	6	7
DOCTOR	SF	44	4	399	15960	81717	65757	69100	53140	6	7
DOCTOR	SF	35	4	392	15680	72821	57141	62000	46320	6	8
DOCTOR	SF	30	4	386	15440	42560	27120	40000	24560	11	12
DOCTOR	H	40	4	379	15160	72821	57661	62000	46840	6	7
DOCTOR	SF	38	4	372	14880	72821	57941	62000	47120	6	7
DOCTOR	H	34	4	346	13840	72821	58981	62000	48160	6	7
DOCTOR	SM	58	4	340	13600	81717	68117	69100	55500	5	6
DOCTOR	SF		4	338	13520	66422	52902	57500	43980	6	7
DOCTOR	SF	37	4	337	13480	72821	59341	62000	48520	6	7
DOCTOR	SM	44	4	305	12200	81717	69517	69100	56900	4	5
DOCTOR	H	32	4	305	12200	42560	30360	40000	27800	9	9
DOCTOR	SM	39	4	272	10880	72821	61941	62000	51120	4	5
DOCTOR	H	55	3	563	22520	81717	59197	69100	46580	8	10
DOCTOR	SM	37	3	518	20720	72821	52101	62000	41280	9	10
DOCTOR	SF	33	3	517	20680	42560	21880	40000	19320	15	16
DOCTOR	H		3	506	20240	66422	46182	57500	37260	9	11
DOCTOR	SF	68	3	454	18160	81717	63557	69100	50940	7	8
DOCTOR	SF	30	3	442	17680	42560	24880	40000	22320	12	13
DOCTOR	SM		3	420	16800	66422	49622	57500	40700	8	9
DOCTOR	SM	35	3	415	16600	72821	56221	62000	45400	7	8
DOCTOR	SM	30	3	413	16520	42560	26040	40000	23480	12	12
DOCTOR	SM	33	3	405	16200	42560	26360	40000	23800	11	12
DOCTOR	SM		3	397	15880	66422	50542	57500	41620	7	8

FIGURE 20 (PAGE 2 OF 3)

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CITY OF CAMBRIDGE, MA
REPORT OF PROPERTY TAX-SUBSIDIZED EXCESS TENANT INCOME

PROPERTY TAX YEAR: 1987

REPORT DATE: 16 JAN 1988

OCCUPATION SELECTION: DOCTOR

REPORT-02

MAJOR FIELD SORT: DECREASING NR OF ROOMS FOR EACH RENT-CONTROLLED UNIT

MINOR FIELD SORT: DECREASING MAXIMUM TAX-SUBSIDIZED RENT FOR EACH CONTROLLED UNIT

OCCUPATION	MARITAL STATUS	AGE	NR ROOMS	MAX RENT	ALLOWED INCOME AT 30%	EST DES MEAN INCOME	EXCESS MEAN INCOME	EST DES MEDIAN INCOME	EXCESS MEDIAN INCOME	RENT IS % OF	
										MEAN INCOME	MEDIAN INCOME
DOCTOR	SF	34	3	390	15600	72821	57221	62000	46400	6	8
DOCTOR	SF	29	3	385	15400	42560	27160	40000	24600	11	12
DOCTOR	SF	33	3	382	15280	42560	27280	40000	24720	11	11
DOCTOR	M	31	3	380	15200	42560	27360	40000	24800	11	11
DOCTOR	SM	36	3	364	14560	72821	58261	62000	47440	6	7
DOCTOR	H	31	3	349	13960	42560	28600	40000	26040	10	10
DOCTOR	SM	33	3	345	13800	42560	28760	40000	26200	10	10
DOCTOR	SF	27	3	339	13560	42560	29000	40000	26440	10	10
DOCTOR	SM	41	3	337	13480	72821	59341	62000	48520	6	7
DOCTOR	SM	55	3	336	13440	81717	68277	69100	55660	5	6
DOCTOR	H	39	3	335	13400	72821	59421	62000	48600	6	6
DOCTOR	SF	33	3	334	13360	42560	29200	40000	26640	9	10
DOCTOR	SF	30	3	333	13320	42560	29240	40000	26680	9	10
DOCTOR	SM	29	3	318	12720	42560	29840	40000	27280	9	10
DOCTOR	SF	35	3	315	12600	72821	60221	62000	49400	5	6
DOCTOR	SF	32	3	304	12160	42560	30400	40000	27840	9	9
DOCTOR	SF	29	3	297	11880	42560	30680	40000	28120	8	9
DOCTOR	SF	40	3	284	11360	72821	61461	62000	50640	5	5
DOCTOR	SM	38	3	276	11040	72821	61781	62000	50960	5	5
DOCTOR	SM	40	3	273	10920	72821	61901	62000	51080	4	5
DOCTOR	SF	64	3	260	10400	81717	71317	69100	58700	4	5
DOCTOR	SF	28	3	257	10280	42560	32280	40000	29720	7	8
DOCTOR	SM	34	3	202	8080	72821	64741	62000	53920	3	4
DOCTOR	SM	52	3	178	7120	81717	74597	69100	61980	3	3
DOCTOR	SM	41	3	161	6440	72821	66381	62000	55560	3	3
DOCTOR	SF		2	417	16680	66422	49742	57500	40820	8	9
DOCTOR	SF	36	2	262	10480	72821	62341	62000	51520	4	5
DOCTOR	SM	63	2	240	9600	81717	72117	69100	59500	4	4
DOCTOR	SF	28	1	419	16760	42560	25800	40000	23240	12	13
DOCTOR	SM	36	1	310	12400	72821	60421	62000	49600	5	6
DOCTOR	H	31	1	310	12400	42560	30160	40000	27600	9	9
DOCTOR	SM	29	1	127	5080	42560	37480	40000	34920	4	4

FIGURE 20 (PAGE 3 OF 3)

REPORT OF PROPERTY TAX SUBSIDIZED EXCESS TENANT INCOME

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CITY OF CAMBRIDGE, MA
REPORT OF PROPERTY TAX-SUBSIDIZED TENANT ABILITY TO PAY

PROPERTY TAX YEAR: 1987

REPORT DATE: 16 JAN 1988

OCCUPATION SELECTION: DOCTOR

REPORT-03

MAJOR FIELD SORT: DECREASING NR ROOMS FOR EACH RENT-CONTROLLED UNIT

MINOR FIELD SORT: DECREASING MAX TAX-SUBSIDIZED RENT FOR EACH CONTROLLED UNIT

OCCUPATION	MARITAL STATUS	AGE	NR ROOMS	MAX RENT	ALLOWED INCOME AT 30%	ESTIMATED DES		AFFORDABLE RENT		AFFORDABLE RENT	
						MEAN INCOME	MEDIAN INCOME	AT 20% MEAN INCOME	AT 30% MEAN INCOME	AT 20% MEDIAN INCOME	AT 30% MEDIAN INCOME
DOCTOR	SM	51	8	777	31080	81717	69100	1362	2043	1152	1728
DOCTOR	H	35	7	870	34800	72821	62000	1214	1821	1033	1550
DOCTOR	SF	39	7	453	18120	72821	62000	1214	1821	1033	1550
DOCTOR	SM	35	6	783	31320	72821	62000	1214	1821	1033	1550
DOCTOR	SF	31	6	604	24160	42560	40000	709	1064	667	1000
DOCTOR	SF	32	6	541	21640	42560	40000	709	1064	667	1000
DOCTOR	SF		6	511	20440	66422	57500	1107	1661	958	1438
DOCTOR	SM	46	6	478	19120	81717	69100	1362	2043	1152	1728
DOCTOR	SF	45	6	463	18520	81717	69100	1362	2043	1152	1728
DOCTOR	SM	36	6	437	17480	72821	62000	1214	1821	1033	1550
DOCTOR	SM	34	6	349	13960	72821	62000	1214	1821	1033	1550
DOCTOR	SM		5	935	37400	66422	57500	1107	1661	958	1438
DOCTOR	SM	31	5	846	33840	42560	40000	709	1064	667	1000
DOCTOR	H	51	5	692	27680	81717	69100	1362	2043	1152	1728
DOCTOR	SM	28	5	663	26520	42560	40000	709	1064	667	1000
DOCTOR	SF	65	5	659	26360	81717	69100	1362	2043	1152	1728
DOCTOR	SM	63	5	656	26240	81717	69100	1362	2043	1152	1728
DOCTOR	SM	29	5	562	22480	42560	40000	709	1064	667	1000
DOCTOR	W	46	5	558	22320	81717	69100	1362	2043	1152	1728
DOCTOR	SM	47	5	527	21080	81717	69100	1362	2043	1152	1728
DOCTOR	SF	30	5	523	20920	42560	40000	709	1064	667	1000
DOCTOR	SF	34	5	506	20240	72821	62000	1214	1821	1033	1550
DOCTOR	SF	42	5	495	19800	72821	62000	1214	1821	1033	1550
DOCTOR	W	35	5	495	19800	72821	62000	1214	1821	1033	1550
DOCTOR	SM	33	5	495	19800	42560	40000	709	1064	667	1000
DOCTOR	SM	35	5	468	18720	72821	62000	1214	1821	1033	1550
DOCTOR	SM	45	5	460	18400	81717	69100	1362	2043	1152	1728
DOCTOR	SM	36	5	428	17120	72821	62000	1214	1821	1033	1550
DOCTOR	SM	40	5	425	17000	72821	62000	1214	1821	1033	1550
DOCTOR	SM	34	5	415	16600	72821	62000	1214	1821	1033	1550
DOCTOR	W	30	5	389	15560	42560	40000	709	1064	667	1000
DOCTOR	SF	38	5	387	15480	72821	62000	1214	1821	1033	1550
DOCTOR	SM	28	5	318	12720	42560	40000	709	1064	667	1000
DOCTOR	SM	29	5	279	11160	42560	40000	709	1064	667	1000
DOCTOR	H	32	5	274	10960	42560	40000	709	1064	667	1000
DOCTOR	H	68	5	254	10160	81717	69100	1362	2043	1152	1728
DOCTOR	SM	34	5	242	9680	72821	62000	1214	1821	1033	1550
DOCTOR	SM	30	5	242	9680	42560	40000	709	1064	667	1000
DOCTOR	SF	29	5	242	9680	42560	40000	709	1064	667	1000
DOCTOR	SM	55	4	629	25160	81717	69100	1362	2043	1152	1728
DOCTOR	SF	33	4	605	24200	42560	40000	709	1064	667	1000

