CCM-101

City of Cambridge

IN CITY COUNCIL

December 18, 1995

MAYOR REEVES
COUNCILLOR BORN
COUNCILLOR MYERS
COUNCILLOR TRIANTAFILLOU

ORDERED: That all items pending before the City Council and not acted upon by the end of the 1995 legislative session be placed in the files of the City Clerk without prejudice, subject to recall by any member, provided that those proposed ordinances which have been passed to a second reading, advertised and listed under "Unfinished Business" shall remain on the Calendar as "Unfinished Business", and further provided that any items pending in committee may, at the discretion of the committee, be forwarded to the next City Council.

In City Council December 18, 1995
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy; D. Margaret Drury

ATTEST:-

D. Margaret Drury
City Clerk

LEGAL NOTICES

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Loews Fresh Pond Cinemas, Inc., Brian Blatchley, manager,** holder of a cinema license at 168 Alewife Brook Parkway has applied for a change in d/b/a from Lowes Fresh Pond Cinemas to Sony Theatres Fresh Pond.

The hearing on this application will be held on Tuesday evening, January 24, 1995, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor hearing room, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29899

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that Purple Cactus Incorporated, doing business as **The Purple Cactus Burrito Bar, by Marie B. O'Shea, Manager** has applied for a common victualer's license to be exercised on the 1st floor at 2263 Massachusetts Avenue. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises, and to have a total occupancy of 14 persons. Said license if granted would be exercised from 8 a.m. to 11 p.m. daily.

A hearing on said application will be held on Tuesday, Jan.24, 1995 at 6:00 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing or such person may prior to the hearing submit a written statement to the License Commission, Michael J. Lombardi Municipal Building, 1st floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29898

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended that **Corporate Music Productions, Inc. d/b/a Nightstage, Sam Marcus, manager** has applied to transfer its all alcoholic beverages as a restaurant license, at 823 Main Street to H.H.B. Foods Corporation, Heather Herbert Baiany, manager at 795 Main Street. (This applicant has been approved for an entertainment license which includes live music, dancing and 1 TV)

This applicant has also applied to pledge its liquor license to Cambridge Trust Company Bank.

Officers and directors of H.H.B. Foods Corporation are: Heather Baiany, President, Treasurer, Clerk and Director.

The premises are described as follows: Dining area, kitchen on first floor; office and storage in basement.

The hearing on this application will be held on Tuesday evening, January 24, 1995, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue Cambridge.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29896

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Jane Carson d/b/a Cantabrigia Antiques and Design** has applied for an antique store license at 2364 Massachusetts Avenue.

The hearing for this application will be held on Tuesday evening, January 24, 1995, at six o'clock, 831 Massachusetts Avenue, 2nd floor, Cambridge, Mass., 02139.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29897

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **The Oxford Company, Inc. d/b/a Oxford Spa, Thomas McGinnity, manager,** holder of a wines and malt beverages as a package goods store license, at 102 Oxford Street has requested that its license be held as a pocket license.

The hearing for this application will be held on Tuesday evening, January 24, 1995, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29895

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended that **Church Street Creole Cafe, Inc. d/b/a Border Cafe, Kurt A. Reyburn, manager,** holder of an all alcoholic beverages as a restaurant license, 2 am closing at 32-38 Church Street has applied for a change of manager from Kurt A. Reyburn to Robert M. Murphy.

The hearing on this application will be held on Tuesday evening, January 24, 1995, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29893

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that Steve's Restaurant II, Inc., doing business as **Steve's Greek Cuisine, by Christos Kourtidis, Manager** has applied for a common victualer's license to be exercised on the 1st floor at 1172-1178 Cambridge Street. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises, and to have a total occupancy of 110 persons. Said license if granted would be exercised from 7 a.m. to Midnight daily.

A hearing on said application will be held on Tuesday, January 24, 1995 at 6:00 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing or such person may prior to the hearing submit a written statement to the License Commission, Michael J. Lombardi Municipal Building, 1st floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29904

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Theatre Holdings, Inc. d/b/a Harvard Square Theatre, Brian Blatchley, manager,** holder of a cinema license at 10 Church Street has applied for a change in d/b/a from Harvard Square Theatre to Sony Theatre Harvard Square.

The hearing on this application will be held on Tuesday evening, January 24, 1995, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor hearing room, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29900

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Theatre Holdings, Inc. d/b/a Janus Theatre, Brian Blatchley, manager,** holder of a cinema license at 57 John F. Kennedy Street has applied for a change in d/b/a from Janus Theatre to Sony Theatre Janus.

