

City of Cambridge

MASSACHUSETTS

In City Council

May 23/77 1976

Open to City Solicitors

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann		✓		
Mr. Clem	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay		✓		
Mrs. Graham		✓		
Mr. Russell	✓			
Mr. Sullivan	✓			
Mayor Vellucci		✓		

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PROPOSED ORDER OF THE CITY COUNCIL

WHEREAS, chapter 36 of the Acts of 1976 declared the existence of a housing emergency in the city of Cambridge because of a substantial and increasing shortage of decent rental housing accommodations especially for families of low and moderate income and for elderly people on fixed incomes, and accordingly continued the rent and eviction control program; and

WHEREAS, that Act also declared the public policy of this city that conversion of rental housing units to condominium units was not a valid reason for evicting tenants; and

WHEREAS, that policy is being avoided by the sale of individual condominium units to landlords who then evict the tenants and occupy the units themselves, thus further aggravating the shortage of decent rental housing accommodations which it is the policy of this city to alleviate;

Now, therefore, be it

ORDERED, that the Cambridge City Council hereby petitions the General Court under section 8 of Article II, as amended by Article LXXXIX, of the Amendments to the Constitution, to enact the attached special law entitled "AN ACT TO AMEND THE CAMBRIDGE RENT CONTROL LAW BY PREVENTING THE EVICTION OF TENANTS IN A CONTROLLED CONDOMINIUM UNIT."

AN ACT TO AMEND THE CAMBRIDGE RENT CONTROL LAW BY PREVENTING THE
EVICTON OF TENANTS IN A CONTROLLED CONDOMINIUM UNIT.

Be it enacted by the Senate and House of Representatives in
General Court assembled, and by the authority of the same, as
follows:

Subsection (a) of section 9 of chapter 36 of the acts of
1976 is hereby amended by striking out paragraph (8) and inserting
in place thereof the following paragraph:-

8) the landlord seeks to recover possession in good faith
for use and occupancy of himself, or his children, parents,
brother, sister, father-in-law, mother-in-law, son-in-law, or
daughter-in-law, except if the unit is a condominium unit held
by a tenant who held it when the landlord became its owner;

Mayor Kellum

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by a tenant who held it when the landlord became its owner;



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Seven

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

The Zone Map accompanying ordinance passed to be ordained February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge", is hereby amended as follows:

The second sentence of section 1, subsection 1 of Article VII, entitled: "Off-Street Parking and Loading Requirements", is hereby amended by adding after the phrase, "No permit shall be issued for the erection of a new structure, the enlargement of an existing structure...", the following: "the conversion of any rental housing units to condominium units,..."

So that the entire sentence will appear as follows:

"No permit shall be issued for the erection of a new structure, the enlargement of an existing structure, the conversion of any rental housing units to condominium units, or the development of a land use, unless the plans show specific location and size of the off-street parking required to comply with the regulations set forth in this Article and the means of access to such space from public streets.

*Shed
#3
on Cambridge
Refer Planning
Board
5/16/77*

Proposal by Councillor Clem (#2) is contained
in the body of the report.

David E. Sullivan

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Be it enacted by the Senate and House of Representatives in General
Court assembled, and by the authority of the same, as follows:

Section 9(a) of chapter 36 of the acts of 1976 is hereby
amended by striking out paragraph (8) and inserting in place
thereof the following paragraph:

8) the landlord seeks to recover possession of a controlled
rental unit other than a condominium unit in good faith for use
and occupancy of himself, or his children, parents, brother,
sister, father-in-law, mother-in-law, son-in-law, or daughter-in-
law;

Delete sub-paragraph 8) of Section 9 Evictions and replace with;

8) the landlord seeks to recover possession in good faith for use and occupancy of himself, or his children, parents, brother, sister, father-in-law, mother-in-law, or daughter-in-law. Provided that, in the case of the owner of a single unit or units that are less than the whole building, one of the following must pertain:

a) the ownership of the building was divided ~~XXXXXXXXXX~~ in the form of condominium ownership prior to January 1, 1978.

b) tenants occupying at least one-half of the units in the building have agreed ^{in writing} to the conversion to condominium ownership; the tenant of the unit or units for which the certificate of eviction is requested was given a first right of refusal to buy the unit or units at the price paid by the person requesting eviction.

Whereas the City Council is concerned about the possible eviction of elderly and other long-term residents for the purpose of condominium conversion, the City Manager be and hereby is requested to supply the services of an attorney skilled in real estate matters to the Committees on Rent Control and Housing and Land Use which shall consider this matter jointly.

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*CS
H. 1746*

*5-46
City
Director*

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Calendar #6

M. Vellucci &

C. Graham re: amending the Cambridge Rent
Control Law.

S-#31/A

In City Council,

May 23, 1977

Referred to City Solicitor