FIGURE 21 (PAGE 1 OF 3)

REPORT OF PROPERTY TAX SUBSIDIZED TENANT ABILITY TO PAY

CITY OF CAMBRIDGE, MA
REPORT OF PROPERTY TAX-SUBSIDIZED TENANT ABILITY TO PAY

PROPERTY TAX YEAR: 1987

REPORT DATE: 16 JAN 1988

OCCUPATION SELECTION: DOCTOR

REPORT-03

MAJOR FIELD SORT: DECREASING NR ROOMS FOR EACH RENT-CONTROLLED UNIT

MINOR FIELD SORT: DECREASING MAX TAX-SUBSIDIZED RENT FOR EACH CONTROLLED UNIT

OCCUPATION	MARITAL STATUS	AGE	NR ROOMS	MAX RENT	ALLOWED INCOME AT 30%	ESTIMATED DES		AFFORDABLE RENT		AFFORDABLE RENT	
						MEAN INCOME	MEDIAN INCOME	AT 20% MEAN INCOME	AT 30% MEAN INCOME	AT 20% MEDIAN INCOME	AT 30% MEDIAN INCOME
DOCTOR	SM		4	563	22520	66422	57500	1107	1661	958	1438
DOCTOR	SM	29	4	559	22360	42560	40000	709	1064	667	1000
DOCTOR	SM	35	4	542	21680	72821	62000	1214	1821	1033	1550
DOCTOR	SM	53	4	539	21560	81717	69100	1362	2043	1152	1728
DOCTOR	SM	65	4	539	21560	81717	69100	1362	2043	1152	1728
DOCTOR	SF	31	4	537	21480	42560	40000	709	1064	667	1000
DOCTOR	SM	65	4	529	21160	81717	69100	1362	2043	1152	1728
DOCTOR	SM	46	4	528	21120	81717	69100	1362	2043	1152	1728
DOCTOR	W	41	4	523	20920	72821	62000	1214	1821	1033	1550
DOCTOR	SM	31	4	518	20720	42560	40000	709	1064	667	1000
DOCTOR	H	63	4	511	20440	81717	69100	1362	2043	1152	1728
DOCTOR	H	69	4	485	19400	81717	69100	1362	2043	1152	1728
DOCTOR	SF	89	4	451	18040	81717	69100	1362	2043	1152	1728
DOCTOR	SF	29	4	448	17920	42560	40000	709	1064	667	1000
DOCTOR	SM	53	4	443	17720	81717	69100	1362	2043	1152	1728
DOCTOR	SF	47	4	430	17200	81717	69100	1362	2043	1152	1728
DOCTOR	SF	30	4	424	16960	42560	40000	709	1064	667	1000
DOCTOR	H	32	4	410	16400	42560	40000	709	1064	667	1000
DOCTOR	SF	34	4	406	16240	72821	62000	1214	1821	1033	1550
DOCTOR	SM	61	4	405	16200	81717	69100	1362	2043	1152	1728
DOCTOR	SF	44	4	399	15960	81717	69100	1362	2043	1152	1728
DOCTOR	SF	35	4	392	15680	72821	62000	1214	1821	1033	1550
DOCTOR	SF	30	4	386	15440	42560	40000	709	1064	667	1000
DOCTOR	H	40	4	379	15160	72821	62000	1214	1821	1033	1550
DOCTOR	SF	38	4	372	14880	72821	62000	1214	1821	1033	1550
DOCTOR	H	34	4	346	13840	72821	62000	1214	1821	1033	1550
DOCTOR	SM	58	4	340	13600	81717	69100	1362	2043	1152	1728
DOCTOR	SF		4	338	13520	66422	57500	1107	1661	958	1438
DOCTOR	SF	37	4	337	13480	72821	62000	1214	1821	1033	1550
DOCTOR	SM	44	4	305	12200	81717	69100	1362	2043	1152	1728
DOCTOR	H	32	4	305	12200	42560	40000	709	1064	667	1000
DOCTOR	SM	39	4	272	10880	72821	62000	1214	1821	1033	1550
DOCTOR	H	55	3	563	22520	81717	69100	1362	2043	1152	1728
DOCTOR	SM	37	3	518	20720	72821	62000	1214	1821	1033	1550
DOCTOR	SF	33	3	517	20680	42560	40000	709	1064	667	1000
DOCTOR	H		3	506	20240	66422	57500	1107	1661	958	1438
DOCTOR	SF	68	3	454	18160	81717	69100	1362	2043	1152	1728
DOCTOR	SF	30	3	442	17680	42560	40000	709	1064	667	1000
DOCTOR	SM		3	420	16800	66422	57500	1107	1661	958	1438
DOCTOR	SM	35	3	415	16600	72821	62000	1214	1821	1033	1550
DOCTOR	SM	30	3	413	16520	42560	40000	709	1064	667	1000

FIGURE 21 (PAGE 2 OF 3)

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CITY OF CAMBRIDGE, MA
REPORT OF PROPERTY TAX-SUBSIDIZED TENANT ABILITY TO PAY