The hearing on this application will be held on Tuesday evening, January 24, 1995, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor hearing room, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29901

Notice of Federal Interest
December 28, 1994

On August 1, 1994, the National Cancer Institute (NCI) awarded Grant Number 1 CO6 CA62520-01 to the Massachusetts Institute of Technology. The grant provided Federal funds for renovations and alterations to research space in Buildings E17 and E18 which is located at 50 Ames Street, Cambridge in Middlesex County, State of Massachusetts, particularly described as follows:

Buildings E17 and E18 are a portion of the premises described in the deed for 364 Main Street. This property is situated on the southerly side of Main Street, the easterly side of Ames Street and the northerly side of Amherst Street, with all buildings and other structures thereon, bounded and described as follows:

Northerly on Main Street, one hundred seventy-nine and 98/100 feet;

Easterly in part on land now or formerly of the City of Cambridge and in part on land now or formerly of F.W. Dixon Co., one hundred ninety-seven and 50/100 feet;

Northerly on said F.W. Dixon Co. land, sixty-eight and 83/100 feet;

Westerly on the same, one foot;

Northerly on the intersection of Dock Street and Deacon Street, fifteen feet;

Easterly in part on land now or formerly of James W. Brine Co. and in part on land now or formerly of Nathaniel P. Winchell by a line running along the center of a thirty-foot passageway, two hundred thirteen and 68/100 feet;

Northerly on said Winchell land, eighty-two and 24/100 feet;

Easterly in part on said Winchell land and in part on land now or formerly of William Crane, three hundred forty-seven and 24/100 feet;

Southerly on Amherst Street, ninety-one and 405/1000 feet;

Southwesterly on land now or formerly of Massachusetts Institute of Technology, six and 74/100 feet;

Westerly on the same, two hundred forty-two and 97/100 feet;

Southerly on the same, forty and 05/100 feet;

Southeasterly on the same by a line running along the center of a twenty-foot passageway, one hundred forty-eight and 48/100 feet; and

Southwesterly and Westerly on Ames Street, six hundred fifty-two and 98/100 feet

The grant incorporated conditions which includes restrictions on usage of the aforementioned property and provided for a continuing Federal interest in the property from August 1995 to August 2015. Specifically, the property may not be (1) used for any purpose inconsistent with that authorized by the grant program statute and applicable regulations, (2) mortgaged or otherwise used as collateral without the written permission of the NCI or (3) sold or transferred to another party without the written permission of the NCI. These conditions are in accordance with the statutory provisions set forth in 45 Code of Federal Regulations Part 74 and the Public Health Service grants policy.

These grant conditions and requirements cannot be nullified or voided through a transfer of ownership. Therefore, advance notice of any proposed change in usage or ownership must be given to the Grants Management Officer, NCI.

Name: O. Robert Simha
Title: Director of Planning
Date: 12/30/94

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX
December 30, 1994

On this 30 day of December, 1994, before me, the undersigned, a Notary Public for the County of Middlesex, Mass. personally appeared O. Robert Simha, of the MIT Planning Office, and known to me to be the person who executed the within instrument on behalf of said Massachusetts Institute of Technology, and acknowledged to me that he executed the same as the free act and deed of said corporation.

Witness my hand and official seal.

Elizabeth J. Griffin Notary Public in and for the county of Middlesex State of Massachusetts.

Elizabeth J. Griffin
Notary Public
My commission expires August 14, 1998

(C)Jan.12
#29880

RECYCLE

SENIOR CIRCUIT

Financial assistance available to eligible elders

BY TANA SHERMAN

Approximately 72,000 seniors living in Massachusetts are poor. Social Security or small private pensions are not enough to lift them out of poverty. All too often, seniors face cruel choices: Should I pay the rent or heat my home? Buy medication or eat?

Somerville-Cambridge Elder Services (SCES) is participating in a unique project that can offer answers to elders in Somerville and Cambridge who are faced with such dilemmas. By sitting down for a half-hour or so with an SCES Information and Referral Specialist, any low-income local elder can instantly learn if there are additional financial assistance programs for which he or she may be eligible.

The tool that can point you to these sources of financial assistance is called MicroMax, a computer program that offers an analysis of benefits available to anyone in Massachusetts. At a touch of a button, the Information and Referral Specialist can give you:

- a list of programs for which you and other household members are potentially eligible;
- procedures on how to apply for these benefits;
- program descriptions;
- what agencies administer these programs;
- deadlines for appeals;
- advocacy notes.

Developed by the Boston Department of Health and Hospitals, MicroMax motivates elders to apply for services by giving them a list of programs for which they are potentially eligible, along with an estimate of the cash benefit.

SCES is one of only four Home Care Corporation and Area Agencies on Aging selected to use MicroMax by the Families USA Foundation, a non-profit organization dedicated to health care reform, consumer education and advocacy for seniors. MicroMax is part of Access Benefits, a Families USA program that is funded by a grant from the Social Security administration and seeks to improve the lives of seniors by ensuring access to Supplementary Security Income (SSI), food stamps and related programs.

In Massachusetts it is estimated that half of the seniors eligible for SSI do not receive this benefit. That's about 35,000 people, among them some of the most elderly and frail.

SSI will pay you a monthly check if you are 65 or older, blind or disabled; are a United States citizen or legal alien; and if you don't own much or have a lot of income. The amount of monthly income, such as wages, Social Security checks and pensions, determines how much SSI you can receive. For example, an elder living alone must have a monthly income of $606 or less, while a couple's monthly income must be $908 or less.

The things you own that are considered in determining SSI eligibility include real estate, personal belongings, bank accounts, cash, and stocks and bonds. A single person may be able to get SSI with items worth up to $2,000, while a couple may be eligible for SSI with resources less than $3,000.

