



CAMBRIDGE HOUSING AUTHORITY

675 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139

(617) 864-3020

*DOKIMAN SA-A ENPOAN ANPIL. SI OU PA KONPRANN-LI TWO BYEN, SIL YOU PLÈ
CHÈCHE YON MOUNN KI KAPAB TRADI-LI POIS OU.*

*¡ESTE DOCUMENTO ES MUY IMPORTANTE! SI USTED NO LO ENTIENDE, POR FAVOR
BUSQUE A ALGUIEN QUE SE LO PUEDA TRADUCIR.*

August 29, 2003

Dear Resident,

I am writing to inform you of recent amendments to the regulations for state-aided public housing. In accordance with new provisions enacted by the Legislature as part of the budget this year, the Massachusetts Department of Housing and Community Development (DHCD) has amended its regulations governing rent calculations for all public housing residents. These new regulations go into effect August 29, 2003. They require a change in the rent due on October 1, 2003 and permit imposition of late fees. They also provide for higher rent for certain residents who are "overhoused".

This letter explains these changes. Should you wish to review them, a complete copy of the new regulations is posted in the Housing Authority Office.

1. **RENT.** As of October 1, 2003, the rent for each family housing Resident will increase to either 30% or 32% of adjusted household income, depending on whether the Resident is responsible for certain utility bills. Utilities are defined as:

- (a) electricity (for lights and for appliances)
- (b) fuel for heat and hot water (this may be electricity, oil, or gas)
- (c) fuel for cooking (either gas or electricity)

- If you are billed and pay for one or more of the above-listed utilities but not all of them, your rent will be 30% of your monthly net household income.
- If you are not billed and do not pay for any of the above-listed utilities, your rent will be 32% of your monthly net household income.

2. **LATE FEES** As of November 2003, there is a \$25.00 late fee that will be charged if monthly rent is more than 30 days late. The fee will be charged each month that a balance remains 30 days after the due date. Rent paid will be applied to the oldest outstanding balance due. For example, if your November

monthly rent of \$250 is not paid by November 30, a late fee of \$25.00 will be assessed.

3. **SURCHARGE FOR OVERHOUSED HOUSEHOLDS** In order to enable the Housing Authority to provide affordable housing suitable for tenant household needs, the Legislature has enacted a provision that the Authority charge an increased rent to residents who refuse to relocate from units with more bedrooms than are appropriate for their household size. Under these new provisions, when such an "overhoused" household refuses to transfer to an available, smaller unit after such a transfer request is made by the Housing Authority, rent will be 150% of what the rent would be otherwise. The Resident will also be subject to eviction for failure to transfer. This increase of rent will only occur when the Housing Authority has an appropriate unit to which the household can move and for which the Resident has refused to sign a lease or move. It does not apply to veterans and others who are specifically authorized by law to remain in their family housing units.

In addition, when the Resident in the "overhoused" household is either elderly or disabled, the "overhoused" household will no longer qualify for the \$400 elderly/handicap deduction. This deduction will be eliminated regardless of whether there is an appropriate unit to which the household may be transferred.

Hopefully these provisions will motivate residents who have units with more bedrooms than they need to transfer when requested, so that households requiring those larger units can be housed properly and the Authority can maximize the use of its housing. The surcharge will be effective as of November 2003.

In compliance with the applicable provisions of your Lease and the DHCD regulations, as amended, enclosed are a Notice of Rent Change (showing your new rent and how it was determined) and two copies of a Lease Amendment for you to sign, retaining one copy and returning the other to the Housing Authority Office on or before Wednesday, October 15, 2003. Signing the new Lease Amendment is important. If we do not receive your signed Lease Amendment by then, the Housing Authority may be required to take certain legal action that may adversely affect your tenancy.

If you have any questions or concerns regarding the new regulations as they affect you, please call your Housing Manager.

Sincerely,



Daniel J. Wunschel
Executive Director



City of Cambridge

O-12
IN CITY COUNCIL
September 8, 2003

COUNCILLOR SIMMONS
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to report to the City Council on the Cambridge Housing Authority's imposition of rental increases and late fees of \$25.00, and the untimely date of the increase (10/1/2003), said report to include information as to whether the CHA is required to implement the increases and the fees, and if so, whether a longer notice period is an option.

In City Council September 8, 2003
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury, City Clerk

CM215

ORDER#12

Requesting the City Manager report to the City Council on the Cambridge Housing Authority's imposition of rental increases and late fees of \$25.00, and the untimely date of the increase, including whether the CHA is required to implement the increases and fees and if so, whether a longer notice period is an option.

Councillor Simmons and entire membership

In City Council September 8, 2003

ORDER ADOPTED