

MOTION FOR RECONSIDERATION SUBMITTED BY COUNCILLOR

Graham

11/17/81

Date

Resolution

Councillor David Sullivan and Councillor Graham have notified the City Clerk of their intention to move Reconsideration of the vote of the City Council on November 16, 1981 adopting a resolution indicating that it is the policy of the Cambridge City Council that the units located at 36-42 Linnaean Street and 4-6 Washington Avenue be exempted from Ordinance Number 966, requiring removal permits to permit the current tenants at these addresses to owner/occupy his or her own unit under the authority of the Massachusetts General Laws, Chapter 43, Section 104.

David E. Sullivan
Sandra Graham

Signature

Calendar #15

City of Cambridge

MASSACHUSETTS

In City Council

Nov 23

1981

*Motion by Councilor David Sullivan
to move Reconsideration on the
Vote of the City Council of Nov 16 1981*

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane		✓		
Mr. Thomas W. Danehy		✓		
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell		✓		
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan			✓	
Mr. Alfred Vellucci		✓		
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay			✓	
	<i>3</i>	<i>4</i>	<i>2</i>	

*MOTION TO RECONSIDER FAILS
REVOLUTION RE LINNACON and
WASHINGTON STREET LANDS CONVERSION*

City of Cambridge

MASSACHUSETTS

In City Council

11/16

198 1

Resolution Adopted -

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham		✓		
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan		✓		
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie		✓		
Mayor Francis H. Duehay		✓		

5 4 0

Reconsideration moved by E. Ferraro -



City of Cambridge

CALENDAR ITEM NO. 15

IN CITY COUNCIL

November 16, 1981

COUNCILLOR VELLUCCI

RESOLUTION PERTAINING TO CERTAIN TENANTS
OF 36-42 LINNAEAN STREET AND 4-6 WASHINGTON AVENUE
CAMBRIDGE, MASSACHUSETTS

- WHEREAS: All tenants residing at the two above addresses received notice on July 6, 1981, from an outside developer to the effect that he had entered into an agreement with the common owner of the two buildings to which all 106 rental units at the above premises would be converted to condominiums and sold by the developer on or before July 30, 1981; and
- WHEREAS: Investigation by tenants convinced them that there was no way to retain these premises as rental units and no alternative to condominium conversion existed; and that without tenant initiative these units would be owned by a collection of outside investors whose interest and willingness to improve and maintain the property was very doubtful; and
- WHEREAS: Therefore, the tenants of said buildings organized, formed a steering committee, polled the residents, and consulted with other Cambridge tenants whose buildings had undergone conversion and consulted with the Rent Control Board; and
- WHEREAS: It was the concensus of the vast majority of tenants of said premises that the only way to protect their interests was to control the conversion process themselves by negotiating with the developer an arrangement allowing the tenants to buy out the developer and conduct the conversion themselves; and
- WHEREAS: Such an arrangement was worked out between the developer and the tenants on July 23, 1981, conditional on securing permanent financing by November 20, 1981; and
- WHEREAS: Pursuant to this arrangement each tenant was offered his/her unit at cost plus \$3,000 to be set aside for repairs and improvements, with the result that the tenant negotiated purchase price was lower than what had been

offered to tenants by the developer; and it also included a "set aside" for improvements that was 200% greater than the developers; and

WHEREAS: When the City Council adopted Ordinance 926 in August 1979, it was the intent of the Council to allow tenants to purchase their units as condominiums; and

WHEREAS: Out of 63 units occupied by pre-August 10, 1979 tenants in 30 of those units have bought their own apartments; and out of the 43 units occupied by post-August 10, 1979 tenants, tenants in 28 units have sought permits from the Cambridge Rent Control Board to owner-occupy their apartments; and

WHEREAS: If the permit applicants residing in these 28 units are not allowed to buy and owner-occupy their units, the tenants would not have majority control of the association and therefore the principal purpose of their effort would be lost; and

WHEREAS: The permit applicants have appeared before a Rent Control Board hearing examiner on three occasions: August 19, September 11, and September 25; and their request to owner-occupy their units have been supported in testimony, two petitions and numerous letters by other tenants as well as other tenant buyers, all of which is part of the Rent Control Board record, but no decision has as yet been reached; and

