



CITY OF CAMBRIDGE

639 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139
TEL 498-9077

RENT CONTROL BOARD

PETER D. STANTON, EXECUTIVE DIRECTOR

May 23, 1980

TO: City Manager

FROM: Peter D. Stanton
Executive Director
Rent Control Board

RE: Council Policy of January 28, 1980

The Rent Control Board hereby submits its report pursuant to the above referenced Policy of the City Council.

- I. As the City Council will recall, on November 29, 1979, in a letter to the City Manager, I reported a backlog of five hundred and one (501) cases on the Board's dockets. Since this time, with the assistance of actions taken by the City Manager and the City Council, we have been able to reduce our backlog by 31%.

This department has been able to achieve this result mainly through extra efforts by our staff and closer control of cases by myself and the Assistant Director.

Our case backlog could have been further reduced during this period, except for the fact that from December 1, 1979 through May 15, 1980 we had a turnover of four (4) of our six (6) full-time Hearing Examiners and one (1) of our clerical staff. In addition, the four (4) part-time Hearing Examiners positions were not filled until April 1, 1980. The training of these staff caused the department to lose ground in our attempts to further reduce our backlog.

As the City Manager and the City Council have approved funding for these part-time positions into the next fiscal year, I believe that a greater backlog reduction will be apparent during the next thirty (30) to sixty (60) days.

- II. As of May 15, 1980, the following numbers of cases, listed by type, have been on our dockets for forty-five days:

1) Rent Adjustment Petitions	57
2) General Adjustment Complaints	120
3) Eviction Certificate Applications..	28
4) Special Cases	69
5) Tenant Complaints	49
6) Removal Permit Applications	<u>21</u>
Total	344

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CITY MANAGER

III. I believe it is important for the City Council to be aware that this department has been able to significantly reduce its backlog of cases, even though we have had a severe staff turnover and a substantial increase in the number of cases filed. The following is a comparison of the number of cases filed, by type, during the period December 1, 1978 through May 15, 1979 and December 1, 1979 through May 15, 1980.

<u>Case Type</u>	<u>Dec. 1, 1978 to May 15, 1979</u>	<u>Dec. 1, 1979 to May 15, 1980</u>
General Adjustment Complaints	0	159
Eviction Certificate Applications	283	347
Rent Adjustment Petitions	130	106
Tenant Complaints	46	50
Special Cases	10	105
Removal Permit Applications	<u>0</u>	<u>99</u>
Totals =	469	866

The Board and I will not be satisfied until we are able to reduce our pending cases to no more than one hundred fifty (150) cases at any one time. This total is based on the assumption that, generally, one hundred fifty-nine (159) cases are filed each month with the Board. Therefore, I believe, if we can achieve this goal, we will have a system which working at maximum efficiency without foregoing due process rights.

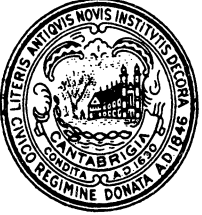
Respectfully submitted,



Peter D. Stanton,
Executive Director

PDS:tdf

cc: Rent Control Board



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

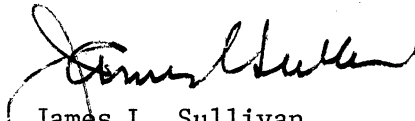
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 2, 1951

To the Honorable, the City Council:

Enclosed please find copy of a report from Peter D. Stanton, Executive Director of the Rent Control Board, relative to the reduction of backlog of cases on the Board's dockets.

Very truly yours,



James L. Sullivan
City Manager

JLS/mbf
Enc.

Agenda #7

11 S-274

Report from the Rent Control Board on the
reduction of the backlog of cases on the
Board's dockets.

In City Council,

June 2, 1980

-Placed on File-