People who get SSI usually get food stamps and Medicaid, too. Medicaid helps pay doctor and hospital bills. Food stamps are free coupons that can be used just like money to buy food at most stores. With SSI, food stamps and Medicaid, you quality of life can be greatly improved.

To learn if you and other household members are eligible for SSI, food stamps and other financial assistance, you can make an appointment for a MicroMax screening by calling the Information and Referral Department at Somerville-Cambridge Elder Services, 628-2601, ext. 3151.

Tana Sherman is Community Information Supervisor at Somerville-Cambridge Elder Services.

LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY
COURT DEPARTMENT
PROBATE OF WILL ADMINISTRATION
WITH THE WILL ANNEXED
WITHOUT SURETIES
Middlesex Division Docket No. 94P2593
Estate of **Dorothy Irene Abreau** aka
Dorothy I. Abreau
late of **Cambridge**
in the County of Middlesex
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Dorothea Clinton of Cambridge in the County of Middlesex or some other suitable person be appointed administrator with the will annexed of said estate without surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on Jan. 30, 1995.

In addition you must file a written affidavit of objections to the petition stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty eighth day of December in the year of our Lord one thousand nine hundred and ninety four.

Donna M. Lambert
Register of Probate

(C)Jan.12
#29887

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY
COURT DEPARTMENT
Middlesex Division Docket No. 94P5422AD
ADMINISTRATION WITHOUT SURETIES
Estate of **Joseph Dobrowolski,**
also known as **Joseph L. Dobrowolski**
died June 7, 1994
late of **Cambridge**
in the County of Middlesex
NOTICE

A petition has been presented in the above-captioned matter praying that Paul Arent of Dudley in the County of Worcester be appointed administrator of said estate without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on January 27, 1995.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the thirtieth day of November in the year of our Lord one thousand nine hundred and ninety four.

Donna M. Lambert
Register of Probate Court

(C)Jan.12
#29886

To advertise your legals call Marina Parsons at 628-6200 x143

SENIOR CIRCUIT

Aging Well group meets Feb. 5

The Aging Well group at the Women's Center, 46 Pleasant St., Cambridge will meet on Sunday, Feb. 5, 2-5 pm. The topic is "The World Solidarity Summit with Cuba in Havana" with group member Carol Thomas, who was there. Aging Well is a free monthly support group of women ranging from 60 to 85 years old. The center is wheelchair accessible. For more information, call 354-8807.

Part-time positions available

Part-time on-the-job training positions are available in Somerville and Cambridge through the Title V, Senior Community Service Employment Program at Somerville-Cambridge Elder Services.

The jobs are for 20 hours per week at the hourly rate of $4.25. The goal is for participants to prepare themselves to secure positions at market rates of pay. Applicants must meet low-income eligibility requirements and must be 55 or older, but do not need to be residents of Somerville or Cambridge.

For more information or to enroll in the program, call Anna Shenk, Employment Program manager, at 628-2601, ext. 3202.

Lunch menu

The following is the Somerville-Cambridge Elder Services Congregate Centers lunch menu:

Jan. 16-20: Monday — holiday. Tuesday — Portuguese kale soup, baked fish, rice/red pepper, cake with strawberries. Wednesday — Baked manicotti, mixed vegetables, pears. Thursday — Tomato rice soup, meatloaf, whipped potato, orange. Friday — Roast turkey, sweet potato, peas and mushrooms, mixed fruit.

Jan. 23-27: Monday — Minestrone soup, veal marsala, mashed potato, tapioca pudding. Tuesday — Turkey chow mein, rice, oriental blend vegetables, pineapple. Wednesday — Beef stew, baked potato, pear. Thursday — Navy bean soup, baked chicken breast, mixed vegetables, applesauce cake. Friday — Baked rigatoni, spinach, peaches.

COMMUNITY NOTES

No trash pickup on holiday

There will be no rubbish collection by the Cambridge Department of Public Works on Monday, Jan. 16, due to the Martin Luther King Day holiday. All household collection, commercial account rubbish collection, and recycling collections routes normally scheduled for Monday will be collected on Tuesday. Rubbish and recycling route collections will be one day behind the normal schedule for the remainder of the week.

Manual details 'Winter Challenge We Share'

The Public Works Department is introducing "The Winter Challenge We Share," a snow and ice clearing plan developed for the city's businesses, organizations, universities and residents. This manual is intended to act as a guide in assisting the citizens of Cambridge and its visitors in coping with the harsh winter conditions that we are sometimes forced to endure.

Copies are currently available at the Main Library, City Hall, and the Public Works Department. If you or your group would like to obtain a free copy of this guide, contact Annette Rodibaugh at the Public Works Department at 349-4846.

VFW post earns 75th anniversary citation

Allen F. Kent, the National Commander-in-Chief of the Veterans of Foreign Warns of the US, has announced the presentation of a Diamond Jubilee Award Citation to VFW Post 299 of Cambridge. The post will celebrate its 75th anniversary on Jan. 12.