WHEREAS: Due to the complex financial arrangement which the tenants had to be accept in order to be able to oversee their own conversion, the tenant buyers absolutely must meet a November 20, 1981, deadline by which they must have permanent financing in place, the securing of which is directly tied to the ability of the tenants of all 58 units (30 pre-1979 and 28-post 1979) to owner-occupy their units and control their association; and

WHEREAS: The tenants have obtained estimates from competent contractors and developers that the properties in question are in need of immediate renovation costing in excess of \$300,000, but if the post-August 1979 tenants of said 28 units are not allowed to owner-occupy their units, most such units are likely to revert back to the developer who has already indicated that he will not supply the necessary funds to carry out these renovations; and

WHEREAS:

There are pre-August 1979 tenants in 33 units who did not choose to buy and occupy their units, although they were eligible to do so, and all of whose units were bought by investors, had all of these pre-August 1979 tenants chosen to buy, there would be 63 fully legal condominium units in these premises; and

WHEREAS:

If the tenants who are asking permits are allowed to owner-occupy the 28 units in question, the number of owner-occupied units would total 58, which does not exceed the total number of units (63) occupied by pre-August 1979 tenants who were eligible at the time of conversion to owner-occupy their units; this is to say that if tenants are allowed to owner-occupy 58 units, as is their desire, the number of rent controlled apartments that will remain (48) is still in excess of the maximum potential number of rental units (43) that would have been possible under the existing law at the time of conversion; and

WHEREAS:

The conversion process has been an extraordinary creative and thoughtful one carried out by and for tenants under extreme time pressures; and under which no tenant has or shall be displaced; and whereas it is clearly in the interest of all residents (owners and tenants) and the City that resident control by present tenants of the properties in question be permitted and indeed encouraged; and

WHEREAS:

It is believed that the foregoing combination of unusual circumstances is unique to these premises and granting exceptions for the 28 units in question would therefore not adversely affect the future enforcement of the applicable City Ordinance and regulations; and whereas the granting of the 28 exceptions sought would not adversely affect the Cambridge rental housing stock, first because there is no way to reconvert these premises to landlord-controlled rental housing; these units are and will remain condominiums irrespective of whether the tenants or outside investors control the conversion process and the association; and second because the exceptions will not create a greater number of owner-occupants than the 63 permitted by the Ordinance; and

WHEREAS:

It is essential that the post-August 10 1979 tenants be allowed to owner-occupy promptly the 28 units in question so that

- ...tenant buyers can control the association and therefore the destiny of all residents
- ...permanent financing for all tenant buyers can be obtained before the deadline
- ...the existing sense of community can be preserved and protected
- ...essential repairs and renovations can be adequately and properly carried out

now therefore be it

RESOLVED:

That it is the policy of the Cambridge City Council that the following units be exempted from Ordinance 966 of the City of Cambridge insofar as absent such exemption removal permits would be required to permit the current tenant to owner-occupy his/her unit:

Units to be Exempted
Linnaean Street

Name of Tenant

36-1	Stephen and Louise Lewis
36-2	Nicholas Moughis
36-5	Michael Glenn
36-8	Lisa Jacobson
36-12A	Martha Topol
38-2	Jayne Wildermuth
38-3	John Reinstein
38-4	Rob Adelberg
38-6	Betty Arnquist
36-6	William Welch
38-12A	Marty Weinstock
38-15	Susan Kaufman
40-4	Geof Simons & P. Zaremba-Simons
40-5	Lucie Searle
40-12A	Emily Bailen
40-14	Sylvia Darrow
42-4	Valerie Zimmer
42-7	Diane and William Bartley

Units to be Exempted
Washington Avenue

4-3
4-6
4-9
4-12
4-19
6-7
6-10
6-11
6-12A
6-16

Name of Tenant

Amy Gray and Ann Jones
Steven Heikin
Jeong-hyeon Lee
Joan Goldberg
William Hanlon
Robert Farragher
David Jerison
Ann Sotan
Martha Heintz
Linda Dias

and be it

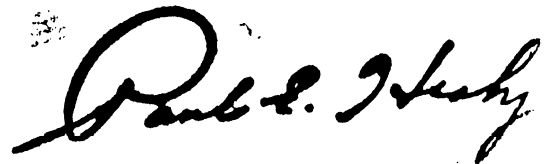
RESOLVED:

Pursuant to Massachusetts General Laws, Chapter 43,
Section 104 that this resolution be effected.

