

CAMBRIDGE RENT CONTROL BOARD
 NOTICE OF 1992 GENERAL ADJUSTMENT RENTS (REG.112)
 JANUARY 11, 1992

Exhibit A

1 Units

This property listed below is in class G , subclass 1; and each unit receives a 1 percent adjustment in maximum rent. This adjustment was based in part on a 1992 assessed value of \$376500 for the residential portion of the building.

Block: 136	Lot: 18	Unit:
Property Number: 13518		
17 WARE ST	02138	Owner/Mgr: HOUSING OFFICE 7 HOLYOKE ST CAMBRIDGE MA 02138

SER NO	HOUSE NO	UNIT ID	RMS	...S E R V I C E S ...					PREVIOUS RENT	RESCISSION RENT	PGA RENT	G1 ADJ	NEW MAX RENT	APPR ADDL		
				H	CKG	GAS	ELC	WTR						PKG	MON	CHRG
1	17	1	9						X	2049	1886	1886	19	1905	0	0

CAMBRIDGE RENT CONTROL BOARD

NOTICE OF GENERAL ADJUSTMENT RENT

1 Units

PURSUANT TO 1984-85 GENERAL ADJUSTMENT (REG. 100)

Date of Notice: June 3, 1985

PROP NO: 13518 17 WARE ST 02138

OWNR/MGR: DENISE A MADDEN
7 HOLYOKE ST
CAMBRIDGE MA 02138

This property is classified within class A , subclass P13 , and each unit receives a 13 percent increase in maximum rent level. This adjustment was based in part on a 1985 assessed value of \$164100 for the residential portion of the building.

SER NO	HOUSE NO	UNIT ID	...S E R V I C E S ...					PREV. RENT	AP13 ADJ	NEW MAX RENT	APP ADDL			
			RMS	H T	CKG GAS	ELC	WTR				PKG	MO	CHRG FURN	PKG
1	17	1	9						X	692	90	782	0	0

PUBLIC SERVICE IMPACT

United Way and Other Charities Campaign

Harvard's annual United Way and Other Charities campaign is coordinated by the staff of the Office of Government, Community and Public Affairs. Under the campaign, Harvard employees may contribute to the United Way or designate a contribution from a selection of over 450 human service agencies and charities in Cambridge and the Greater Boston area. Contributions can be made through direct payment or payroll deduction.

In 1990 Harvard collected a total of \$637,974, representing 109 percent of the campaign goal. The United Way received contributions of \$387,169 while agencies such as Community Works, the Massachusetts Foundation for Children, the American Cancer Society, Oxfam America, and Shelter, Inc. shared in over \$250,000 in designated contributions.

Housing Programs

Harvard Real Estate, Inc.

Harvard Real Estate Inc. (HRE), a wholly owned subsidiary of Harvard University, manages the University's non-institutional real estate holdings. When HRE took over the management of the University's more than 800 units of rent-controlled housing in 1980, they were seriously deteriorated, largely due to their age (38 percent are over 100 years old, the others over 50 years old). In the past ten years, some of the properties have been sold, but those properties that have remained in HRE's portfolio (over 700 units) have been improved significantly by completing an exterior rehabilitation program that weatherproofed and waterproofed the shells of all the properties. As units have turned over, interior renovations have been completed which included adding new plumbing and fixtures in the kitchens and baths, rewiring, replastering and repainting.

Property Management

- **Mission Park**, A 775-unit, federally subsidized housing complex in Boston, leased to Roxbury Tenants of Harvard on a long-term land lease;
- **714 Rent-Controlled Apartments** in Cambridge, with a policy of offering priority on larger units to eligible homeless families in Cambridge;

Longwood Medical Area

The Longwood Medical Area Security Patrol provides security service for the public from the hours of 4 p.m. to 8 a.m. Harvard contributes \$37,500 annually to support the security service and help make the area a safe place to live and work.

Office of Human Resources (OHR)

The Office of Human Resources has provided management training assistance to the Cambridge School Department.

Harvard Real Estate (HRE) Inc.

HRE donated University-owned space to the residents of Cambridge Neighborhood 7 (Riverside) for the development of a small urban garden and park. In addition, HRE's Housing Office collaborates with Cambridge organizations (Just-a-Start and the Small Property Owners Association) to provide technical information about rent control to small landlords.