PROPERTY TAX YEAR: 1987

REPORT DATE: 16 JAN 1988

OCCUPATION SELECTION: DOCTOR

REPORT-03

MAJOR FIELD SORT: DECREASING NR ROOMS FOR EACH RENT-CONTROLLED UNIT

MINOR FIELD SORT: DECREASING MAX TAX-SUBSIDIZED RENT FOR EACH CONTROLLED UNIT

OCCUPATION	MARITAL STATUS	AGE	NR ROOMS	MAX RENT	ALLOWED INCOME AT 30%	ESTIMATED DES		AFFORDABLE RENT		AFFORDABLE RENT	
						MEAN INCOME	MEDIAN INCOME	AT 20% MEAN INCOME	AT 30% MEAN INCOME	AT 20% MEDIAN INCOME	AT 30% MEDIAN INCOME
DOCTOR	SM	33	3	405	16200	42560	40000	709	1064	667	1000
DOCTOR	SM		3	397	15880	66422	57500	1107	1661	958	1438
DOCTOR	SF	34	3	390	15600	72821	62000	1214	1821	1033	1550
DOCTOR	SF	29	3	385	15400	42560	40000	709	1064	667	1000
DOCTOR	SF	33	3	382	15280	42560	40000	709	1064	667	1000
DOCTOR	W	31	3	380	15200	42560	40000	709	1064	667	1000
DOCTOR	SM	36	3	364	14560	72821	62000	1214	1821	1033	1550
DOCTOR	H	31	3	349	13960	42560	40000	709	1064	667	1000
DOCTOR	SM	33	3	345	13800	42560	40000	709	1064	667	1000
DOCTOR	SF	27	3	339	13560	42560	40000	709	1064	667	1000
DOCTOR	SM	41	3	337	13480	72821	62000	1214	1821	1033	1550
DOCTOR	SM	55	3	336	13440	81717	69100	1362	2043	1152	1728
DOCTOR	H	39	3	335	13400	72821	62000	1214	1821	1033	1550
DOCTOR	SF	33	3	334	13360	42560	40000	709	1064	667	1000
DOCTOR	SF	30	3	333	13320	42560	40000	709	1064	667	1000
DOCTOR	SM	29	3	318	12720	42560	40000	709	1064	667	1000
DOCTOR	SF	35	3	315	12600	72821	62000	1214	1821	1033	1550
DOCTOR	SF	32	3	304	12160	42560	40000	709	1064	667	1000
DOCTOR	SF	29	3	297	11880	42560	40000	709	1064	667	1000
DOCTOR	SF	40	3	284	11360	72821	62000	1214	1821	1033	1550
DOCTOR	SM	38	3	276	11040	72821	62000	1214	1821	1033	1550
DOCTOR	SM	40	3	273	10920	72821	62000	1214	1821	1033	1550
DOCTOR	SF	64	3	260	10400	81717	69100	1362	2043	1152	1728
DOCTOR	SF	28	3	257	10280	42560	40000	709	1064	667	1000
DOCTOR	SM	34	3	202	8080	72821	62000	1214	1821	1033	1550
DOCTOR	SM	52	3	178	7120	81717	69100	1362	2043	1152	1728
DOCTOR	SM	41	3	161	6440	72821	62000	1214	1821	1033	1550
DOCTOR	SF		2	417	16680	66422	57500	1107	1661	958	1438
DOCTOR	SF	36	2	262	10480	72821	62000	1214	1821	1033	1550
DOCTOR	SM	63	2	240	9600	81717	69100	1362	2043	1152	1728
DOCTOR	SF	28	1	419	16760	42560	40000	709	1064	667	1000
DOCTOR	SM	36	1	310	12400	72821	62000	1214	1821	1033	1550
DOCTOR	H	31	1	310	12400	42560	40000	709	1064	667	1000
DOCTOR	SM	29	1	127	5080	42560	40000	709	1064	667	1000

FIGURE 21 (PAGE 3 OF 3)

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**SINCE I HAD GONE THIS FAR, I
DECIDED TO ADD 'LIFE-STYLE' TO
THE PROPERTY TAX SUBSIDY EQUATION.**

I PURCHASED THE 1987 VEHICLE EXCISE TAX TAPE FROM THE CITY DATA PROCESSING DEPARTMENT. THAT TAPE CONTAINS THE NAME, ADDRESS, AND DATA ON VEHICLES REGISTERED TO RESIDENTS IN THE CITY OF CAMBRIDGE. THAT, OF COURSE, INCLUDES TENANTS OF TAX-SUBSIDIZED RENT-CONTROLLED UNITS.

THE KIND OF CAR THAT A PERSON IS DRIVING CAN BE AN INDICATION OF THE LIFE-STYLE OF THE REGISTERED OWNER AND AN INDICATION OF THAT OWNER'S ABILITY TO PAY.

FIGURE 22 REPRESENTS A SMALL SAMPLE OF THE 'CARS' DATA BASE. THERE IS A GREAT AMOUNT OF DATA TO BE INPUTTED, BUT ONCE THE DATA BASE IS CONSTRUCTED, WE WILL EXPAND SOME OF THE EARLIER OUTPUTS BY ADDING A 'LIFE-STYLE' COLUMN TO AN ABILITY-TO-PAY REPORT, AND/OR TO A 'REPORT OF PROPERTY TAX SUBSIDIZED RENT-CONTROLLED TENANTS.'

I EXPECT TO HAVE THE 'CARS' DATA BASE COMPLETED FOR USE IN THE FINAL REPORT.

216	3	6	22	6	30450	87	NISSAN	X
216	3	6	22	6	30450	86	MAZDA	X
216	34	502	24	502	30450	82	BUICK	X
216	34	502	24	502	30450	82	BUICK	X
48	154		100	23C	130290	79	LINCOLN	X
48	154		100	23B	130290	61	STUDEBAKEX	
48	154		100	23A	130290	86	MERCURY	X
48	154		100	24A	130290	83	MERCEDES	X
48	154		100	25B	130290	69	CHEVROLETX	
48	154		100	25C	130290	77	MERCURY	X
48	154		100	25A	130290	81	FORD	X
48	154		100	26A	130290	77	FORD	X
48	154		100	27A	130290	67	CHEVROLETX	
48	154		100	27B	130290	86	CADILLAC	X
48	154		100	28C	130290	74	FORD	X
48	154		100	28A	130290	76	OLDS	X
48	154		100	29B	130290	83	PLYMOUTH	X
48	154		100	29C	130290	71	DATSUN	X
48	154		100	51A	130290	76	FORD	X
48	154		100	54B	130290	79	VOLVO	X
48	154		100	54C	130290	79	VOLKSWAGEX	
48	154		100	55C	130290	80	FORD	X
48	154		100	55B	130290	86	FORD	X
48	154		100	55A	130290	82	HONDA	X
48	154		100	56A	130290	84	MERCEDES	X
48	154		100	59B	130290	86	CADILLAC	X
48	154		100	81A	130290	86	VOLVO	X
48	154		100	81B	130290	80	BMW	X
48	154		100	83A	130290	83	PONTIAC	X
48	154		100	84B	130290	85	MERCURY	X
48	154		100	84A	130290	86	CADILLAC	X
48	154		100	85B	130290	74	MERCURY	X
48	154		100	86B	130290	86	FORD	X
48	154		100	87A	130290	80	MERCEDES	X
48	154		100	88C	130290	80	PONTIAC	X
48	154		100	89B	130290	81	CADILLAC	X
48	154		100	89C	130290	85	MAZDA	X
48	154		100	111C	130290	86	VOLVO	X
48	154		100	111A	130290	83	HONDA	X
48	154		100	111B	130290	81	CHEVROLETX	
48	154		100	113C	130290	85	DODGE	X
48	154		100	113B	130290	85	OLDS	X
48	154		100	114A	130290	86	TOYOTA	X
48	154		100	115B	130290	72	VOLVO	X
48	154		100	115A	130290	82	VOLKSWAGEX	
48	154		100	116C	130290	70	FORD	X
48	154		100	118B	130290	78	PLYMOUTH	X
48	154		100	118B	130290	84	SAAB	X
48	154		100	118B	130290	82	SUNBEAM	X
48	154		100	118A	130290	82	CHEVROLETX	

FIGURE 22

SAMPLE OF LIFE-STYLE 'CARS' DATA BASE

**IN SPITE OF APPEARING TO BE
'UP TO MY WAIST IN ALLIGATORS',
I HAVE NOT LOST SIGHT OF
PART II OF THIS STUDY - THE
PROPERTY ASSESSMENT PROCESS.**

**FIGURE 23 IS A SAMPLE PAGE FROM THE ASSESSOR'S FIELD DATA
DATA REPORT FOR R1, R2, AND R3 PROPERTIES.**

**IN PARALLEL, WITH CURRENT ACTIVITIES, THAT DATA BASE IS
SLOWLY BEING INPUT INTO A FIELD-DATA DATA BASE. PERIODICALLY,
THOSE DATA WILL BE SCREENED BY AN AUTOMATED ASSESSOR DATA
SURVEILLANCE SYSTEM, TO GENERATE DISCREPANCY REPORTS SUCH
SUCH AS THOSE SHOWN IN FIGURES 24, 25, AND 26.**

**THE DISCREPANCIES ARE BASED UPON ACTUAL DATA. ONE MAY QUESTION
THE CONCERN ABOUT 'NO BATHROOMS', BUT THE PROPERTY ASSESSMENT
MODEL USED BY THE RE-EVALUATION BOARD ASSESSES EACH BATHROOM
AT \$5,088 - REGARDLESS OF THE STATE OF MODERNIZATION. THEREFORE
THE PROPERTIES LISTED IN THE DISCREPANCIES MAY BE ASSESSED
LESS THAN THEY SHOULD BE.**