In City Council November 16, 1981.
Adopted by a yea and nay vote:-
Yeas 5; Nays 4; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





City of Cambridge

IN CITY COUNCIL

November 9, 1981

COUNCILLOR VELLUCCI

RESOLUTION PERTAINING TO CERTAIN TENANTS
OF 36-42 LINNAEAN STREET AND 4-6 WASHINGTON AVENUE
CAMBRIDGE, MASSACHUSETTS

- WHEREAS: All tenants residing at the two above addresses received notice on July 6, 1981, from an outside developer to the effect that he had entered into an agreement with the common owner of the two buildings to which all 106 rental units at the above premises would be converted to condominiums and sold by the developer on or before July 30, 1981; and
- WHEREAS: Investigation by tenants convinced them that there was no way to retain these premises as rental units and no alternative to condominium conversion existed; and that without tenant initiative these units would be owned by a collection of outside investors whose interest and willingness to improve and maintain the property was very doubtful; and
- WHEREAS: Therefore, the tenants of said buildings organized, formed a steering committee, polled the residents, and consulted with other Cambridge tenants whose buildings had undergone conversion and consulted with the Rent Control Board; and
- WHEREAS: It was the concensus of the vast majority of tenants of said premises that the only way to protect their interests was to control the conversion process themselves by negotiating with the developer an arrangement allowing the tenants to buy out the developer and conduct the conversion themselves; and
- WHEREAS: Such an arrangement was worked out between the developer and the tenants on July 23, 1981, conditional on securing permanent financing by November 20, 1981; and
- WHEREAS: Pursuant to this arrangement each tenant was offered his/her unit at cost plus \$3,000 to be set aside for repairs and improvements, with the result that the tenant negotiated purchase price was lower than what had been

offered to tenants by the developer; and it also included a "set aside" for improvements that was 200% greater than the developers; and

WHEREAS: When the City Council adopted Ordinance 926 in August 1979, it was the intent of the Council to allow tenants to purchase their units as condominiums; and

WHEREAS: Out of 63 units occupied by pre-August 10, 1979 tenants in 30 of those units have bought their own apartments; and out of the 43 units occupied by post-August 10, 1979 tenants, tenants in 28 units have sought permits from the Cambridge Rent Control Board to owner-occupy their apartments; and

WHEREAS: If the permit applicants residing in these 28 units are not allowed to buy and owner-occupy their units, the tenants would not have majority control of the association and therefore the principal purpose of their effort would be lost; and

WHEREAS: The permit applicants have appeared before a Rent Control Board hearing examiner on three occasions: August 19, September 11, and September 25; and their request to owner-occupy their units have been supported in testimony, two petitions and numerous letters by other tenants as well as other tenant buyers, all of which is part of the Rent Control Board record, but no decision has as yet been reached; and

WHEREAS: Due to the complex financial arrangement which the tenants had to be accept in order to be able to oversee their own conversion, the tenant buyers absolutely must meet a November 20, 1981, deadline by which they must have permanent financing in place, the securing of which is directly tied to the ability of the tenants of all 58 units (30 pre-1979 and 28-post 1979) to owner-occupy their units and control their association; and

WHEREAS: The tenants have obtained estimates from competent contractors and developers that the properties in question are in need of immediate renovation costing in excess of \$300,000, but if the post-August 1979 tenants of said 28 units are not allowed to owner-occupy their units, most such units are likely to revert back to the developer who has already indicated that he will not supply the necessary funds to carry out these renovations; and

WHEREAS:

There are pre-August 1979 tenants in 33 units who did not choose to buy and occupy their units, although they were eligible to do so, and all of whose units were bought by investors, had all of these pre-August 1979 tenants chosen to buy, there would be 63 fully legal condominium units in these premises; and

WHEREAS:

