

CAMBRIDGE NEIGHBORHOOD APARTMENT
HOUSING SERVICES, INC.

678 MASSACHUSETTS AVENUE

ROOM 303

CAMBRIDGE, MASSACHUSETTS 02139

(617) 491-1545

November 18, 1994

City Councillor, Michael Sullivan
Cambridge City Hall
795 Mass. Ave.
Cambridge, MA 02139

Dear City Councillor, Michael Sullivan:

As you know Cambridge Neighborhood Apartment Housing Services, Inc. (CNAHS) is a private non profit partnership of owners, tenants, lenders and city officials whose mission is to upgrade the condition of rent controlled properties in Cambridge while simultaneously maintaining affordable rents for the residents. Although this mandate has been particularly challenging, CNAHS has renovated over 325 units while maintaining an affordable rent structure. We have learned quite a bit during this time about this system, and the needs of owners and residents.

CNAHS is extremely concerned about the effects that Referendum 9 might have on low and moderate income residents in Cambridge. It is widely accepted that Cambridge is a great City because of the diversity of its residents. It is also clear that the public sector, particularly in light of the recent national elections, will not be able to provide sufficient resources for affordable housing to compensate for the units lost through deregulation. Although we feel that significant reform of the existing system is inevitable, we also feel that there can be some common ground between adequate cash flow for owners and affordable rents for low and moderate income residents.

The Board of Directors of CNAHS therefore asks you to approve a Home Rule Petition that would be based on the following principles:

- Preserve an adequate number of units on a long term basis for low and moderate income residents; not just for the current residents but also upon turnover.
- Allow rents to increase to market over a reasonable transition period for those units not preserved.
- Investigate additional funding mechanisms to expand the supply of affordable housing in Cambridge.

Sincerely,


John Miller
President, CNAHS


Peter Daly
Executive Director



Comm. # 2

S- 530

Comm. from Peter Daley, Executive Director,
Cambridge Neighborhood Apartment Housing
Services, Inc., 678 Mass Ave., Room 303,
transmitting principles to be included
in a Home Rule Petition regarding
Question Nine.

In City Council,

November 19, 1994

11/19/94 no action taken

11/20/94 Placed in file