**UNIQUE DISCREPANCY REPORTS WILL BE GENERATED FOR EACH
DISCERNABLE ERROR.**

17-	6-	1	210	HURLEY ST		CV		65	C	C	95	1		101
17-	7-	1	206	HURLEY ST	3	CV	3D	60	D	C	100			105
17-	8-	1	203	HURLEY ST	2.3	CV	DT	55	D	C	90	1		101
17-	11-	1	177	THIRD ST	3	CV	3D	55	D	C		3		105
17-	12-	1	181	THIRD ST	2.4	CV	2F	65	C	C	95	2		104
17-	14-	1	193	THIRD ST	2.4	CV	2F	55	D	C		2		104
17-	15-	1	195	THIRD ST	2.4	CV	DX	65	C	C	95	2		104
17-	17-	1	121	CHARLES ST	2	CV	DT	65	C	C		3	408	105
17-	20-	1	139	CHARLES ST	2	CV	DX	65	C	C		1		101
17-	28-	1	91	CHARLES ST	2	CV	DT	65	C	D		1		101
17-	30-	1	192	THIRD ST	2	CV	DT	50	C	C	90	1		101
17-	31-	1	190	THIRD ST	2.9	CV	OT	65	C	C	95	3		105
17-	33-	1	176	THIRD ST	2	CV	DT	55	C	C	95	2		104
17-	34-	1	174	THIRD ST	2	CV	DT	65	C	C	90	1		101
17-	36-	1	105	SECOND ST	3	CV	3D	65	C	C		3		105
17-	52-	1	214	THIRD ST	2.4	CV	DT	55	D	C	95	0		101
17-	53-	1	212	THIRD ST	2	CV	RE	65	C	C	95	1		101
17-	54-	1	210	THIRD ST	2	CV	RW	65	C	C	95	1	1	101
17-	61-	1	66	HURLEY ST	3	CV	3D	65	C	C	95	3	400	105
17-	77-	1	206	THIRD ST	2	CV	RW	65	C	C	95	1		101
17-	79-	1	125	CHARLES ST	2	CV	DT	65	C	C	95	1	200	101
17-	80-	1	127	CHARLES ST	2	CV	DT	65	C	C	100	1	200	101
17-	81-	1	170	THIRD ST	2	CV	DT	65	C	C	90	1		101
17-	82-	1	42	LOPEZ AVE	2	CV	DT	55	D	C	95	2		104
17-	83-	1	42	LOPEZ AVE		E		60	D	C	95	2		104
18-	17-	1	44	SECOND ST	2	CV	RW	45	D	C		2		104
18-	18-	1	42	SECOND ST	2.5	CV	RW	55	C	C		1	1	101
18-	19-	1	40	SECOND ST	2.5	CV	RW	50	D	C		2		101
18-	20-	1	38	SECOND ST	2.5	CV	RW	55	C	C		2		104
18-	21-	1	36	SECOND ST	2	CV	RE	65	C	C	100	2		104
18-	25-	1	32	SECOND ST	2.3	CV	RW	55	D	C		2		104
18-	26-	1	30	SECOND ST	2	CV	RW	75	B	C		2		104
18-	53-	1	31	OTIS ST	3	CV	3D	65	C	C		3		105
18-	54-	1	34	SECOND ST	2.3	CV	RE	75	A	C		2		104
18-	70-	1	24	SPRING ST	3	CV	3D	55	D	C	95	3	324	105
18-	73-	1	46	SECOND ST	2	CV	RE	55	D	C		1		101
19-	14-	1	13	LOPEZ AVE	3	CV	3D	55	D	D		3		105
19-	15-	1	14	LOPEZ AVE	3	CV	SD	60	D	C	90	0		105
19-	16-	1	12	LOPEZ AVE	3	CV	SD	75	C	C	90	0		105
19-	25-	1	154	THIRD ST	3	CV	3D	65	C	C	95	2		104
19-	28-	1	158	THIRD ST	3	CV	3D	60	C	C	95	3		105
19-	29-	1	50	SPRING ST	3	CV	3D	65	C	C	95	2		104
19-	32-	1	9	LOPEZ AVE	2.3	CV	2F	65	C	C	95	1	200	104
19-	33-	1	11	EDWARD J LOPEZ AVE	2	CV	DT	70	C	C	95	1		101
19-	36-	1	134	THIRD ST	3	CV	3D	55	D	C	95	3		105
19-	43-	1	93								90	3		105
19-	45-	1	57								95	3		105
19-	54-	1	148								90	1		101
19-	55-	1	146								90	2		101
20-	17-	1	16									1		101
20-	18-	1	14									1		101
20-	38-	1	16								95	3		105
20-	80-	1	192											104
20-	90-	1	2								100	2		104
20-	94-	1	38	GORE ST	2	CV	DT	85	A	D		1		101
20-	100-	1	4	SECOND ST	2	CV	2F	65	C	C		1	1	101

FIGURE 23

SAMPLE OF ASSESSOR'S FIELD DATA FOR R1, R2, AND R3 PROPERTIES.

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ADR CONTROL NR: _____

CITY OF CAMBRIDGE, MA
AUTOMATED ASSESSOR DATA SURVEILLANCE SYSTEM
ASSESSMENT DISCREPANCY REPORT

PARCEL/ID NR: 17- 7-
ADDRESS: 206 HURLEY ST

1. DESCRIPTION OF DISCREPANCY: UNDER-ASSESSED PROPERTY

THE ASSESSOR'S FIELD DATA FOR THE 3-FAMILY HOME AT THE REFERENCE PARCEL/ID SHOWS THAT THE PROPERTY DOES NOT HAVE ANY BATHROOMS.

EITHER THE DATA IS INCORRECT AND THE PROPERTY IS UNDER-ASSESSED OR THE PROPERTY MAY BE IN VIOLATION OF STATE LAW.

INDICATE BELOW THE CORRECTIVE ACTION TAKEN ON THE DISCREPANCY AND THE IMPACT ON THE ASSESSED VALUE OF THE PROPERTY.

BY: CAMBRIDGE CITY MANAGER

DATE:

1. RESOLUTION OF DISCREPANCY: (CHECK ALL THAT APPLY)

THE PROPERTY DOES NOT HAVE ANY BATHROOMS.

THE DEPT OF HEALTH WAS NOTIFIED ON (DATE): _____

THE DATA IS IN ERROR.

REFER TO DCN NR: _____ FOR CORRECTIVE ACTION.

THE ASSESSED VALUE IS LOWERED/RAISED/NOT CHANGED (CIRCLE ONE)

IN THE AMOUNT OF: \$ _____

BY: AUTHORIZING OFFICIAL

DATE:

DISTRIBUTION: (UPON COMPLETION OF ACTION)

CAMBRIDGE CITY MANAGER

PROPERTY OWNER BY:

CERTIFIED MAIL #: _____ DATE: _____

FIGURE 24

AUTOMATED ASSESSMENT DISCREPANCY REPORT

48

ADR CONTROL NR: _____

CITY OF CAMBRIDGE, MA
AUTOMATED ASSESSOR DATA SURVEILLANCE SYSTEM
ASSESSMENT DISCREPANCY REPORT

PARCEL/ID NR: 17- 52-
ADDRESS: 214 THIRD ST

1. DESCRIPTION OF DISCREPANCY: UNDER-ASSESSED PROPERTY

THE ASSESSOR'S FIELD DATA FOR THE 1-FAMILY HOME AT THE REFERENCE PARCEL/ID SHOWS THAT THE PROPERTY DOES NOT HAVE ANY BATHROOMS.

EITHER THE DATA IS INCORRECT AND THE PROPERTY IS UNDER-ASSESSED OR THE PROPERTY MAY BE IN VIOLATION OF STATE LAW.

INDICATE BELOW THE CORRECTIVE ACTION TAKEN ON THE DISCREPANCY AND THE IMPACT ON THE ASSESSED VALUE OF THE PROPERTY.

BY: CAMBRIDGE CITY MANAGER

DATE:

1. RESOLUTION OF DISCREPANCY: (CHECK ALL THAT APPLY)

THE PROPERTY DOES NOT HAVE ANY BATHROOMS.

THE DEPT OF HEALTH WAS NOTIFIED ON (DATE): _____

THE DATA IS IN ERROR.

REFER TO DCN NR: _____ FOR CORRECTIVE ACTION.

THE ASSESSED VALUE IS LOWERED/RAISED/NOT CHANGED (CIRCLE ONE)

IN THE AMOUNT OF: \$ _____

BY: AUTHORIZING OFFICIAL

DATE:

DISTRIBUTION: (UPON COMPLETION OF ACTION)

CAMBRIDGE CITY MANAGER

PROPERTY OWNER BY:

CERTIFIED MAIL #: _____ DATE: _____

FIGURE 25

ADR CONTROL NR: _____

CITY OF CAMBRIDGE, MA
AUTOMATED ASSESSOR DATA SURVEILLANCE SYSTEM
ASSESSMENT DISCREPANCY REPORT

PARCEL/ID NR: 19- 16-
ADDRESS: 12 LOPEZ ST

1. DESCRIPTION OF DISCREPANCY: UNDER-ASSESSED PROPERTY

THE ASSESSOR'S FIELD DATA FOR THE 3-FAMILY HOME AT THE REFERENCE PARCEL/ID SHOWS THAT THE PROPERTY DOES NOT HAVE ANY BATHROOMS.

