



City of Cambridge

24.
CALENDAR ITEM #6

IN CITY COUNCIL

~~February 12, 1996~~
March 18, 1996

COUNCILLOR TRIANTAFILLOU
COUNCILLOR BORN
COUNCILLOR DAVIS
COUNCILLOR REEVES
COUNCILLOR DUEHAY

WHEREAS: A serious housing crisis exists in the City of Cambridge; and

WHEREAS: Federal housing budget cuts and deregulation, both existing and proposed, would make this crisis much worse; and

WHEREAS: The current joint House/Senate budget would reverse the Title 6 (LIHPRHA-Low Income Housing Preservation and Resident Home ownership Act) ban on prepayment in expiring use buildings, present since 1990, thus allowing owners of such buildings to prepay and eliminate all HUD regulations on rents and evictions; and

WHEREAS: One building, 105-225 Walden Street, (Walden Park), a 230-unit development built as affordable housing with City zoning variance built under the federal 221(d)4 program, has already been deregulated, and rents for existing tenants have increased 50% in less than one year, and rents for vacancies are more than double previous rents; and

WHEREAS: Five buildings (808 Memorial Dr., 929 House, 402 Rindge Ave., 411 Franklin St., and Huron Towers) would be eligible for prepayment under the new budget by the year 2000, these buildings containing 882 low and moderate income apartments; and

WHEREAS: Two buildings (362-364 Rindge Ave. and Walden Sq.) risk losing project-based Sec. 8 contracts and are not secure in their pre-payment ban before the year 2000, these buildings containing 788 low and moderate income apartments; and

WHEREAS: There are other expiring use buildings not eligible for prepayment before the year 2000 whose future is nevertheless the concern of this City Council; and

WHEREAS: The great majority of tenants in these buildings are "means-tested", low and moderate income tenants; and

WHEREAS: All the owners of the buildings mentioned above are large real estate investors; and

WHEREAS: All these buildings were built as affordable housing with HUD assistance and often City zoning assistance; and

WHEREAS: Question 9 exempted HUD-assisted buildings from its reach; and

WHEREAS: This City Council has voted to submit a home rule petition to protect this housing through implementation of local regulation if HUD deregulates (a copy of the proposed home rule petition is attached); and

WHEREAS: Tenant associations in expiring use buildings in Cambridge, the Cambridge City-wide Expiring Use Committee and other community groups in Cambridge and other cities and towns in Massachusetts are drafting and seeking sponsors for an enabling act to accomplish the same objectives sought through the home rule petition; now therefore be it

RESOLVED: That this City Council urgently requests that the state legislature promptly consider and pass such an enabling act; and be it further

RESOLVED: That this City Council declares its intention to make use of powers granted under such an enabling act to protect the homes of tenants in HUD-assisted buildings; and be it further

RESOLVED: That if such an enabling act is passed allowing Cambridge and other cities and towns to protect HUD-assisted buildings in the way our home rule petition seeks to do, that home rule petition will no longer be necessary and will be withdrawn; and be it further

RESOLVED: That this City Council requests that its delegation to the state legislature strongly support this measure; and be it further

- 3 -

RESOLVED: That this City Council urges City Councils, Boards of Aldermen, and other similar bodies in other cities and towns with expiring use buildings to pass similar resolutions.

REFERRED TO HOUSING AND COMMUNITY DEVELOPMENT
COMMITTEE.



City of Cambridge

24.

IN CITY COUNCIL

February 12, 1996

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WHEREAS: One building, 105-225 Walden Street, (Walden Park), a 230-unit development built as affordable housing with City zoning variance built under the federal 221(d)4 program, has already been deregulated, and rents for existing tenants have increased 50% in less than one year, and rents for vacancies are more than double previous rents; and

WHEREAS: Five buildings (808 Memorial Dr., 929 House, 402 Rindge Ave., 411 Franklin St., and Huron Towers) would be eligible for prepayment under the new budget by the year 2000, these buildings containing 882 low and moderate income apartments; and

WHEREAS: Two buildings (362-364 Rindge Ave. and Walden Sq.) risk losing project-based Sec. 8 contracts and are not secure in their pre-payment ban before the year 2000, these buildings containing 788 low and moderate income apartments; and

WHEREAS: There are other expiring use buildings not eligible for prepayment before the year 2000 whose future is nevertheless the concern of this City Council; and

WHEREAS: The great majority of tenants in these buildings are "means-tested", low and moderate income tenants; and

WHEREAS: All the owners of the buildings mentioned above are large real estate investors; and

WHEREAS: All these buildings were built as affordable housing with HUD assistance and often City zoning assistance; and

WHEREAS: Question 9 exempted HUD-assisted buildings from its reach; and

WHEREAS: This City Council has voted to submit a home rule petition to protect this housing through implementation of local regulation if HUD deregulates (a copy of the proposed home rule petition is attached); and

WHEREAS: Tenant associations in expiring use buildings in Cambridge, the Cambridge City-wide Expiring Use Committee and other community groups in Cambridge and other cities and towns in Massachusetts are drafting and seeking sponsors for an enabling act to accomplish the same objectives sought through the home rule petition; now therefore be it

RESOLVED: That this City Council urgently requests that the state legislature promptly consider and pass such an enabling act; and be it further

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RESOLVED: That this City Council urges City Councils, Boards of Aldermen, and other similar bodies in other cities and towns with expiring use buildings to pass similar resolutions.