"This is a very significant milestone for a VFW Post," Kent said in announcing the award. "This Diamond Jubilee Award recognizes dedication, determination, hard work and a lot of patriotism. And it recognizes 75 years of serving the needs of local veterans and their families, 75 years of service to the local community, and 75 years of contributing to the strength, power and influence of our national organization. In presenting this award, I send my sincere thanks and appreciation to the members of VFW Post 299."

Post 299 joins a growing list of Diamond Jubilee Posts whose long membership in the organization have made it the largest and most successful major veterans group in the United States. Founded in 1899 the VFW today has a membership of over 2.1 million men and women.

Just-A-Start offers low-interest loans

Just-A-Start Corp. is offering zero percent to 3 percent loans to city homeowners who want to make improvements to their properties.

Applicants must own and occupy homes of one- to four-unit structures in Cambridgeport, Riverside, East Cambridge, Wellington-Harrington, or Neighborhood 4 (North of Broadway). All applicants are subject to income eligibility guidelines. Funds are available for corrections of code violations, deleading, energy conservation or providing handicap accessibility.

Just-A-Start Corp. also is a rehabilitation service agency for MHFA programs such as the Neighborhood Rehabilitation Program, Get the Lead Out Program, and the MHFA First Time Homebuyer Program.

For more information please contact Joseph Youngworth or Alan LaBella at 494-0444. In Cambridgeport/Riverside area contact Christine Arthur at 497-1110.

Nominees sought for community service award

The Multicultural Committee of the Department of Human Services Programs annually honors Harriet (Griffin) Wigfall for her lifetime of commitment and service to others.

The annual award continues the tradition of service to the community by honoring citizens whose work exemplifies that of the late Harriet Wigfall, an African-American woman and longtime local resident widely known and admired for outstanding contributions to the community.

She volunteered and later worked as a receptionist at the Cambridge Community Center for over 39 years. She became known as a mother to all of the children there.

Wigfall also worked for the Cambridge Head Start program, the Follow Through program and at the Maynard School as a health aide. In addition, she was an active member of many community boards and committees such as RCCC, Riverside Neighborhood Association, Harvard University Community Affairs, the Cambridge Community Center and M.L. King Community School.

The committee to choose nominees is composed of former recipients and neighborhood residents, as well as one non-voting member of the Multicultural Committee of the Department of Human Service Programs.

Nominations for the Harriet Wigfall Community Service Award are currently being accepted. The person that you nominate should be a Cambridge resident or someone who has made a significant contribution to the Cambridge community. This person's service to the community should exclude work-related responsibilities, unless that person's service exceeds their job description in a way that reaches and serves the community.

Harriet Wigfall volunteered and later worked as a receptionist at the Cambridge Community Center for over 39 years.

Please submit all recommendations to Stephanie Sunderland, c/o Department of Human Services Programs, 51 Inman St., Cambridge, MA 02130. Deadline: Jan. 31. The award will be presented on Thursday, March 2, at the Black History Celebration at 6 pm at the M.L. King Jr. School at 100 Putnam Ave.

CAm City Clerk

LEGAL NOTICES

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department
Middlesex Division Docket No. 94D-4606-D1
Summons by Publication
Barbara Ann Bee, Plaintiff
v.
Winston G. Harriott, Defendant

To the above named Defendant: Winston G. Harriott

A Complaint has been presented to this Court by the Plaintiff, Barbara Ann Bee, seeking to dissolve the bonds of matrimony, and in association with such proceeding obtain an order for the conveyance of real or personal property located within the Commonwealth pursuant to M.G.L. c. 208. section 34.

You are required to serve upon Martin P. Judge, Esquire attorney for plaintiff - whose address is 21 George Street, Lowell, Massachusetts 01852 your answer on or before March 27, 1995. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, this 14th day of December, 1994.

Donna M. Lambert
Register of Probate Court

(C)Dec.29,Jan5,12
#29770

REQUEST FOR PROPOSAL
LEASING OF OFFICE SPACE FOR
CAMBRIDGE HOSPITAL
CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts 02139 until Thursday, February 2, 1995 @ 11:00 A.M., at which time and place they will be publicly opened and read aloud for furnishing the following the City of Cambridge:

The City of Cambridge, Massachusetts, is **seeking proposals for office space 'for the Cambridge Hospital to be geographically located no more than two tenths of a mile from Cambridge Hospital or Neville Manor,** but not in the Mid-Cambridge Neighborhood, with a minimum of 20,000 square feet contiguous on one floor. The term of the lease shall be ten years with two-five year renewal options.

Copies of the Request for Proposal may be obtained at the Office of the Purchasing Agent on and after January 3, 1995, between the hours of 8:30 A.M. and 5:00 P.M.

The successful offeror must be an Equal Opportunity Employer.

The City of Cambridge reserves the right to reject any or all proposals, waive any informalities in the proposal process, and accept the proposal deemed to be in the best interest of the City.

Each proposal must be delivered, along with (3) three additional proposal summaries in a sealed packaged, plainly marked "RFP for Leasing of Office Space for the Cambridge Hospital" and addressed to Gail A. Cohen, Purchasing Agent, City of Cambridge, 3rd floor, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Ma. 02139.