EITHER THE DATA IS INCORRECT AND THE PROPERTY IS UNDER-ASSESSED OR THE PROPERTY MAY BE IN VIOLATION OF STATE LAW.

INDICATE BELOW THE CORRECTIVE ACTION TAKEN ON THE DISCREPANCY AND THE IMPACT ON THE ASSESSED VALUE OF THE PROPERTY.

BY: CAMBRIDGE CITY MANAGER

DATE:

1. RESOLUTION OF DISCREPANCY: (CHECK ALL THAT APPLY)

THE PROPERTY DOES NOT HAVE ANY BATHROOMS.

THE DEPT OF HEALTH WAS NOTIFIED ON (DATE): _____

THE DATA IS IN ERROR.

REFER TO DCN NR: _____ FOR CORRECTIVE ACTION.

THE ASSESSED VALUE IS LOWERED/RAISED/NOT CHANGED (CIRCLE ONE)

IN THE AMOUNT OF: \$ _____

BY: AUTHORIZING OFFICIAL

DATE:

DISTRIBUTION: (UPON COMPLETION OF ACTION)

CAMBRIDGE CITY MANAGER

PROPERTY OWNER BY:

CERTIFIED MAIL #: _____ DATE: _____

FIGURE 26

AUTOMATED ASSESSMENT DISCREPANCY REPORT

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APPENDIX A

FINDINGS

THE RENT CONTROL BOARD'S PUBLIC ASSISTANCE PROGRAM IS NOT REGULATED.

DISCUSSION:

PAGE 1 OF THE RENT CONTROL HANDBOOK, INCLUDED HEREIN AS FINDING EXHIBIT 1-1, STATES THAT FREE PUBLIC ASSISTANCE IS AVAILABLE AT THE TIMES GIVEN. THE EXHIBIT FURTHER STATES, IN A CORRECT MANNER, THAT LANDLORDS AND TENANTS ARE URGED TO SEEK THE ADVICE OF AN ATTORNEY OR TO OBTAIN A WRITTEN RULING FROM THE BOARD.

HOWEVER, PAGE 3 OF THE SAME HANDBOOK, INCLUDED HEREIN AS FINDING EXHIBIT 1-2, STATES THAT REGISTRATION FILES MAY BE REVIEWED WITH A MEMBER OF THE RENT CONTROL BOARD STAFF SO THAT THE LEGAL SIGNIFICANCE OF EACH OF THESE DOCUMENTS MAY BE FULLY UNDERSTOOD.

ONLY AN ATTORNEY IS QUALIFIED TO ADVISE ON THE LEGAL SIGNIFICANCE OF A DOCUMENT. THE CHARTER OF THE RENT CONTROL DOES NOT INCLUDE THE DISPENSING OF LEGAL ADVICE.

FURTHERMORE, THROUGH TAX-PAYER MONITORING OF CONVERSATIONS BETWEEN PUBLIC ASSISTANTS AND TENANTS, IT WAS FOUND THAT THE LEGAL ADVICE BEING GIVEN BY THESE PUBLIC ASSISTANTS MAY NOT BE IN THE BEST INTERESTS OF NEITHER THE CITY OF CAMBRIDGE NOR THE PROPERTY TAX PAYERS OF THE CITY OF CAMBRIDGE - THOSE TAXPAYERS WHO ARE ULTIMATELY LIABLE FOR THE FINANCIAL CONSEQUENCES OF ACTIONS TAKEN BY TENANTS AND LANDLORDS, ACTIONS BASED UPON UNREGULATED LEGAL ADVICE OF CITY EMPLOYEES.

CORRECTIVE ACTION:

1. ENACT A RENT CONTROL BOARD REGULATION TO CONTROL THE ACTIVITIES OF PUBLIC ASSISTANTS.
2. KEY COVENANTS OF SUCH A REGULATION ARE:
 - PUBLIC ASSISTANCE ONLY AT PUBLIC COUNTER
 - NO ATTORNEY-CLIENT RELATIONSHIPS
 - REFER CODE-COMPLIANCE QUESTIONS TO DEPT OF HEALTH
 - PUBLIC ASSISTANCE LIMITED TO ANSWERING QUESTIONS REGARDING RENT CONTROL BOARD OPERATIONS AND ASSISTANCE IN USING (NOT FILLING OUT) THE PROPER FORM
 - ABSOLUTELY NO LEGAL ADVICE
3. PROVIDE VERBAL GUIDANCE TO PUBLIC ASSISTANTS ASAP.
4. RANDOM CITIZEN AUDITS TO ENSURE REGULATION COMPLIANCE.

I. INTRODUCTION

Rent Control was initially adopted in Cambridge in 1970 by the Cambridge City Council in response to a severe shortage of rental housing. Because of this shortage, and the lack of new construction of low and moderate income housing, the City chose to regulate rents and evictions so that tenants would not be forced out of their community by the rising cost of housing. The City Council voted in 1976 to keep these controls in place because the housing emergency still existed.

A. The Rent Control Board

The Cambridge Rent Control Board consists of five members, appointed by the City Manager. By tradition, two members are chosen to represent landlords, two to represent tenants, and the fifth, a single-family home-owner, is appointed as Chairperson. They meet every Wednesday night at the Rent Control Office to consider regulations governing rent control and to decide cases.

Rent control is administered on a daily basis by a staff of 25-30 members, who are available to assist landlords and tenants in filing various applications and petitions and to provide information about all controlled rental units in Cambridge (e.g. legal maximum rents, services included in the rent).

They provide free public assistance, either in person or by phone, Monday through Friday afternoons from 12:45-4:45 and in person on Wednesday evenings from 5:00-9:00. Landlords and tenants are urged not to rely solely on such public assistance but rather to seek the advice of an attorney or to obtain a written ruling from the Board. An index of important Rent Control Board and Court decisions organized by topic is also available for public review in the General Counsel's office upon appointment.

Owners are strongly urged not to assume that a particular property is exempt, but rather to seek from the Board a formal ruling of exemption from rent control for the property.

Registration forms are available at the Rent Control Office. The staff is prepared to assist any landlord in filling out these forms, which include a variety of essential information such as the number of units in the building, the number of rooms in each unit, and the services and appliances provided to each unit (e.g. heat, electricity, refrigerator, etc.). When a landlord moves, a Supplemental Registration form indicating the new address should be filed to enable the Board to communicate with the landlord. Similarly, any new owner of controlled rental property must also file a Supplemental Registration.

A registration file is maintained by the Board for each controlled rental property in the City. The registration file is a public record open for inspection by any interested party. This file should be the first point of reference for any property owner, prospective owner, tenant or other interested party with questions about a particular property. The file may contain many documents pertaining to the property such as initial and supplemental registration forms, notices of general and individual adjustments of rents granted to the property, and other notices of ruling affecting the legal status of the property. The registration file may be reviewed with a member of the Rent Control Board staff so that the legal and practical significance of each of these documents may be fully understood. Upon request, the Board will provide a computer printout indicating the legal maximum rents for each unit, the number of rooms in each unit, the services provided, and allowable additional charges, if any, for furniture and parking.

**THE RENT CONTROL BOARD DOES NOT
KNOW HOW MANY UNITS ARE UNDER
RENT-CONTROL.**

DISCUSSION:

A RECENT CITY-SPONSORED REPORT QUOTED A FIGURE OF 17,511 RENT-CONTROLLED UNITS IN THE CITY OF CAMBRIDGE.

THE RENT CONTROL BOARD MAINTAINS A COMPUTER PRINTOUT ON THE PUBLIC SERVICE COUNTER FOR USE BY THE GENERAL PUBLIC. THAT COMPUTER LISTING IS PURPORTED TO BE A LIST OF ALL RENT-CONTROLLED UNITS IN THE CITY OF CAMBRIDGE.

EXCLUDING THOSE UNITS THAT ARE DESIGNATED EXEMPT, A PHYSICAL COUNT OF THE UNITS LISTED IN THAT COMPUTER PRINTOUT YIELDS A TOTAL OF 18,949 RENT-CONTROLLED UNITS.

THIS ONE THOUSAND FOUR HUNDRED AND THIRTY EIGHT UNIT DISCREPANCY IS UNACCEPTABLE, PARTICULARLY SINCE THE RENT CONTROL BOARD OFFERS THE COMPUTER PRINTOUT FOR SALE TO THE GENERAL PUBLIC FOR \$300 AND A 3 - MONTH WAITING PERIOD.

THE FINDING THAT THE RENT CONTROL BOARD DOES NOT HAVE ACCURATE RECORDS MAY BE THE ROOT CAUSE OF RECENT NEWSPAPER ARTICLES REFERRING TO APPARENT DELAYS IN RENT CONTROL BOARD DECISIONS.

