



City of Cambridge

Calendar Item # 4E

IN CITY COUNCIL

April 22, 1991

COUNCILLOR MYERS
VICE MAYOR REEVES

WHEREAS: There will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial; and

WHEREAS: It is in the best interest of all parties to bring parties together and not apart; and

WHEREAS: Within current rent control laws there is a regulation # 73 which encourages the use of a pre-approval process; now therefore be it

RESOLVED: That the Cambridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvements; and be it further

RESOLVED: That the program should ensure that the following measures are met including, 1) landlord and tenant agreement; 2) a rent control staff person who is assigned to facilitate the process and monitor affordability including ensuring that their is agreement on the scope of work, and letting both parties know what the new rent will be; 3) a complete inspection after the work is completed by the rent control staff person to assure that the work is done before any rent increase is granted; and, 4) repairs undertaken to bring the unit up to code; and be it further

RESOLVED: That the City Council recommends to the Rent control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and landlord in these type of cases; and be it further

RESOLVED: That it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predictable.

In City Council April 22, 1991.

Adopted as amended by a ye and nay vote:

Yeas 5; Nays 2; Absent 1; Present 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

Joseph E. Connarton

ATTEST:-

Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item # 4D

IN CITY COUNCIL

April 22, 1991

VICE MAYOR REEVES

ORDERED: That in the third WHEREAS after the word regulation the numeric "73" be added and in the second RESOLVE after the word process the following words be added "and monitor affordability."

In City Council April 22, 1991.

Adopted by the affirmative vote of eight members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in dark ink, appearing to read "Joseph E. Connarton".

Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item #4C

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That the following be added between the third and fourth resolved:

"RESOLVED: That the pre-approval process be exempt from any future caps on capital improvements."

In City Council April 22, 1991.

Failed of adoption by a ye and nay vote:

Yeas 2; Nays 6; Absent 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink, reading "Joseph E. Connarton".

Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item # 4B

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That in the second resolved the following be added before the wording and be it further:

"That approval of work for one tenant will be binding to a successive tenant nothing herein will require tenant involvement in pre-approval for common area improvements or improvements on vacant units."

In City Council April 22, 1991.

Failed of adoption by a yea and nay vote:

Yeas 2; Nays 6; Absent 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in dark ink, reading "Joseph E. Connarton". The signature is written in a cursive style with a large initial 'J'.

Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item # 4A

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That in the second resolved the following be added before the wording and be it further:

"5. new rental level be approved within sixty (60) days of the final inspection of the agreed upon work."

In City Council April 22, 1991.

Failed of adoption by a yea and nay vote:

Yeas 4; Nays 4; Absent 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

A handwritten signature in dark ink, appearing to read "Joseph E. Connarton".

ATTEST:-

Joseph E. Connarton, City Clerk



City of Cambridge

Original Order

--12--

IN CITY COUNCIL

~~April 8, 1991~~

April 22, 1991

COUNCILLOR MYERS
VICE MAYOR REEVES

WHEREAS: There will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial; and

WHEREAS: It is in the best interest of all parties to bring parties together and not apart; and

WHEREAS: Within current rent control laws there is a regulation which encourages the use of a pre-approval process; now therefore be it

RESOLVED: That the Cambridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvements; and be it further

RESOLVED: That the program should ensure that the following measures are met including, 1) landlord and tenant agreement; 2) a rent control staff person who is assigned to facilitate the process, including ensuring that there is agreement on the scope of work, and letting both parties know what the new rent will be; 3) a complete inspection after the work is completed by the rent control staff person to assure that the work is done before any rent increase is granted; and, 4) repairs undertaken to bring the unit up to code; and be it further

RESOLVED: That the City Council recommends to the Rent Control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and the landlord in these type of cases; and be it further

RESOLVED: That it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predictable.



City of Cambridge

Calendar Item # 4E

IN CITY COUNCIL

April 22, 1991

COUNCILLOR MYERS
VICE MAYOR REEVES

WHEREAS: There will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial; and

WHEREAS: It is in the best interest of all parties to bring parties together and not apart; and

WHEREAS: Within current rent control laws there is a regulation # 73 which encourages the use of a pre-approval process; now therefore be it

RESOLVED: That the Cambridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvements; and be it further

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RESOLVED: That the City Council recommends to the Rent control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and landlord in these type of cases; and be it further

RESOLVED: That it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predictable.

In City Council April 22, 1991.