If the tenants who are asking permits are allowed to owner-occupy the 28 units in question, the number of owner-occupied units would total 58, which does not exceed the total number of units (63) occupied by pre-August 1979 tenants who were eligible at the time of conversion to owner-occupy their units; this is to say that if tenants are allowed to owner-occupy 58 units, as is their desire, the number of rent controlled apartments that will remain (48) is still in excess of the maximum potential number of rental units (43) that would have been possible under the existing law at the time of conversion; and

WHEREAS:

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WHEREAS:

It is believed that the foregoing combination of unusual circumstances is unique to these premises and granting exceptions for the 28 units in question would therefore not adversely affect the future enforcement of the applicable City Ordinance and regulations; and whereas the granting of the 28 exceptions sought would not adversely affect the Cambridge rental housing stock, first because there is no way to reconvert these premises to landlord-controlled rental housing; these units are and will remain condominiums irrespective of whether the tenants or outside investors control the conversion process and the association; and second because the exceptions will not create a greater number of owner-occupants than the 63 permitted by the Ordinance; and

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36-6	William Welch
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40-14	Sylvia Darrow
42-4	Valerie Zimber
42-7	Diane and William Bartley

Units to be Exempted
Washington Avenue

Name of Tenant

4-3	Amy Gray and Ann Jones
4-6	Steven Heikin
4-9	Jeong-hyeon Lee
4-12	Joan Goldberg
4-19	William Hanlon
6-7	Robert Farragher
6-10	David Jerison
6-11	Ann Sotan
6-12A	Martha Heintz
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and be it

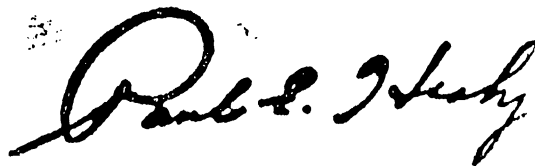
RESOLVED:

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In City Council November 16, 1981.
Adopted by a yea and nay vote:-
Yeas 5; Nays 4; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



RECONSIDERATION FILED BY COUNCILLOR DAVID SULLIVAN AND COUNCILLOR GRAHAM



City of Cambridge

IN CITY COUNCIL

November 9, 1981

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- WHEREAS:** Therefore, the tenants of said buildings organized, formed a steering committee, polled the residents, and consulted with other Cambridge tenants whose buildings had undergone conversion and consulted with the Rent Control Board; and
- WHEREAS:** It was the concensus of the vast majority of tenants of said premises that the only way to protect their interests was to control the conversion process themselves by negotiating with the developer an arrangement allowing the tenants to buy out the developer and conduct the conversion themselves; and
- WHEREAS:** Such an arrangement was worked out between the developer and the tenants on July 23, 1981, conditional on securing permanent financing by November 20, 1981; and
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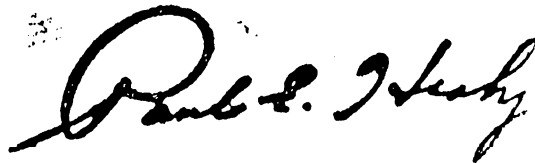
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38-3	John Reinstein
38-4	Rob Adelberg
38-6	Betty Arnquist
36-6	William Welch
38-12A	Marty Weinstock
38-15	Susan Kaufman
40-4	Geof Simons & P. Zaremba-Simons
40-5	Lucie Searle
40-12A	Emily Bailen
40-14	Sylvia Darrow
42-4	Valerie Zimmer
42-7	Diane and William Bartley

Units to be Exempted
Washington Avenue

Name of Tenant

4-3	Amy Gray and Ann Jones
4-6	Steven Heikin
4-9	Jeong-hyeon Lee
4-12	Joan Goldberg
4-19	William Hanlon
6-7	Robert Farragher
6-10	David Jerison
6-11	Ann Sotan
6-12A	Martha Heintz
6-16	Linda Dias

and be it

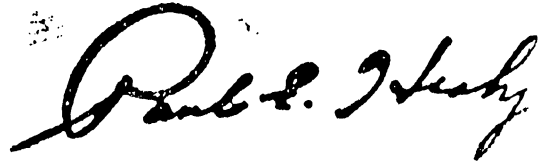
RESOLVED:

Pursuant to Massachusetts General Laws, Chapter 43,
Section 104 that this resolution be effected.

