

At this time the Committee heard from Donna Davis, Vice-President of Abt Associates, who stated that previous income verification studies conducted by her company have shown no particular bias from any group of people being asked salary verification questions.

Councillor Wolf stated that she believed a broad-based survey, in conjunction with existing data, would provide for a better response for the total survey.

At this time, Councillor Walsh questioned whether or not phase one and two could be done simultaneously.

Mr. Wallace answered in the affirmative.

At this time, the Committee heard from Michael Rosenberg, Assistant City Manager for Community Development, who stated that although he believed the survey could be done simultaneously, that he advised that it be done separately.

At this time, Vice-Mayor Alfred Vellucci questioned the level of input which the City Council will have during the conduct of this survey, since the City Council truly knows the makeup of the City.

Mr. Wallace stated he will keep the City informed as the survey continues, and stated that if the City Council wishes, input he would be willing to comply.

Councillor David Sullivan stated he believed the previous City Council order referred to a two part survey, as opposed to it being done simultaneously. He further questioned whether Abt Associates was cognizant of the varied population within the City and the fact that many residents do not speak or understand the English language well.

Mr. Wallace stated that his company did, in fact realize that Cambridge is a multi-language community and had prepared the survey in Spanish, as well as in English and could possibly explore other languages.

Councillor David Sullivan, at this time questioned the level of confidentiality of the survey, since he believed many people will be reluctant to participate if they feel the information provided in the survey would become public.

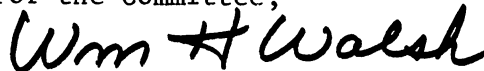
Mr. Wallace responded by stating that names will not be used in any documents published and that micro-data could be screened in such a way as complete confidentiality could be assured.

Councillor David Sullivan requested that a copy of the survey questionnaire be forwarded to the City Council once it was prepared.

Mr. Wallace stated he would comply with the request.

The hearing was adjourned at 6:47 p.m.

For the Committee,

A handwritten signature in black ink, appearing to read "Wm H Walsh".

Councillor William H. Walsh
Chairman

City of Cambridge

In City Council..... December 22, 1986

The Rent Control **Committee** conducted a public hearing on Thursday, December 11, 1986 beginning at 5:30 p.m. in the Sullivan Chamber. Councillor William Walsh, Chairman of the Committee called the meeting to order and stated the purpose was to receive from representatives of Abt Associates testimony relative to the methodology of data collection and analysis to be done relative to the survey of rent-controlled units in the City of Cambridge as previously requested by the City Council.

At this time the City Council heard from Mr. James Wallace, Abt Associates Deputy Manager and Project Director for this survey. Mr. Wallace stated that his company would be conducting the survey in two parts; the first of which would begin shortly and will involve the review and assessment of existing data currently within the Rent Control Office, the Assessors Office and the Housing Authority. They will review this data and review it for accuracy, in an effort to determine how many properties are relevant to their survey.

Mr. Wallace further stated that part two of the survey would involve the actual interviewing of residents in the City, preferably by telephone, to determine their income, occupation, etc. He stated it was his recommendation that the survey be done by telephone by random-digit dialing. This would result in a representative sample of the whole population versus rent-controlled population. He further stated he hoped that his company would be able to produce an interim report by early March.

Councillor Russell questioned why the survey would involve contact with homeowners not under rent control, since as the sponsor of the original order, she believed it called for rent-controlled units only.

At this time Councillor Walsh stated his agreement with Councillor Russell's comment and that he believed the Council order was not being followed.

Mr. Wallace responded by stating he believed that contact with a variety of property owners would provide a better data base in order to make rental comparisons.

At this time, Councillor David Sullivan questioned whether the criteria of the survey will include the assumption that some homes may not have telephones.

Mr. Wallace responded by stating that it was Abt Associates belief that 96% of the people in Cambridge have telephones.

Councillor David Sullivan further questioned the feasibility of this type of survey, based on his concern for the willingness of individuals to answer the kind of question being posed.

REPORT

Committee on Committee on Rent Control
Re: methodology of data collection & analysis of the survey to be conducted by Abt Associates on rent control within the City.

In City Council,

December 22, 1986

Placed on File