SINCE THE RENT CONTROL BOARD ONLY REACTS TO ACTIONS BROUGHT BEFORE THE BOARD BY TENANTS AND LANDLORDS, THE LACK OF A FORMAL MANAGEMENT PROCEDURE TO KEEP RECORDS UP-TO-DATE MIGHT REQUIRE STAFF INVESTIGATORS TO COMPLETELY RE-RESEARCH EACH CASE, EACH TIME - RESULTING IN DECISION DELAYS.

CORRECTIVE ACTION:

1. ESTABLISH A MANAGEMENT PLAN WHICH WILL RESULT IN THE EXACT DETERMINATION OF WHETHER OR NOT A UNIT IS UNDER RENT CONTROL. THE MANAGERIAL APPROACH MUST BE CAPABLE OF IDENTIFYING UNITS THAT ONCE MAY HAVE BEEN CONTROLLED, BUT ARE NOW OWNER OCCUPIED, AND/OR OTHERWISE EXEMPT.
2. UPDATE THE RENT CONTROL BOARD'S COMPUTER DATA BASE TO REFLECT THE TRUE STATUS OF ALL UNITS CURRENTLY CATEGORIZED AS CONTROLLED, BUT IN REALITY, ARE NOT.
3. ESTABLISH A MANAGEMENT PLAN TO BE ABLE TO DETERMINE WHEN A CHANGE IN THE RENT-CONTROLLED STATUS OF A UNIT HAS OCCURRED. SUCH A PLAN MIGHT REQUIRE COORDINATION WITH OTHER CITY DEPARTMENTS. THEREFORE, THE PLAN IS TO BE ENDORSED BY THE CITY MANAGER, AND APPROVED BY THE CITY COUNCIL.

ONLY 13% OF THE TENANTS OF TAX-SUBSIDIZED RENT-CONTROLLED UNITS ARE AGE 62 OR OLDER. THESE ELDERLY TENANTS OCCUPY ONLY 15% OF THE STOCK OF RENTAL UNITS.

DISCUSSION:

SECTION 1. OF THE 1976 ACT ENABLING THE CITY OF CAMBRIDGE TO CONTINUE TO CONTROL RENTS AND EVICTIONS, INCLUDED HEREIN AS FINDING EXHIBIT 3-1, STATES THAT A SERIOUS PUBLIC EMERGENCY EXISTS WITH RESPECT TO A SHORTAGE OF DECENT RENTAL HOUSING ACCOMODATIONS, ESPECIALLY FOR ELDERLY PEOPLE ON FIXED INCOMES.

MY RENT-CONTROLLED TENANT DATA BASE CONSISTS OF 19,450 TENANTS. 2,051 OF THOSE TENANTS DID NOT DISCLOSE THEIR BIRTHDATE. OUT OF THE REMAINING 17,399 TAX-SUBSIDIZED RENT-CONTROLLED TENANTS, ONLY 13 PERCENT ARE AGE 62 OR OLDER.

FURTHERMORE, OUT OF A DATA BASE OF 12,385 UNITS, ONLY 15 PERCENT OF THE RENT-CONTROLLED UNITS ARE OCCUPIED BY ELDERLY, AGE 62 OR OLDER.

IF THERE WERE NO ELDERLY LIVING IN RENT-CONTROLLED UNITS IN 1976, THEN THERE HAS BEEN ONLY A 13% INCREASE IN THE NUMBER OF ELDERLY TENANTS IN 11 YEARS.

IF MORE THAN 13% OF THE TENANTS OF RENT-CONTROLLED UNITS IN 1976 WERE ELDERLY, THEN THE ENABLING ACT HAS ACTUALLY CAUSED ELDERLY TO BE DISPLACED FROM THEIR RENTAL HOUSING.

THERE IS NO EVIDENCE TO JUSTIFY CONTINUED PROPERTY-TAX SUPPORT OF THE ENABLING ACT.

THE CITY OF CAMBRIDGE CANNOT ESTABLISH WHETHER OR NOT:

- THE EMERGENCY IS STILL PRESENT,
- THE EMERGENCY IS OVER, OR THAT
- THE EMERGENCY EVER EXISTED.

CORRECTIVE ACTION:

1. ESTABLISH A MANAGEMENT PLAN TO MONITOR THE EXISTENCE AND STATUS OF CONDITIONS WHICH LED TO THE ENABLING ACT OF 1976.

2. MY TENANT/RENT-CONTROL DATA BASE IS OF 1987 ORIGIN. A DATA BASE BASED ON THE YEAR OF THE ENABLING ACT, 1976, WOULD SHOW THE DIFFERENCE IN THE TOTAL AMOUNT OF ELDERLY IN THE CITY OF CAMBRIDGE BETWEEN 1976 AND 1987. A FURTHER COMPARISON COULD BE MADE BETWEEN THE NUMBER OF ELDERLY IN RENT-CONTROLLED UNITS IN 1976 VERSUS THE NUMBER OF ELDERLY IN RENT-CONTROLLED UNITS IN 1987.

COMPARING THE NUMBER OF ELDERLY IN THE 1976 STREET LISTINGS TO THE NUMBER OF ELDERLY IN THE 1987 STREET LISTING WOULD ESTABLISH THE GROWTH/DECLINE OF THE ELDERLY POPULATION IN THE CITY OF CAMBRIDGE. COMPARING THE NUMBER OF ELDERLY IN THE 1976 STREET LISTING WHO LIVED IN RENT-CONTROLLED UNITS TO THE NUMBER OF ELDERLY WHO LIVED IN RENT-CONTROLLED UNITS LISTED IN THE 1987 STREET LISTINGS WOULD SHOW THE GROWTH/DECLINE OF ELDERLY RENT-CONTROL TENANTS.

A COMPARISON OF THE RATIO OF RENT-CONTROLLED ELDERLY TO THE TOTAL NUMBER OF ELDERLY IN 1976 WOULD YIELD AN AN INDICATION OF THE EMERGENCY NATURE OF RENT CONTROL IN THE ENABLING YEAR OF 1976.

A SIMILAR COMPARISON UTILIZING 1987 STREET LISTING DATA WOULD PROVIDE AN OPPORTUNITY TO DETERMINE THE VALIDITY OF THE ALLEGED EMERGENCY.

Chapter 36

THE COMMONWEALTH OF MASSACHUSETTS

In the Year One Thousand Nine Hundred and Seventy-Six

AN ACT ENABLING THE CITY OF CAMBRIDGE TO CONTINUE TO CONTROL RENTS AND EVICTIONS. ENACTED MARCH 31, 1976.

Whereas, the City of Cambridge now desires and intends to continue its rent and eviction control program beyond the expiration of Chapter eight hundred forty-two of the Acts of 1970, as amended; and

Whereas, the deferred operation of this act would tend to defeat its purpose which is, in part, to alleviate certain effects of the severe shortage of rental housing in the City of Cambridge, which shortage has caused a serious emergency detrimental to the public peace, health, safety and convenience, therefore, this act is hereby declared to be an emergency law, necessary for the immediate preservation of the public peace, health, safety and convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Declaration of Emergency. The general court finds and declares that a serious public emergency exists with respect to the housing of a substantial number of the citizens in the City of Cambridge, which emergency has been created by housing demolition, deterioration of a substantial portion of the existing housing stock, insufficient new housing construction, increased costs of construction and finance, inflation, influx of young people and the desirability of Cambridge as a place to live, and which has resulted in a substantial and increasing shortage of decent rental housing accommodations especially for families of low and moderate income and for elderly people on fixed income and abnormally high rents; that unless residential rents and eviction of tenants are regulated and controlled, such emergency and the further inflationary pressures resulting therefrom will produce serious threats to the public health, safety and general welfare of the citizens of Cambridge and in other adjacent communities; that such emergency should be met by the Commonwealth immediately and with due regard for the right and responsibilities of the City of Cambridge.

**THIRTY-NINE PERCENT OF THE LAWYERS
IN THE CITY OF CAMBRIDGE LIVE IN
TAX-SUBSIDIZED RENT-CONTROLLED
UNITS.**

DISCUSSION:

FROM THE 1978 CAMBRIDGE STREET LISTING, I COUNTED 764 ENTRIES WHERE THE OCCUPANT GAVE AN OCCUPATION AS ATTORNEY OR LAWYER.

MY STUDY DATA BASE SHOWS THAT 298 LAWYERS IN THE CITY OF IN THE CITY OF CAMBRIDGE ARE LIVING IN TAX-SUBSIDIZED RENT-CONTROLLED UNITS.

