



# City of Cambridge

20.

IN CITY COUNCIL  
March 1, 1999

COUNCILLOR TRIANTAFILLOU  
COUNCILLOR BORN  
COUNCILLOR DAVIS  
MAYOR DUEHAY  
VICE MAYOR GALLUCCIO  
COUNCILLOR RUSSELL  
COUNCILLOR SULLIVAN  
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to report to the City Council regarding whether Harvard University's affiliate housing property (such as 18 Banks Street, 9-13 Ware Street, etc.) is classified as taxable or exempt property for purposes of real property taxation.

In City Council March 1, 1999.  
Adopted by the affirmative vote of nine members.  
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- 

D. Margaret Drury  
City Clerk

# HPRE Proposes Increase for Current Affiliated Resident

*Increase of 4% proposed for 1999-2000 for affiliated residents living in Harvard's Affiliated Housing*

Harvard Planning and Real Estate (HPRE) has proposed a 4 percent increase for current affiliated housing residents who live in the approximately 2,300 Harvard Affiliated Housing apartments open to graduate students and University affiliates. The proposed 4 percent increase for current affiliated housing residents has been reviewed by the Faculty Advisory Committee on Affiliated Housing, and would take effect July 1, when the 1999-2000 rental season begins.

Specific rents for all 2,300 apartments will be detailed in the lease renewal packages that will be distributed to all affiliated residents in March. For additional information or help in determining your continuing rent rate for 1999-2000, you may call HPRE's Affiliated Leasing Office at 495-1459.

Proposed rent increases for former rent control, protected residents currently in HPRE's Protection Program who continue to meet specific criteria regarding income, age, disability, etc. will be 3 percent. *Proposed rent increases for continuing, former rent control, nonprotected residents who are not on affiliated leases but who reside in Harvard's formerly rent controlled properties will be announced in the spring.*

## Proposed 1999-2000 Rents for New Affiliated Residents who Sign Leases as of July 1, 1999

In keeping with the University's fair market rent policy that was established in 1983 by a faculty committee chaired by Professor Archibald Cox, rents for new affiliated residents who sign a lease for the 1999-2000 rental season have been set at prevailing market rates. The committee determined that market rate pricing was the fairest method of allocating apartments and that setting rents for affiliated housing below market rate would be a form of financial aid that should be determined by each individual school, not the rent setting process. Additionally, the cost of housing should be considered when financial aid is determined.

"Harvard Planning and Real Estate performed market research before proposing this year's rent increase,"

said Susan Keller, HPRE's Director of Residential Real Estate. "In setting the proposed 1999-2000 rents, an extensive database, covering more than 5,000 Cambridge and Somerville apartments listed with the Harvard Housing Office by non-Harvard property owners, was analyzed. Market indicators from outside sources, such as the Rental Housing Association (RHA), and historical demand trends in the local market were also considered."

This year, the overall market increase for all affiliated properties will be 7.9 percent. All excess revenues generated by affiliated housing will be returned to the University's general operating fund. These proposed rents have been reviewed by the Faculty Advisory Committee on Affiliated Housing and would take effect July 1 when the 1999-2000 rental season begins. Depending upon the property, the apartments will be offered to affiliates for either one- or two-year lease periods. Market rate averages for these apartments are listed below:

18 Banks/8A Mt. Auburn: one bedrooms \$1,093-\$1,210; two bedrooms \$1,472-\$1,583.  
 Beckwith Circle: three bedrooms \$1,509-\$1,662; four bedrooms \$1,887-\$2,019.  
 Botanic Gardens: one bedrooms \$1,075-\$1,114; two bedrooms \$1,288-\$1,512; three bedrooms \$1,859.  
 DeWolfe Street: one bedrooms \$1,260-\$1,288; two bedrooms \$1,592-\$1,632; three bedrooms \$2,172.  
 29 Garden Street: studios \$800; one bedrooms \$958-\$1,068; two bedrooms \$1,234.  
 Haskins Hall: studios \$869; one bedrooms \$1,020; two bedrooms \$1,297; three bedrooms \$1,485.  
 Holden Green: one bedrooms \$878-\$993; two bedrooms \$1,147-\$1,354; three bedrooms \$1,583.  
 Kirkland Court: one bedrooms \$1,020-\$1,200; two bedrooms \$1,334-\$1,591; three bedrooms \$1,442-\$1,979.  
 65 Mt. Auburn Street: studios \$938; one bedrooms \$1,074; two bedrooms \$1,471.  
 Peabody Terrace: studios \$781-\$824; one bedrooms \$933-\$970; two bedrooms \$1,167-\$1,266; three bedrooms \$1,558-\$1,630.