In City Council November 16, 1981.
Adopted by a yea and nay vote:-
Yeas 5; Nays 4; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



RECONSIDERATION FILED BY COUNCILLOR DAVID SULLIVAN AND COUNCILLOR GRAHAM



City of Cambridge

Councillor Velloni

~~COUNCILLOR W. SULLIVAN~~

CALENDAR ITEM NO. 8

IN CITY COUNCIL

October 19, 1981

RESOLUTION PERTAINING TO CERTAIN TENANTS
OF 36-42 LINNAEAN STREET AND 4-6 WASHINGTON AVENUE
CAMBRIDGE, MASSACHUSETTS

WHEREAS:

All the tenants residing at the two above addresses received notice on July 6, 1981, from an outside developer to the effect that he had entered into an agreement with the common owner of the two buildings to which all 106 rental units at the above premises would be converted to condominiums and sold by the developer on or before July 30, 1981; and

WHEREAS:

Investigation by tenants convinced them that there was no way to retain these premises as rental units and no alternative to condominium conversion existed; and that without tenant initiative these units would be owned by a collection of outside investors whose interest and willingness to improve and maintain the property was very doubtful; and

WHEREAS:

Therefore, the tenants of said buildings organized, formed a steering committee, polled the residents, and consulted with other Cambridge tenants whose buildings had undergone conversion and consulted with the Rent Control Board; and

WHEREAS:

It was the concensus of the vast majority of tenants of said premises that the only way to protect their interests was to control the conversion process themselves by negotiating with the developer an arrangement allowing the tenants to buy out the developer and conduct the conversion themselves; and

WHEREAS:

Such an arrangement was worked out between the developer and the tenants on July 23, 1981, conditional on securing permanent financing by November 20, 1981; and

WHEREAS:

Pursuant to this arrangement each tenant was offered his/her unit at cost plus \$3,000 to be set aside for repairs and improvements, with the result that the tenant negotiated purchase price was lower than what had been

...tenant buyers can control the association and therefore the destiny of all residents

...permanent financing for all tenant buyers can be obtained before the deadline

...the existing sense of community can be preserved and protected

...essential repairs and renovations can be adequately and properly carried out

now therefore be. it

it is the policy of the Cambridge City Council that

RESOLVED:

That the following units be exempted from Ordinance 969 of the City of Cambridge insofar as absent such exemption removal permits would be required to permit the current tenant to owner-occupy his/her unit:

Units to be Exempted
Linnaean Street

Name of Tenant

36-1	Stephen and Louise Lewis
36-2	Nicholas Moughis
36-5	Michael Glenn
36-8	Lisa Jacobson
36-12A	Martha Topol
38-2	Jayne Wildermuth
38-3	John Reinstein
38-4	Rob Adelberg
38-6	Betty Arnquist
36-6	William Welch
38-12A	Marty Weinstock
38-15	Susan Kaufman
40-4	Geof Simons & P. Zarembo-Simons
40-5	Lucie Searle
40-12A	Emily Bailen
40-14	Sylvia Darrow
42-4	Valerie Zimmer
42-7	Diane and William Bartley

Units to be Exempted
Washington Avenue

Name of Tenant

4-3
4-6
4-9
4-12
4-19
6-7
6-10
6-11
6-12A
6-16

Amy Gray and Ann Jones
Steven Heikin
Jeong-hyeon Lee
Joan Goldberg
William Hanlon
Robert Farragher
David Jerison
Ann Sotan
Martha Heintz
Linda Dias

and ~~be~~ it

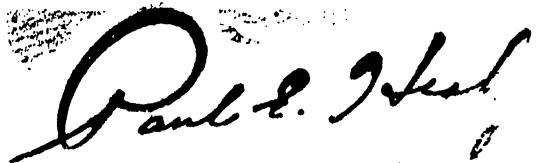
Resolved,

pursuant to Mass. General Laws chapter ~~104~~⁴³,
section 104 that this resolution be
~~so~~ effected.