SIMPLE ARITHMETIC SAYS THAT 39 PERCENT OF THE LAWYERS LIVING IN THE CITY OF CAMBRIDGE ARE LIVING IN TAX-SUBSIDIZED RENT-CONTROLLED UNITS.

CORRECTIVE ACTION:

1. DUE TO AN APPARENT HOUSING SHORTAGE IN THE CITY OF CAMBRIDGE, LAWYERS ARE USING THEIR SUPERIOR EARNING POWER, POLITICAL INFLUENCE, AND LEGAL POWER TO GAIN ACCESS TO RENTAL HOUSING ORIGINALLY TARGETED FOR LOW AND MODERATE INCOME RENTERS.

THE CAMBRIDGE CITY COUNCIL MUST PUT PRESSURE ON DEVELOPERS TO BUILD MORE HIGH-INCOME RENTAL UNITS SO THAT HIGH-INCOME RENTERS WILL NOT HAVE TO TAKE OVER LOW AND MODERATE INCOME HOUSING.

THIRTY-TWO PERCENT OF THE DOCTORS
IN THE CITY OF CAMBRIDGE LIVE IN
TAX-SUBSIDIZED RENT-CONTROLLED
UNITS.

DISCUSSION:

FROM THE 1978 CAMBRIDGE STREET LISTING, I COUNTED 768 ENTRIES WHERE THE OCCUPANT GAVE AN OCCUPATION REQUIRING A MEDICAL DEGREE (DOCTOR, MD, SURGEON, ETC). MY STUDY DATA BASE SHOWS THAT THERE ARE 246 DOCTORS LIVING IN TAX-SUBSIDIZED RENT-CONTROLLED UNITS.

SIMPLE ARITHMETIC SAYS THAT 32 PERCENT OF THE DOCTORS LIVING IN THE CITY OF CAMBRIDGE ARE LIVING IN TAX-SUBSIDIZED RENT-CONTROLLED UNITS.

CORRECTIVE ACTION:

1. DUE TO AN APPARENT HOUSING SHORTAGE IN THE CITY OF CAMBRIDGE, DOCTORS ARE USING THEIR SUPERIOR EARNING POWER AND POLITICAL INFLUENCE TO GAIN ACCESS TO RENTAL HOUSING ORIGINALLY TARGETED FOR LOW AND MODERATE INCOME RESIDENTS.

THE CAMBRIDGE CITY COUNCIL MUST PUT PRESSURE ON DEVELOPERS TO BUILD MORE HIGH-INCOME RENTAL UNITS SO THAT HIGH-INCOME RENTERS WILL NOT HAVE TO TAKE OVER LOW AND MODERATE INCOME HOUSING.

THERE ARE ONLY 347 FAMILIES
LIVING IN A TOTAL OF 12,385
RENT-CONTROLLED UNITS.

DISCUSSION:

I HAVE DEFINED A FAMILY IN THE TRADITIONAL SENSE, THAT IS,
A MOTHER, A FATHER, AND AT LEAST ONE SON OR DAUGHTER.

THE DATA SHOWS THAT ONLY 2.8 PERCENT OF RENT-CONTROLLED UNITS
ARE OCCUPIED BY SUCH FAMILIES.

FURTHERMORE, ONLY 2.6 PERCENT OF RENT-CONTROLLED UNITS ARE
OCCUPIED BY HOUSEHOLDS CONSISTING OF ONLY A MOTHER WITH A
SON AND/OR DAUGHTER.

ONLY 0.9 PERCENT OF RENT-CONTROLLED UNITS ARE OCCUPIED BY
HOUSEHOLDS CONSISTING OF ONLY A FATHER WITH A SON AND/OR
A DAUGHTER.

IT IS UNDERSTOOD THAT THE CAMBRIDGE STREET LISTING CONTAINS
DATA ON CHILDREN AGE 17 OR OVER, BUT ADDITION OF THE
'CHILDREN' DATA BASE WILL RESOLVE THAT ISSUE.

14 PERCENT OF TAX-SUBSIDIZED
RENT-CONTROLLED UNITS ARE
COLLEGE STUDENTS.

DISCUSSION:

SECTION 1. OF THE 1976 ACT ENABLING THE CITY OF CAMBRIDGE TO CONTINUE TO CONTROL RENTS AND EVICTIONS, DOES NOT MENTION HOUSING FOR PRIVATE SCHOOLS, SUCH AS MIT, HARVARD, AND BOSTON UNIVERSITY AS CONSTITUTING AN EMERGENCY CONDITION.

THERE ARE 1,042 MIT STUDENTS LIVING IN CAMBRIDGE RENTAL HOUSING. 414 OF THOSE STUDENTS LIVE IN TAX-SUBSIDIZED RENT-CONTROLLED UNITS. 80 MORE STUDENTS GAVE POST OFFICE AS THEIR ADDRESS, SO I DO NOT KNOW WHERE THEY LIVE.

THERE ARE 406 BOSTON UNIVERSITY STUDENTS LIVING IN CAMBRIDGE HOUSING. 5 LIVE IN MIT HOUSING, 3 HAVE POST OFFICE BOXES, AND THE REMAINING 171 STUDENTS LIVE IN TAX-SUBSIDIZED RENT-CONTROLLED HOUSING.

I WAS UNABLE TO GAIN ACCESS TO HARVARD HOUSING RECORDS, BUT FINDING EXHIBIT 7-1 SAYS THAT HARVARD HOUSING CAN TAKE CARE OF APPROXIMATELY 15 PERCENT OF HARVARD'S GRADUATE STUDENTS.

THE HARVARD COMMUNITY AFFAIRS OFFICE ADVISED THAT THERE WERE 9,998 GRADUATE STUDENTS AT HARVARD. THAT MEANS THAT 8,500 OF HARVARD'S GRADUATE STUDENTS HAVE TO FIND HOUSING IN THIS AREA.

WE CAN MAKE SOME ASSUMPTIONS. 40 PERCENT OF THE MIT STUDENTS LIVING IN CAMBRIDGE LIVE IN RENT-CONTROLLED HOUSING. 42 PERCENT OF THE BU STUDENTS LIVING IN CAMBRIDGE LIVE IN RENT-CONTROLLED UNITS. IF THERE ARE 8,500 HARVARD GRADUATE STUDENTS LIVING IN CAMBRIDGE, THEN WE CAN MAKE THAT STATEMENT THAT APPROXIMATELY 40 PERCENT OR 3,400 HARVARD GRADUATE STUDENTS ARE LIVING IN TAX-SUBSIDIZED RENT-CONTROLLED UNITS.

IS 40 PERCENT TOO HIGH? THEN USE 10 PERCENT - THAT IS STILL 850 HARVARD GRADUATE STUDENTS LIVING IN TAX-SUBSIDIZED RENT-CONTROLLED UNITS.

62

THE CITY OF CAMBRIDGE DOES
NOT KNOW THE DOLLAR AMOUNT OF
THE RENT-CONTROL TAX SUBSIDY.

DISCUSSION:

1. SINCE THE CITY OF CAMBRIDGE TAXES RENT CONTROL PROPERTY BASED UPON RENTAL CASH FLOW AND NOT THE MARKET VALUE OF THE PROPERTY, THE CITY FINANCIAL MANAGERS ARE NOT ABLE TO STATE WHAT THE COST OF RENT-CONTROL MEANS TO THE CITY OF CAMBRIDGE.

FURTHERMORE, A STATE OF UNEQUAL TAXATION EXISTS. OWNERS OF ONE, TWO, AND THREE FAMILY HOMES ARE ASSESSED AT FULL MARKET VALUE REGARDLESS OF WHETHER OR NOT THE PROPERTY IS UNDER RENT CONTROL. THIS MEANS THAT THOSE HOMEOWNERS ARE NOT ONLY PAYING TAXES ON 100% VALUE, BUT THAT THOSE HOMEOWNERS ARE ACTUALLY SUBSIDIZING THEIR RENT-CONTROLLED TENANTS OUT OF OWN POCKETS. IN ADDITION, THOSE HOMEOWNERS ARE SUFFERING A HIGHER RATE OF TAXATION BECAUSE THEY ALSO HAVE TO SUBSIDIZE TENANTS IN UNITS OF 4 FAMILIES OR MORE!

CORRECTIVE ACTION:

1. THE CAMBRIDGE CITY COUNCIL MUST REGAIN CONTROL OVER THE EXPENDITURE OF PROPERTY TAX DOLLARS.

ALL PROPERTY MUST BE ASSESSED AT 100% VALUATION. THEN, OWNER OF PROPERTIES THAT ARE UNDER RENT-CONTROL, INCLUDING 1, 2 AND 3-FAMILY HOMES, CAN APPLY FOR RENT-CONTROL EXEMPTIONS.