TABLED BY COUNCILLOR TRIANTAFILLOU.

**An Order Requesting that the State Legislature Consider and Pass an
Enabling Act Authorizing Local Regulations to Protect HUD-Assisted
Buildings**

WHEREAS, a serious housing crisis exists in the City of Cambridge and,

WHEREAS, federal housing budget cuts and deregulation, both existing and proposed, would make this crisis much worse, and

WHEREAS, the current joint House/Senate budget would reverse the Title 6 (LIHPRHA - Low Income Housing Preservation and Resident Homeownership Act) ban on prepayment in expiring use buildings, present since 1990, thus allowing owners of such buildings to prepay and eliminate all HUD regulations on rents and evictions, and

WHEREAS, one building, 205-225 Walden St. (Walden Park), a 230-unit development built as affordable housing with City zoning variance built under the federal 221(d)4 program, has already been deregulated, and rents for existing tenants have increased 50% in less than one year, and rents for vacancies are more than double previous rents, and

WHEREAS, five buildings (808 Memorial Dr., 929 House, 402 Rindge Ave., 411 Franklin St., and Huron Towers) would be eligible for prepayment under the new budget by the year 2000, these buildings containing 882 low and moderate income apartments, and

WHEREAS, two buildings (362-364 Rindge Ave. and Walden Sq.) risk losing project-based Sec. 8 contracts and are not secure in their pre-payment ban before the year 2000, these buildings containing 788 low and moderate income apartments, and

WHEREAS, there are other expiring use buildings not eligible for prepayment before the year 2000 whose future is nevertheless the concern of this City Council, and

WHEREAS, the great majority of tenants in these buildings are "means-tested", low and moderate income tenants, and

WHEREAS, all the owners of the buildings mentioned above are large real estate investors, and

WHEREAS, all these buildings were built as affordable housing with HUD assistance and often City zoning assistance, and

WHEREAS, Question 9 exempted HUD-assisted buildings from its reach, and

WHEREAS, this City Council has voted to submit a home rule petition to protect this housing through implementation of local regulation if HUD deregulates (a copy of the proposed home rule petition is attached), therefore be it

WHEREAS, tenant associations in expiring use buildings in Cambridge, the Cambridge City-wide Expiring Use Committee and other community groups in Cambridge and other cities

and towns in Massachusetts are drafting and seeking sponsors for an enabling act to accomplish the same objectives sought through the home rule petition, therefore be it

RESOLVED, that this City Council urgently requests that the state legislature promptly consider and pass such an enabling act, and further be it

RESOLVED, that this City Council declares its intention to make use of powers granted under such an enabling act to protect the homes of tenants in HUD-assisted buildings, and further be it

RESOLVED, that if such an enabling act is passed allowing Cambridge and other cities and towns to protect HUD-assisted buildings in the way our home rule petition seeks to do, that home rule petition will no longer be necessary and will be withdrawn, and further be it

RESOLVED, that this City Council requests that its delegation to the state legislature strongly support this measure, and further be it

RESOLVED, that this City Council urges City Councils, Boards of Aldermen, and other similar bodies in other cities and towns with expiring use buildings to pass similar resolutions.

WHEREAS: The great majority of tenants in these buildings are "means-tested", low and moderate income tenants; and

WHEREAS: All the owners of the buildings mentioned above are large real estate investors; and

WHEREAS: All these buildings were built as affordable housing with HUD assistance and often City zoning assistance; and

WHEREAS: Question 9 exempted HUD-assisted buildings from its reach; and

WHEREAS: This City Council has voted to submit a home rule petition to protect this housing through implementation of local regulation if HUD deregulates (a copy of the proposed home rule petition is attached); and

WHEREAS: Tenant associations in expiring use buildings in Cambridge, the Cambridge City-wide Expiring Use Committee and other community groups in Cambridge and other cities and towns in Massachusetts are drafting and seeking sponsors for an enabling act to accomplish the same objectives sought through the home rule petition; now therefore be it

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IN CITY COUNCIL

February 12, 1996

COUNCILLOR TRIANTAFILLOU
COUNCILLOR BORN
COUNCILLOR DAVIS
COUNCILLOR REEVES

WHEREAS: A serious housing crisis exists in the City of Cambridge; and

WHEREAS: Federal housing budget cuts and deregulation, both existing and proposed, would make this crisis much worse; and

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WHEREAS: There are other expiring use buildings not eligible for prepayment before the year 2000 whose future is nevertheless the concern of this City Council; and

Duehay,
Consent Order #24

Cal. 6
S-138

Councillors Triantafillou, Born, Reeves
and Davis re: An order requesting that
the State Legislature consider and pass
an enabling act authorizing local regulations
to protect HUD-assisted buildings.

3/25/96 Referred to Housing and Community
Development at Regular City Council meeting
March 18, 1996

3/19/96 Sent to Councillor Duehay
gwt

3/18/96

Referred to Housing Committee
on Motion of Councillor Duehay

In City Council February 12, 1996

Tabled by Councillor Triantafillou
3/14/96

Remains on Table. No Action to be taken for two
Weeks. Referred to Housing and Community Development
Committee on motion of Councillor Sullivan.