Gail A. Cohen
Purchasing Agent

(C)Jan.5,12,19
#29840

INVITATION FOR BIDS
SUPPLY AND INSTALL VCT FLOORING
AT
J.F. KENNEDY AND
H.S. TRUMAN APARTMENTS

The Cambridge Housing Authority invites sealed bids to supply and install VCT Flooring in J.F. Kennedy and H.S. Truman Apartments.

A 100 % performance and payment bond will be required of the awarded contractor.

Specifications and documents will be available until the date and time set for bid opening. There is no charge for the documents which will be mailed on request or may be picked up at the Cambridge Housing Authority, Purchasing Department, 270 Green Street, Cambridge, MA 02139, (617) 864-3020 Ext 230.

Bids will be subject to Common Rule 24 CFR 85.36. In addition, any ensuing contract which includes on site labor will be subject to the appropriate State or Federal prevailing wage rates as detailed in the bidding documents.

Bid surety in the amount and form described in the Instructions to Bidders is required with bid submittal.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any formalities.

Bids must be received at the offices of the Cambridge Housing Authority, 270 Green Street, Cambridge, MA 02139 no later than 3:00 p.m. on January 30, 1995. At that time all bids will be publicly opened and read aloud.
(C)Jan.12
#29917

INVITATION FOR BIDS
SUPPLY AND INSTALL KITCHEN CABINET
AT
J.F. KENNEDY AND
H.S. TRUMAN

The Cambridge Housing Authority invites sealed bids to supply and install Kitchen Cabinets at J.F. Kennedy and H.S. Truman Apartments.

A 100 % performance and payment bond will be required of the awarded contractor.

Specifications and documents will be available until the date and time set for bid opening. There is no charge for the documents which will be mailed on request or may be picked up at the Cambridge Housing Authority, Purchasing Department, 270 Green Street, Cambridge, MA 02139, (617) 864-3020 Ext 230.

Bids will be subject to approval and award by the Cambridge Housing Authority Board of Commissioners. Bids will be irrevocable for a period of 30 days from the date of the bid opening.

Bids will be subject to Common Rule 24 CFR 85.36. In addition, any ensuing contract which includes on site labor will be subject to the appropriate State or Federal prevailing wage rates as detailed in the bidding documents.

Bid surety in the amount and form described in the Instructions to Bidders is required with bid submittal.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any formalities.

Bids must be received at the offices of the Cambridge Housing Authority, 270 Green Street, Cambridge, MA 02139 no later than 3:00 p.m. on January 30, 1995. At that time all bids will be publicly opened and read aloud.
(C)Jan.12
#29916

FIRST PUBLICATION NO. 2666
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Ninety-Five
AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge.

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

That a new Chapter 8.45 entitled " AN ORDINANCE RELATING TO THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS AND COOPERATIVES" be inserted.

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the dilution of housing of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board"), appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

As used in this Ordinance, the following words shall have the following meanings:

(a) "Condominium unit," a unit in a housing condominium as that term is defined in Chapter 183A, Section 1, of the General Laws.

(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.

(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

(i) housing units converted from a non-housing to a housing use on or after November 30, 1983;

(ii) housing units the initial construction of which was commenced on or after November 30, 1983;

(iii) housing units which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program without an interest subsidy or tenant subsidy attached thereto;

(iv) housing units financed through the Massachusetts Housing Finance Agency with an interest subsidy (any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor) attached thereto;

(v) housing units that are owned and operated by a governmental agency or authority;

(vi) housing units in buildings which contained fewer than four housing units on January 1, 1995;

(vii) housing units in hotels, motels, inns, tourist accommodations and rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

(viii) housing units in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged.

(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. no housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

(b) If the vacancy rate exceeds 4%, the Board shall grant a conversion permit upon application by the owner of the housing unit, subject to the conditions of Chapter 527:

Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

Section 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

Passed to a second reading as amended at the City Council meeting held on January 9, 1995 and on or after January 23, 1995 the question comes on passing to be ordained.

ATTEST:- D. Margaret Drury
City Clerk

(C)Jan.12
#29923

INVITATION FOR BIDS
SUPPLY AND INSTALL EXTERIOR
STRUCTURAL RE-CAULKING
AT
MILLERS RIVER AND
D.F. BURNS APARTMENTS

The Cambridge Housing Authority invites sealed bids to supply and install Exterior Structural Re-caulking at Millers River and D.F. Burns Apartments.

A 100 % performance and payment bond will be required of the awarded contractor.

Specifications and documents will be available until the date and time set for bid opening. There is no charge for the documents which will be mailed on request or may be picked up at the Cambridge Housing Authority, Purchasing Department, 270 Green Street, Cambridge, MA 02139, (617) 864-3020 Ext 230.

Bids will be subject to approval and award by the Cambridge Housing Authority Board of Commissioners. Bids will be irrevocable for a period of 30 days from the date of the bid opening.

Bids will be subject to Common Rule 24 CFR 85.36. In addition, any ensuing contract which includes on site labor will be subject to the appropriate State or Federal prevailing wage rates as detailed in the bidding documents.

Bid surety in the amount and form described in the Instructions to Bidders is required with bid submittal.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any formalities.