Adopted as amended by a yeas and nays vote:

Yeas 5; Nays 2; Absent 1; Present 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

Joseph E. Connarton

ATTEST:- Joseph E. Connarton, City Clerk

City of Cambridge

MASSACHUSETTS

In City Council April 22 1991

Vice Mayor Reeves - On the Calendar # 4

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell		✓			
Mr. Walter J. Sullivan			✓		
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh				✓	
Mayor Alice K. Wolf	✓				

3

2

1

1

Order adopted as amended.



City of Cambridge

Calendar Item # 4D

IN CITY COUNCIL

April 22, 1991

VICE MAYOR REEVES

ORDERED: That in the third WHEREAS after the word regulation the numeric "73" be added and in the second RESOLVE after the word process the following words be added "and monitor affordability."

In City Council April 22, 1991.

Adopted by the affirmative vote of eight members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink, reading "Joseph E. Connarton". The signature is written in a cursive style with a large, stylized 'J' and 'C'.

Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item #4C

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That the following be added between the third and fourth resolved:

"RESOLVED: That the pre-approval process be exempt from any future caps on capital improvements."

In City Council April 22, 1991.

Failed of adoption by a yea and nay vote:

Yeas 2; Nays 6; Absent 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk

City of Cambridge

MASSACHUSETTS

In City Council April 22 1991

ADD

Councillor Walsh: I Resolved: That the pre-approval process be exempt from any future caps on capital improvements.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan			✓		
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			

2

6

1

Fails.



City of Cambridge

Calendar Item # 4B

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That in the second resolved the following be added before the wording and be it further:

"That approval of work for one tenant will be binding to a successive tenant nothing herein will require tenant involvement in pre-approval for common area improvements or improvements on vacant units."

In City Council April 22, 1991.

Failed of adoption by a yea and nay vote:

Yeas 2; Nays 6; Absent 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink, reading "Joseph E. Connarton".

Joseph E. Connarton, City Clerk

City of Cambridge

MASSACHUSETTS

In City Council April 22 1991

Councillor Walsh - That approval of work for one tenant will be binding to a successive tenant nothing herein will require tenant involvement in pre-approval for common area improvements or improvements on vacant units.

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan			✓		
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			

2

6

1

Fails



City of Cambridge

Calendar Item # 4A

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That in the second resolved the following be added before the wording and be it further:

"5. new rental level be approved within sixty (60) days of the final inspection of the agreed upon work."

In City Council April 22, 1991.

Failed of adoption by a yea and nay vote:

Yeas 4; Nays 4; Absent 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk

City of Cambridge

MASSACHUSETTS

In City Council April 22 1991

C. Walsh - Amendment L 2nd Resolved add 5) new rental level be approved
 within 60 days of filing (on the Calendar - Item 4)

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers	✓ ^②	✓ ^①			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan			✓		
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			

3^①5^②1^③4^②4^②1^③

Fails.



City of Cambridge

Original Order

--12--

IN CITY COUNCIL

~~-April-8,-1991~~

April 22, 1991

COUNCILLOR MYERS
VICE MAYOR REEVES

WHEREAS: There will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial; and

WHEREAS: It is in the best interest of all parties to bring parties together and not apart; and

WHEREAS: Within current rent control laws there is a regulation which encourages the use of a pre-approval process; now therefore be it

RESOLVED: That the Cambridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvements; and be it further

RESOLVED: That the program should ensure that the following measures are met including, 1) landlord and tenant agreement; 2) a rent control staff person who is assigned to facilitate the process, including ensuring that there is agreement on the scope of work, and letting both parties know what the new rent will be; 3) a complete inspection after the work is completed by the rent control staff person to assure that the work is done before any rent increase is granted; and, 4) repairs undertaken to bring the unit up to code; and be it further

RESOLVED: That the City Council recommends to the Rent Control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and the landlord in these type of cases; and be it further

RESOLVED: That it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predictable.

Cambridge

12.

IN CITY COUNCIL

MYERS
OR REEVES

WHEREAS: There will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial; and

WHEREAS: It is in the best interest of all parties to bring parties together and not apart; and

WHEREAS: Within current rent control laws there is a regulation which encourages the use of a pre-approval process; now therefore be it

RESOLVED: That the Cambridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvements; and be it further

RESOLVED: That the program should ensure that the following measures are met including, 1) landlord and tenant agreement; 2) a rent control staff person who is assigned to facilitate the process, including ensuring that there is agreement on the scope of work, and letting both parties know what the new rent will be; 3) a complete inspection after the work is completed by the rent control staff person to assure that the work is done before any rent increase is granted; and, 4) repairs undertaken to bring the unit up to code; and be it further

RESOLVED: That the City Council recommends to the Rent Control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and the landlord in these type of cases; and be it further

RESOLVED: That it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predictable.

C. Walsh

2nd Resolved

5 - new rental level be approved within 60 days of filing: -

Roll call
Failed
4-4-1-0.