IN THIS MANNER, THE CITY OF CAMBRIDGE CAN ADD-UP THE EXEMPTIONS AND FIND OUT EXACTLY THE PROPERTY TAX COST OF RENT CONTROL.

THIS APPROACH HAS AN ADDED BENEFIT. THE RENT-CONTROL BOARD WOULD FIND OUT HOW MANY UNITS WERE REALLY UNDER RENT-CONTROL. EXEMPTION APPLICATIONS WOULD BE PROCESSED VIA THE RENT-CONTROL BOARD WHO WOULD MATCH THEIR RECORDS AGAINST THE EXEMPTION APPLICATIONS.

APPLICATIONS THAT DID NOT MATCH RENT-CONTROL BOARD RECORDS WOULD BE THE SUBJECT OF A FIELD AUDIT - SHOULD OR SHOULD NOT THAT PROPERTY BE UNDER RENT-CONTROL.

CONVERSELY, IF EXEMPTION APPLICATIONS WERE NOT RECEIVED BY THE APPLICATION DEADLINE, THE RENT-CONTROL BOARD WOULD KNOW THAT A UNIT LISTED AS CONTROLLED MAY HAVE BEEN TAKEN OFF - ILLEGALLY OR OTHERWISE.

Using

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The Cambridge Housing Market

Finding housing in Cambridge, especially in the areas closest to Harvard University, is a challenging task. Like housing in most urban areas in the northeastern United States, housing in Cambridge tends to be expensive and scarce. However, it is not impossible to find. It simply takes time and patience to understand this unique area and to locate the type of housing that is suited to your needs.

Cambridge, a densely populated city of over 95,000 inhabitants within 7.14 square miles, is located directly across the Charles River from Boston. Both Cambridge and Boston are very desirable cities in which to live because of the unique combination of educational, cultural, recreational, business, medical, and high-tech facilities that they offer.

The housing stock in Cambridge is diverse in age and character. It includes large stucco, brick, or stone apartment buildings, some freestanding, others in rows in commercial areas with the lower floors leased to commercial establishments; two-, three-, and multi-family, wood-frame houses; large, expensive, historic, single-family homes; and condominiums, either new or conversions of multi-family homes, masonry apartment buildings, or old commercial buildings.

Apartments or rooms for rent are found in all of these types of buildings.

Although most of these units are leased through individuals or real estate brokers, Harvard University owns and leases over 2,300 apartment units in Cambridge. Nearly 1,600 of these units are leased exclusively to Harvard affiliates, i.e., faculty, staff, and students of the University, and another 750 are leased to both affiliates and non-affiliates, i.e., people who are *not* faculty or students of Harvard. These latter units are "open housing" because they are open to non-affiliates. They are under the City of Cambridge Rent Control Regulations.

These Cambridge units are part of a diversified development for the area. Other properties adjoining the in Boston, are managed by Harvard Real Estate, Inc. (HRE), a subsidiary of Harvard University founded in 1978 to provide professional management and marketing for Harvard's properties.

The Harvard Housing Office, located at 7 Holyoke Street, Cambridge, Massachusetts, is the division of HRE that is the leasing agent for the 2,300 affiliated and open housing units in Cambridge.

The Housing Office receives over 40,000 visitors annually who are seeking housing. The majority of these people are Harvard affiliates applying to the waiting list for one of the 1,600 affiliated housing units that are located in the twelve apartment complexes in the Cambridge/Somerville area and one across the Charles River in Boston next to the Harvard Business School.

These affiliated housing complexes provide housing for approximately 15 percent of Harvard's graduate student population and about 2 percent of the faculty. Annually the Housing Office receives over 3,000 applications for these units, about half of which become available each year as students move after graduating.

To assist the remaining affiliates in their search for housing, the Housing Office also provides bulletin boards for individuals and real estate brokers to post listings of apartments available in Cambridge and the surrounding areas. These listings are exclusively for the use of affiliates.

Both affiliates and non-affiliates may apply to the waiting list for the open-housing units. Although only a few dozen of these units become available each year, the Housing Office receives over 1,000 applications.

When looking for housing in any area, it is important to get a feel for the types of housing available, the neighborhoods in which the type of housing that you want is found, and the costs involved.

Although the legwork and most of the research must be done by the individual who needs housing, the Housing Office provides the following information: listing of affiliated housing, listing of open housing units *not* owned by Harvard, advice for faculty on real estate listings for sale and work opportunities in Cambridge and the surrounding areas, and the Housing Office also provides two additional services for affiliates of Harvard and

non-affiliates: leasing of open housing (apartments under Cambridge rent control regulations) and space to post descriptions of apartments for rent and homes for sale.

FINDING EXHIBIT 7-1



2. THIS ABOVE PROCESS WOULD ANSWER 'HOW MUCH' AND 'HOW MANY'. THE NEXT STEP IS 'WHO', WHICH GETS INTO THE ISSUING OF RENT-CONTROLLED ELIGIBILITY CERTIFICATES ISSUED BY THE EXPERTS IN DETERMINING ELIGIBILITY, THE CAMBRIDGE HOUSING AUTHORITY. THESE ELIGIBILITY CERTIFICATES WOULD CONTAIN SUCH LIMITING RESTRICTIONS AS THE NUMBER OF ROOMS THAT CAN OCCUPIED, THE MINIMUM RENT QUALIFIED FOR THAT WOULD KEEP SOMEONE WHO QUALIFIES FOR \$1,700 PER MONTH RENT OUR OF A 8-ROOM \$777 PER MONTH UNIT, AND LIKEWISE, THE MAXIMUM RENT QUALIFIED FOR THAT WOULD KEEP AN APPROPRIATE BALANCE BETWEEN THE COST OF THE RENTAL UNIT AND THE RENTER'S ABILITY TO PAY.

OF COURSE, COLLEGE STUDENTS, NOT HOLDING A FULL TIME JOB, WOULD NOT HAVE AN INCOME AND THEREFORE WOULD NOT QUALIFY FOR ANY TAX-SUBSIDIZED RENTAL UNIT.

PRIVATE UNIVERSITIES WOULD HAVE TO PROVIDE HOUSING FOR THEIR STUDENTS - CERTAINLY NOT THE TAXPAYERS OF CAMBRIDGE, MA.



City of Cambridge

27.

IN CITY COUNCIL

January 25, 1988

COUNCILLOR DUEHAY

ORDERED: That the City Clerk be and hereby is requested to provide copies of the report entitled Rent Control and Property Taxation, as prepared by Arthur Maringas to the Board of Assessors and to the Rent Control Board for comments and recommendations.

In City Council January 25, 1988.
Adopted by the affirmative vote of 8 members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton
Joseph E. Connarton, City Clerk.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Kevin T. McDevitt, Chairman, Board of Assessors
D. Margaret Drury, Director, Rent Control Board

Date January 27, 1988

From John E. Flynn, Deputy City Clerk *JEF*

Reference

Subject Review of enclosed report entitled Rent Control
and Property Taxation

Enclosed you will find a copy of an order, introduced by Councillor Francis Duehay and adopted by the City Council at its regular meeting of Monday, January 25, 1988 relative to the report of Arthur Maringas entitled Rent Control and Property Taxation. Said order requesting that Mr. Maringas' report (also enclosed) be forwarded to your respective offices for comments and recommendations.

Your very kind attention in this matter will be greatly appreciated by the City Council.

JEF/mh

Enclosures: City Council Order No. 27 of 1/25/88
"Rent Control and Property Taxation"

Councillor Dwyer

#27

Jan. 25, 1988

Resolved:

That the City Clerk be and hereby
is requested to provide copies of the report
entitled Plant Control and Property Taxation
as prepared by Arthur Marinas to
the Board of Assessors and to the Plant Control
Board for comments and recommendations.

A V U



City of Cambridge

27.
IN CITY COUNCIL

January 25, 1988

COUNCILLOR DUEHAY

ORDERED: That the City Clerk be and hereby is requested to provide copies of the report entitled Rent Control and Property Taxation, as prepared by Arthur Maringas to the Board of Assessors and to the Rent Control Board for comments and recommendations.

In City Council January 25, 1988.
Adopted by the affirmative vote of 8 members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk.

Order #27

S-27

C.Duehay order re: City Clerk to provide copies of the report entitled Rent Control and Property Taxation as prepared by Arthur Maringas to the Board of Assessors & the Rent Control Board for comments & recommendations. (copy of report filed with the order)

In City Council,

January 25, 1988.

C. Duehay
A
v/v
COMMUNICATIONS & INFO
CITY OF SAN DIEGO

FORA.

STAFF: C. J. G. 11/11/88