Bids must be received at the offices of the Cambridge Housing Authority, 270 Green Street, Cambridge, MA 02139 no later than 3:00 p.m. on January 30, 1995. At that time all bids will be publicly opened and read aloud.
(C)Jan.12
#29915

Notice is hereby given that **KPM CambridgeSide, Inc.,** (Landlord) William H. **McCabe, Jr., manager** (New England Development Co., Developer and Management) and **The Deschamps Corp. d/b/a Damon's Restaurant, James Deschamps, manager** have applied for a common victualer's license to be exercised on the first floor at 100 CambridgeSide Place (Food Court)

Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises and would allow the applicant to maintain said premises as a restaurant to be open to all classes of the public and to have a seating capacity of 672 persons. (600 seats inside and 72 seats outside). Said license if granted would be exercised from 10 a.m. to 10 p.m. weekdays and from Noon to 6 p.m. on Sundays.

The applicant is not seeking to maintain any entertainment on the premises.

A hearing on said application will be held on Tuesday Jan. 24, 1995 at 6 p.m., in the Michael J. Lombardi Municipal Building,2nd floor, 831 Massachusetts Avenue, Cambridge. Any person wishing to comment on said application may attend the hearing, or such person may prior to the hearing submit a written statement to Richard V. Scali, Executive Officer of the License Commission, Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29902

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **FRANCIS E. BANLEY** to Harlow Properties, Inc. dated April 25, 1980 and recorded with Middlesex South District Registry of Deeds in Book 13959, Page 548, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 12:00 o'clock, p.m. (Noon) on the 15th day of February, 1995 on the mortgaged premises described below, being known as **Unit #2-3, 2 Avon Street Condominiums, 2 Avon Street,** Cambridge, Massachusetts, all and singular the premises described in said mortgage to wit:

A certain condominium unit, the address of which is Unit #2-3, 2 Avon Street, Cambridge, Massachusetts, together with an undivided 5.58 percent interest appertaining to said unit in the common areas and facilities of said condominium, and together with the rights and easements appurtenant to said unit as set forth on the Master Deed dated June 7, 1977, and recorded with the Middlesex South District Registry of Deeds, Book 13232, Page 564.

Said unit is subject to the restrictions as set forth in Section 9 of said Master Deed, to wit:

Restrictions on Use of Units

Unless otherwise permitted by instrument in writing duly executed by the 2-4 Avon Street Condominium Trust pursuant to provisions of the By-Laws thereof:

(a) no residential unit shall be used other than solely for residential purposes by one (1) family. For the purposes of this instrument, one (1) family shall be defined as the owners of any Unit and the members of their immediate families or for no more than three (3) persons unrelated by blood or marriage in Units consisting of one (1) bedroom or larger, or no more than two (2) persons unrelated by blood or marriage in Units consisting of a studio bedroom;

(b) no Unit shall be used (i) for any purpose prohibited by any law, rule, regulation or ordinance of any federal, state or local governmental authority or by any order or decree of any court, in either case, having jurisdiction over the Land, the Building or the Condominium or (ii) to keep any inflammable, combustible or explosive fluid, material, chemical or substance therein;

(c) no Unit shall be used or maintained in a manner contrary to or inconsistent with the By-Laws of the Condominium Trust and regulations which may be adopted pursuant thereto;

(d) the architectural integrity of the Building and the Units shall be preserved without modifications and, to that end, without limiting the generality of the foregoing, no balcony, enclosure, awning, screen, antenna, sign, banner or other device and no exterior change, addition, structure, projection, decoration or other feature shall be erected or attached to any unit or any part thereof; no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker or other exterior hardware, exterior unit door or door frames shall be made and no painting or other decoration shall be done on any exterior part or surface of any unit nor on the interior surface of any window; provided, however, that the provisions of this subparagraph (d) shall not restrict the right of any Unit Owner to decorate the interior of his Unit as he may desire so long as such Unit Owner shall in no way whatsoever alter, remove or otherwise modify any structural components of his Unit.

The restrictions set forth in paragraphs (a) through (d) above shall be for the benefit of all of the Unit Owners and the Avon Street Condominium Trust and:

(i) shall be administered on behalf of said Owners by the Trustees of said Condominium Trust;

(ii) shall be enforceable solely by the Trustees, insofar as permitted by law;

(iii) may be waived in specific cases by such Trustees; and

(iv) shall, insofar as permitted by law, be perpetual and, to that end, may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her ownership of a Unit.

Said premises shall be sold "As Is" and in the condition in which they now stand. No representations or warranty of any kind as to the condition or fitness of the building or the premises is hereby made.

Said premises will be sold subject to and with the benefit of all restrictions, easements, improvements, covenants, mortgages, liens, rights of tenants and parties in possession, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record, having priority over the mortgage described herein, if any.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

The successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder provided that said second highest bidder shall deposit with Mortgagee's attorneys, Comins & Newbury, the amount of the required deposit as set forth herein within three (3) business days after written notice of the default of the previous highest bidder and title shall be conveyed to the said second highest bidder within twenty (20) days of said written notice.