Shaler Lane: one bedrooms \$1,024; two bedrooms \$1,371-\$1,490.

Soldiers Field Park: studios \$927-\$1,038; one bedrooms \$1,130-\$1,255; two bedrooms \$1,475-\$1,708; three bedrooms \$1,959-\$2,050.

Terry Terrace: studios \$864; one bedrooms \$1,029; two bedrooms \$1,372.

Walker Street: two bedrooms \$1,522; three bedrooms \$1,857.

*The proposed average rent ranges and percentage adjustments listed below are in buildings that were formerly rent controlled. These rents are for new residents who will sign affiliated leases for the 1999-2000 rental season.*

472-474 Broadway: one bedrooms \$1,065.

27 Everett Street: one bedrooms \$1,036-\$1,220; two bedrooms \$1,132; three bedrooms \$1,946-\$2,070.

2 Holyoke Street: one bedrooms \$1,021-\$1,156.

1306 Massachusetts Avenue: studios \$913-\$935; one bedrooms \$1,049; two bedrooms \$1,470.

8 Plympton Street: studios \$843-\$898; one bedrooms \$1,054; two bedrooms \$1,470-\$1,515; three bedrooms \$1,651-\$1,687.

16 Prescott Street: studios \$843; one bedrooms \$990-\$1,057; two bedrooms \$1,135.

18 Prescott Street: studios \$843; one bedrooms \$990.

20-20A Prescott Street: studios \$847; one bedrooms \$1,026-\$1,083; two bedrooms \$1,509; three bedrooms \$1,349-\$1,976.

22-24 Prescott Street: studios \$825-\$846; one bedrooms \$988-\$997.

85-95 Prescott Street: studios \$873-\$939; one bedrooms \$1,078.

9-13A Ware Street: studios \$876; one bedrooms \$1,031; two bedrooms \$1,251-\$1,371; three bedrooms \$1,357.

19 Ware Street: two bedrooms \$1,183-\$1,930.

Wood Frame Buildings, Agassiz Area: studios \$887; one bedrooms \$1,038; two bedrooms \$1,394; three bedrooms \$1,697; four bedrooms \$2,159; five bedrooms \$2,643.

Wood Frame Buildings, Harvard Square/Mid-Cambridge Area: studios \$758; one bedrooms \$926; two bedrooms \$1,265.

Wood Frame Buildings, Riverside Area: studios \$768; one bedrooms \$926; two bedrooms \$1,215; three bedrooms \$1,560.

Written comments on the proposed rents may be sent to the Faculty Advisory Committee on Affiliated Housing, c/o Harvard Planning and Real Estate, 8 Mt. Auburn St., Cambridge MA 02138-6037. Any written comments should be submitted to the above address by Friday, Feb. 5.

The comments received will be reviewed by the Faculty Advisory Committee which includes William Hogan, Thornton Bradshaw Professor of Public Policy and Management, John Kennedy School of Government; Jerry S. Kayden, Associate Professor of Urban Planning, Graduate School of Design; Louise M. Richardson, Associate Professor of Government Center for European Studies, Harvard University; Daniel P. Schrag, Associate Professor of Earth and Planetary Sciences, Harvard University; Steve Shavell, Professor of Law and Economics, Harvard Law School; and Sally Zeckhauser, Vice President of Administration (Chair), Harvard University.

After the comments are reviewed and considered, the final rent schedule will be published in February.

HPRE offers a variety of apartments with different amenities so that an affiliate can select an apartment that fits his or her individual budget. Housing advisers in the Harvard Housing Office can assist affiliates who are searching for housing. The Housing Office also has private landlord listings on a computerized listing network and bulletin boards, roommate cards, and listings of housing opportunities that exchange work for rent. Visit the Harvard Housing Office at 7 Holyoke St. or call (617) 495-3377 for assistance.

## Students Garner Activities Fund Grants

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Consent Order #20

99 CM

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**ORDER ADOPTED**