In City Council October 19, 1981.
Failed of adoption by a yea and nay vote:-
Yeas 4; Nays 5; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





City of Cambridge

1.

IN CITY COUNCIL

November 2, 1981

COUNCILLOR WALTER SULLIVAN

ORDERED: That Ordinance No. 966 and Chapter 23 of the General Ordinances entitled "Regulations Pertaining to Controlled Rental Housing Units" be and hereby is amended by adding at the end of section (c $\frac{1}{2}$) the following sentence: This section shall not apply to the tenants who wish to purchase the units located at the premises numbered 36-42 Linnaean Street and 4-6 Washington Avenue; and therefore shall be exempt from the provisions of this Ordinance."

CHARTER RIGHTED BY COUNCILLOR DAVID SULLIVAN



City of Cambridge

CALENDAR ITEM NO. 15

IN CITY COUNCIL

November 16, 1981

COUNCILLOR VELLUCCI

RESOLUTION PERTAINING TO CERTAIN TENANTS
OF 36-42 LINNAEAN STREET AND 4-6 WASHINGTON AVENUE
CAMBRIDGE, MASSACHUSETTS

- WHEREAS: All tenants residing at the two above addresses received notice on July 6, 1981, from an outside developer to the effect that he had entered into an agreement with the common owner of the two buildings to which all 106 rental units at the above premises would be converted to condominiums and sold by the developer on or before July 30, 1981; and
- WHEREAS: Investigation by tenants convinced them that there was no way to retain these premises as rental units and no alternative to condominium conversion existed; and that without tenant initiative these units would be owned by a collection of outside investors whose interest and willingness to improve and maintain the property was very doubtful; and
- WHEREAS: Therefore, the tenants of said buildings organized, formed a steering committee, polled the residents, and consulted with other Cambridge tenants whose buildings had undergone conversion and consulted with the Rent Control Board; and
- WHEREAS: It was the concensus of the vast majority of tenants of said premises that the only way to protect their interests was to control the conversion process themselves by negotiating with the developer an arrangement allowing the tenants to buy out the developer and conduct the conversion themselves; and
- WHEREAS: Such an arrangement was worked out between the developer and the tenants on July 23, 1981, conditional on securing permanent financing by November 20, 1981; and
- WHEREAS: Pursuant to this arrangement each tenant was offered his/her unit at cost plus \$3,000 to be set aside for repairs and improvements, with the result that the tenant negotiated purchase price was lower than what had been

offered to tenants by the developer; and it also included a "set aside" for improvements that was 200% greater than the developers; and

WHEREAS: When the City Council adopted Ordinance 926 in August 1979, it was the intent of the Council to allow tenants to purchase their units as condominiums; and

WHEREAS: Out of 63 units occupied by pre-August 10, 1979 tenants in 30 of those units have bought their own apartments; and out of the 43 units occupied by post-August 10, 1979 tenants, tenants in 28 units have sought permits from the Cambridge Rent Control Board to owner-occupy their apartments; and

WHEREAS: If the permit applicants residing in these 28 units are not allowed to buy and owner-occupy their units, the tenants would not have majority control of the association and therefore the principal purpose of their effort would be lost; and

WHEREAS: The permit applicants have appeared before a Rent Control Board hearing examiner on three occasions: August 19, September 11, and September 25; and their request to owner-occupy their units have been supported in testimony, two petitions and numerous letters by other tenants as well as other tenant buyers, all of which is part of the Rent Control Board record, but no decision has as yet been reached; and

WHEREAS: Due to the complex financial arrangement which the tenants had to be accept in order to be able to oversee their own conversion, the tenant buyers absolutely must meet a November 20, 1981, deadline by which they must have permanent financing in place, the securing of which is directly tied to the ability of the tenants of all 58 units (30 pre-1979 and 28-post 1979) to owner-occupy their units and control their association; and

WHEREAS: The tenants have obtained estimates from competent contractors and developers that the properties in question are in need of immediate renovation costing in excess of \$300,000, but if the post-August 1979 tenants of said 28 units are not allowed to owner-occupy their units, most such units are likely to revert back to the developer who has already indicated that he will not supply the necessary funds to carry out these renovations; and