TERMS OF SALE: Five Thousand Dollars ($5,000.00) will be required to be paid in cash or by certified or bank treasurer's or cashier's check by the Purchaser at the time and place of sale as a deposit. The balance of the purchase price is to be paid in cash or by certified or bank treasurer's or cashier's check within thirty (30) days thereafter at Comins & Newbury, 84 State Street, Boston, MA 02109, at which time the Deed shall be delivered to the Buyer.

Other terms, if any, to be announced at the time and place of sale.

Harlow Properties, Inc.
Present Holder of Said Mortgage,
by its attorneys,
Paul H. Clough
Comins & Newbury
84 State Street
Boston, MA 02109
(617) 523-0222

(C)Jan.12,19,26
#29907

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY
COURT DEPARTMENT
CONSERVATORSHIP
Middlesex Division Docket No. 94P5219CV
NOTICE

To **Marian E. Weinberger** of Watertown, in the State of Connecticut having real estate in Cambridge in the County of Middlesex in said County, and her heirs apparent or presumptive. A petition has been presented to said Court alleging that said Marian E. Weinberger has become incapacitated by reason of - mental weakness - physical incapacity to care properly for her property and praying that Bank of Boston - Connecticut of Waterbury in the State of Connecticut or some other suitable person be appointed conservator of her property.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on January 27, 1995.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty-seventh day of December, the year of our Lord one thousand nine hundred and ninety-four.

Donna M. Lambert
Register of Probate

(C)Jan.12
#29883

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY
COURT DEPARTMENT
Middlesex Division Docket No. 94P5916GM
NOTICE OF
GUARDIANSHIP - MINOR -
WITHOUT SURETIES
NOTICE

To all persons interested in **Dominequica Anderson** of Cambridge in said County Middlesex, a minor.

A petition has been presented in the above-captioned matter praying that Jessie L. Harris of Cambridge in the county of Middlesex be appointed guardian of said minor with custody, without giving a surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before January 26, 1995.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fifth day of January, in the year of our Lord one thousand nine hundred and ninety five.

Donna M. Lambert
Register of Probate

(C)Jan.12
#29911

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss Probate Court Docket
#542996E

To all persons interested in the estate of **Cyril A. Greenidge** late of Cambridge in said County, deceased.

A petition has been presented to said Court, praying that Cyril S. Greenidge be removed from his office as executor and that Ralph E. Greenidge of Sharon in the County of Norfolk or some other suitable person, be appointed his successor.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-seventh day of January 1995, the return day of the citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this twenty-seventh day of December 1994.

Donna M. Lambert
Register

(C)Jan.12
#29910

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY
COURT DEPARTMENT
PROBATE OF WILL ADMINISTRATION WITH
THE WILL ANNEXED WITH SURETIES
Middlesex Division Docket No. 94P5037AA
Estate of **Mary M. Conway**
also known as **Mary Margaret Conway**
died March 18, 1994
late of **Cambridge**
in the County of Middlesex
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that James B. Conway of Woburn in the County of Middlesex or some other suitable person be appointed administrator with the will annexed of said estate.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on March 22, 1995.

In addition you must file a written affidavit of objections to the petition stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty eight day of December in the year of our Lord one thousand nine hundred and ninety four.

Donna M. Lambert
Register of Probate

(C)Jan.12
#29909

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, January 26, 1995 at 5:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a **petition of the Planning Board to amend the Zoning Ordinances of the City of Cambridge by creating a new Section 3.13 - Neighborhood Preservation Interim Planning Overlay District.** This district would create the following principal provisions:

a. A requirement that a residential building converted to any other permitted use, whether commercial or institutional, provide all the parking for that new use as required in the zoning ordinance.

b. A modest lowering of the permitted density of residential development in all Residence C-1 zoning districts to Residence C standards, the prevailing residential zoning for Riverside, MidCambridge, Neighborhood 4, Wellington-Harrington and East Cambridge.

c. The lowering of permitted height in all Business A, and certain Residence C-2 and Residence C-3 zoning districts, to forty-five (45) feet, principally along River Street, Western Avenue, Cambridge Street, Harvard Street, and along Mount Auburn and Banks Street.

The requirements of this Section 3.13 shall be in effect until January 1, 1996.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Vice Mayor Sheila T. Russell,
Chair

(C)Jan.12,19
#29892

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Cambridge Wok 'N Roll Restaurant, Inc., David Yu, Manager** has applied for a common victualer's license to be exercised on the 1st floor at 1908 Massachusetts Avenue. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises, and to have a total occupancy of 32 persons. Said license if granted would be exercised from 11 a.m. to 1 a.m. Monday-Saturday, 11 a.m. to 10 p.m. Sunday.

A hearing on said application will be held on Tuesday, January 24, 1995 at 6:00 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing or such person may prior to the hearing submit a written statement to the License Commission, Michael J. Lombardi Municipal Building, 1st floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29894

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that Elias Lima and Luzia Lima, doing business as **Angela's Subs, by Elias Lima and Luzia Lima, Manager** has applied for a common victualer's license to be exercised on the 1st floor at 746 Cambridge Street. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises, and to have a total occupancy of 16 persons. Said license if granted would be exercised from 9 a.m. to 11 p.m. daily.