Radcliffe Career Services Office

The Radcliffe Career Services Office offers a wide variety of career programs and information to the public for a nominal fee. Career counseling, a program series, a career resource library and a career advisers file are used by people of all ages who are exploring careers, reentering the job market, volunteering, considering graduate school or other training, or dealing with specific work issues.

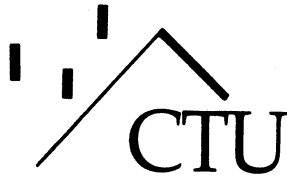
Volunteer Programs

Student Activities

Public Service Fund

In 1982, President Derek Bok set aside \$1 million to establish the Public Service Fund, which supports and encourages student public and community service activities. The Public Service Fund supports many student volunteer programs in the Cambridge and Greater Boston communities, including:

House and Neighborhood Development (HAND) Project — links undergraduate Houses with Cambridge neighborhoods. Approximately 300 volunteers work at local public schools and community service organizations, performing a wide variety of tasks, which include running



RECEIVED BY
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1992 JUN - 1
CAMBRIDGE TENANTS UNION
June 4, 1992
CAMBRIDGE MA.

Cambridge City Council
City Hall
795 Massachusetts Avenue
Cambridge, Mass. 02139

To the Honorable; the City Council:

We regret that last Monday the City Council chose to discuss Harvard University's provision of housing for a Danish prince before gathering all the requisite facts, especially when rent control opponents tried to take advantage of the lack of information to stage a gratuitous and wrongheaded attack on the rent control system. Through this letter we hope to provide the council with some of the missing facts.

First of all, the rent-controlled apartment located at 17 Ware Street, where Harvard supposedly chose to house the prince, is a single-family house. According to Rent Board records, the current legal maximum rent for this unit is \$1905/month. (See Exhibit A, which is one of four exhibits attached.) Heating costs are not included in the rent. Again according to Rent Board records, the rent for this unit tripled in less than six years: in June 1985 the legal maximum rent was still \$692/month; as of January 1991 the rent had soared to \$2049/month. (See Exhibits A and B.)

We strongly recommend that in its deliberations about "high rents" the Council Committee on Rent Control consider using this "unit" as part of a case study examining how some landlords have been able to get market rate--or higher--rents under rent control through a combination of general adjustment increases and individual petitions for rent increases.

Second, contrary to Councillor Walsh's assertions, property taxes are levied on this unit by the city. According to the Assessor's Office's records, the assessed value of this rent-controlled unit in fiscal year 1992 was \$376,500. The total property tax bill for this unit in fiscal year 1992 was \$4,597.07.

As for Harvard's rental policy, it is useful to turn to the

"Harvard University Community Report" issued by the Office of Government, Community and Public Affairs at Harvard University in February 1992. According to this report, Harvard Real Estate (HRE) "manages the University's non-institutional real estate holdings" (see Exhibit C) and thus must be viewed as responsible for any rental agreement reached for Harvard's rent-controlled and exempted housing in Cambridge.

This report goes on to describe Harvard's rental policy with respect to the rent-controlled housing that it owns: "714 Rent-Controlled Apartments in Cambridge, with a policy of offering priority on larger units to eligible homeless families in Cambridge" (see Exhibit C).

17 Ware Street surely qualifies as one of the larger rent-controlled units that Harvard owns and HRE manages. If this "community report" is to be regarded as anything other than a self-serving public relations vehicle for Harvard, then Harvard and HRE should have made a priority of placing an "eligible" homeless family in this single-family house and forgo the princely sum the rent has become--and they still can.

Finally, this "community report" also highlights the tie between HRE and SPOA, to which Mr. Noble alluded at Monday's council session. "In addition, HRE's Housing Office collaborates with Cambridge organizations (Just-a-Start and the Small Property Owners Association) to provide technical information about rent control to small landlords." (See Exhibit D.)

We hope these materials have helped shed some light on the range of related issues raised in last Monday's council deliberations:

Respectfully submitted,

Michael H. Turk

Michael H. Turk
Co-chair
Cambridge Tenants Union

CONSENT COMMUNICATION #1

SLH
Communication received from Michael
Turk, Co-Chair, Cambridge Tenants Union,
regarding Harvard University's rental
policy as outlined in the report entitled
"Harvard University Community Report."

In City Council,

June 8, 1992

*Referred to the Rent
Control Committee
on motion of
Councillor Quayle
Copy sent to Rent
Control Committee
6/10/92 *dl**