WHEREAS: There are pre-August 1979 tenants in 33 units who did not choose to buy and occupy their units, although they were eligible to do so, and all of whose units were bought by investors, had all of these pre-August 1979 tenants chosen to buy, there would be 63 fully legal condominium units in these premises; and

WHEREAS: If the tenants who are asking permits are allowed to owner-occupy the 28 units in question, the number of owner-occupied units would total 58, which does not exceed the total number of units (63) occupied by pre-August 1979 tenants who were eligible at the time of conversion to owner-occupy their units; this is to say that if tenants are allowed to owner-occupy 58 units, as is their desire, the number of rent controlled apartments that will remain (48) is still in excess of the maximum potential number of rental units (43) that would have been possible under the existing law at the time of conversion; and

WHEREAS: The conversion process has been an extraordinary creative and thoughtful one carried out by and for tenants under extreme time pressures; and under which no tenant has or shall be displaced; and whereas it is clearly in the interest of all residents (owners and tenants) and the City that resident control by present tenants of the properties in question be permitted and indeed encouraged; and

WHEREAS: It is believed that the foregoing combination of unusual circumstances is unique to these premises and granting exceptions for the 28 units in question would therefore not adversely affect the future enforcement of the applicable City Ordinance and regulations; and whereas the granting of the 28 exceptions sought would not adversely affect the Cambridge rental housing stock, first because there is no way to reconvert these premises to landlord-controlled rental housing; these units are and will remain condominiums irrespective of whether the tenants or outside investors control the conversion process and the association; and second because the exceptions will not create a greater number of owner-occupants than the 63 permitted by the Ordinance; and

WHEREAS: It is essential that the post-August 10 1979 tenants be allowed to owner-occupy promptly the 28 units in questions so that

- ...tenant buyers can control the association and therefore the destiny of all residents
- ...permanent financing for all tenant buyers can be obtained before the deadline
- ...the existing sense of community can be preserved and protected
- ...essential repairs and renovations can be adequately and properly carried out

now therefore be it

RESOLVED:

That it is the policy of the Cambridge City Council that the following units be exempted from Ordinance 966 of the City of Cambridge insofar as absent such exemption removal permits would be required to permit the current tenant to owner-occupy his/her unit:

Units to be Exempted
Linnaean Street

Name of Tenant

36-1	Stephen and Louise Lewis
36-2	Nicholas Moughis
36-5	Michael Glenn
36-8	Lisa Jacobson
36-12A	Martha Topol
38-2	Jayne Wildermuth
38-3	John Reinstein
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40-5	Lucie Searle
40-12A	Emily Bailen
40-14	Sylvia Darrow
42-4	Valerie Zimmer
42-7	Diane and William Bartley

Units to be Exempted
Washington Avenue

Name of Tenant

4-3
4-6
4-9
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6-12A
6-16

Amy Gray and Ann Jones
Steven Heikin
Jeong-hyeon Lee
Joan Goldberg
William Hanlon
Robert Farragher
David Jerison
Ann Sotan
Martha Heintz
Linda Dias

and be it

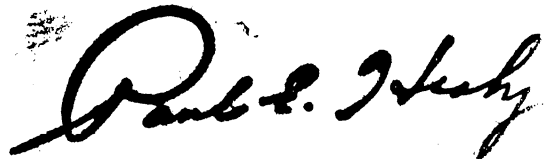
RESOLVED:

Pursuant to Massachusetts General Laws, Chapter 43,
Section 104 that this resolution be effected.

In City Council November 16, 1981.
Adopted by a yea and nay vote:-
Yeas 5; Nays 4; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



0-56

C. Vellucci re: RESOLUTION PERTAINING TO CERTAIN TENANTS OF 36-42 LINNAEAN STREET AND 4-6 WASHINGTON AVENUE, CAMBRIDGE, MASSACHUSETTS.

11/16/81

Resolution Adopted

5-4-0

Reconsideration moved

by Sr. David Sullivan

on Nov. 23, 1981

In City Council,

November 23, 1981

11/23/81

Reconsideration

Failed

3-4-2

Report to City 1982

Barbara Oppen

PL Board -