6 - pre-approval - binding of future tenant.
agreement in same unit. Fails.

2-6-1.

Cambridge

12.

IN CITY COUNCIL

MYERS
OR REEVES

WHEREAS: There will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial; and

WHEREAS: It is in the best interest of all parties to bring parties together and not apart; and

WHEREAS: Within current rent control laws there is a regulation which encourages the use of a pre-approval process; now therefore be it

RESOLVED: That the Cambridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvements; and be it further

RESOLVED: That the program should ensure that the following measures are met including, 1) landlord and tenant agreement; 2) a rent control staff person who is assigned to facilitate the process, including ensuring that there is agreement on the scope of work, and letting both parties know what the new rent will be; 3) a complete inspection after the work is completed by the rent control staff person to assure that the work is done before any rent increase is granted; and, 4) repairs undertaken to bring the unit up to code; and be it further

RESOLVED: That the City Council recommends to the Rent Control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and the landlord in these type of cases; and be it further

RESOLVED: That it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predictable.

C. Walsh

2nd Resolved

Is new rental level be approved within 60 days of filing.

Pre-approval = binding of future tenant.
agreement in same unit. Fails.

2-6-1.

Roll call
Failed
4-4-1-0

C. Walsh

Approval of work for one
tenant will be binding to a
successive tenant nothing
herein will require tenant
involvement in pre approval for
~~Common~~ Common Area Improvements
or improvements on vacant units.

Walsh - 3rd amend.

pre approval process be exempt from
any ^{future} caps on Capital Improvements

#12

Monitor Offroad duty



City of Cambridge

12.

IN CITY COUNCIL

COUNCILLOR MYERS
VICE MAYOR REEVES

WHEREAS: There will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial; and

WHEREAS: It is in the best interest of all parties to bring parties together and not apart; and

WHEREAS: Within current rent control laws there is a regulation which encourages the use of a pre-approval process; now therefore be it

RESOLVED: That the Cambridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvements; and be it further

RESOLVED: That the program should ensure that the following measures are met including, 1) landlord and tenant agreement; 2) a rent control staff person who is assigned to facilitate the process, including ensuring that there is agreement on the scope of work, and letting both parties know what the new rent will be; 3) a complete inspection after the work is completed by the rent control staff person to assure that the work is done before any rent increase is granted; and, 4) repairs undertaken to bring the unit up to code; and be it further

RESOLVED: That the City Council recommends to the Rent Control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and the landlord in these type of cases; and be it further

RESOLVED: That it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predictable.

REFERRED TO THE CALENDAR

MYERS
REEVES

12

m
r

Whereas there will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial;

Whereas it is in the best interest of all parties to bring parties together and not apart;

Whereas within current rent control laws there is a regulation which encourages the use of a pre-approval process;

Therefore be it resolved that the CAMbridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvments;

and be it further resolved that the program should ensure that the following measures are met including:

1. landlord and tenant agreement
2. a rent control staff person who is assigned to facilitate the process, including ensuring that their is agreement on the scope of work, and letting both parties know what the new rent will be.
3. a complete inspection after the work is completed by the rent control staff person to assure that the work is done before any rent increase is granted.
4. repairs undertaken to bring the unit up to code.

Be it further resolved that the City Council recommends to the Rent Control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and the landlord in these type of cases.

And be it further resolved that it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predicatable.

R+M
NC



City of Cambridge

12.

IN CITY COUNCIL

COUNCILLOR MYERS
VICE MAYOR REEVES

WHEREAS: There will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial; and

WHEREAS: It is in the best interest of all parties to bring parties together and not apart; and

WHEREAS: Within current rent control laws there is a regulation which encourages the use of a pre-approval process; now therefore be it

RESOLVED: That the Cambridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvements; and be it further

RESOLVED: That the program should ensure that the following measures are met including, 1) landlord and tenant agreement; 2) a rent control staff person who is assigned to facilitate the process, including ensuring that there is agreement on the scope of work, and letting both parties know what the new rent will be; 3) a complete inspection after the work is completed by the rent control staff person to assure that the work is done before any rent increase is granted; and, 4) repairs undertaken to bring the unit up to code; and be it further

RESOLVED: That the City Council recommends to the Rent Control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and the landlord in these type of cases; and be it further

RESOLVED: That it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predictable.

Cal # 4
5-522
Order # 12

NON-CONSENT

Councillor Myers and Vice Mayor Reeves re:
expansion of the use of a pre-approval
program for capital improvements.

In City Council,

April 8, 1991

Referred to the
Calendar

4/22/91

Order adopted
as amended

5-2-1-1.