A hearing on said application will be held on Tuesday, January 24, 1995 at 6:00 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing or such person may prior to the hearing submit a written statement to the License Commission, Michael J. Lombardi Municipal Building, 1st floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Richard V. Scali
Kevin Fitzgerald
Henry Breen
License Commission

(C)Jan.12
#29903

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **JOHN GOMES AND ADELINA GOMES** TRUSTEES OF J.F. GOMES REALTY TRUST under a Declaration of Trust dated October 31, 1985 and recorded at Middlesex South Registry of Deeds in Book 16827, Page 163, dated March 29, 1990 and recorded with the Middlesex South Registry of Deeds, in Book 20469, Page 542 of which Mortgage the undersigned is present holder, for breach of the conditions contained in said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction on TUESDAY, the 31st day of January, 1995 at 11:00 A.M. upon the mortgage premises, now known and numbered as **1174-1178 Cambridge Street,** Cambridge, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

The land at 1174-1178 Cambridge Street, Cambridge, Middlesex County, Massachusetts being shown as Lot A on a plan entitled "Subdivision of Land in Cambridge", dated November 9, 1948, by Edward Smith, Engineer, recorded with Middlesex County (Southern District) Registry of Deeds, Book 7366, Page 301.

Together with the benefit of a nine foot right of way shown on the above mentioned plan.

SAID PREMISES ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:

1. Rights of others in the nine foot right of way shown on the above mentioned plan.

2. Order for sidewalk construction by the City of Cambridge, dated November 15, 1965, recorded with said Deeds, Book 11003, Page 193.

3. Title to and rights of the public and others in so much of the premises as lies within the bounds of Cambridge Street and Tremont Street.

For Mortgagor's Title see Deed dated November 29, 1985 and recorded with said Deeds in Book 16827, Page 171.

Said premises will be sold subject to and/or with the benefit of any and all restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, water bills, municipal liens and assessments, existing encumbrances liens or claims in the nature of liens, now existing or hereafter arising, having priority over the mortgage, if any there be.

Said premises will also be sold subject to all leases and tenancies having priority over said mortgage, to the rights of occupations by persons on the premises now or at the time of the said auction which tenancies or occupations are subject to said mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances.

In the event of typographical errors in the publication of this notice, the description in the mortgage shall control.

No representations, express or implied, are made with respect to any matter concerning the premises which will be sold "as is".

TERMS OF SALE:

FIVE THOUSAND DOLLARS ($5,000.00) shall be required to be paid to the mortgagee in cash, by certified check or by cashier's check by the purchaser at the time and place of the auction sale as a deposit on the full purchase price. The deposit of the successful bidder shall be fully accounted for at the time the balance of the purchase price is paid. The balance of the purchase price shall be paid by the purchaser in cash, by certified check, Bank Treasurer's check or cashier's check by the purchaser in or within thirty (30) days after the date of the Public Auction at 10:00 A.M. at the office of David I. Cohen, Esquire, Attorney for the Mortgagee, 76 Sanderson Avenue, Suite 2, Lynn, Massachusetts. The successful bidder shall be required to sign at the Public Action a Memorandum of Sale containing the above terms and any additonal terms announced at the Public Auction. The Auction shall not be closed until the successful bidder has made the deposit and executed the Memorandum of Sale.

In the event the successful bidder fails to fulfill the agreements herein or in the relevant Memorandum of Sale contained, or fails to pay the purchase price at the appointed time and place, the deposit shall be forefeited and become the property of the Central Bank (Central Cooperative Bank) without recourse to the bidder and the current holder of the Mortgage reserves the right, at its sole election, to Substitute itself for the highest bidder or to sell the mortgaged property by foreclosure deed to next highest bidder at the Public Auction that delivers to the Mortgagee, the amount required within three (3) business days after written notice of default of the previous highest bidder and executes a Memorandum of Sale providing for performance within Thirty (30) Days of execution or to re-advertise and resell such property at Public Auction.

Central Bank (Central Cooperative Bank), the current holder of the mortgage reserves the right to postpone this sale at later date by public proclamation at the time and date appointed for the Public Auction and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

The purchase will be responsible for all closing costs, state documentary stamps and recording fees.

ALL BIDDERS WILL BE REQUIRED TO DISPLAY TO THE AUCTIONEER THE LISTED DEPOSIT IN ORDER TO QUALIFY TO BID.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF SALE.

Dated: January 5, 1995

CENTRAL BANK
(Central Cooperative Bank)
By its attorney,
David I. Cohen, Esquire
76 Sanderson Avenue, Suite 2
Lynn, MA 01902-1937
(617) 581-1170

(C)Jan.12,19,26
#29856

FIRST PUBLICATION NO. 2666

CALENDAR # 7

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Five

AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge.

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

That a new Chapter 8.45 entitled "AN ORDINANCE RELATING TO THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS AND COOPERATIVES" be inserted.

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

As used in this Ordinance, the following words shall have the following meanings:

(a) "Condominium unit," a unit in a housing condominium as that term is

defined in Chapter 183A, Section 1, of the General Laws.

(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.

(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

(i) housing units converted from a non-housing to a housing use on or after November 30, 1983;

(ii) housing units the initial construction of which was commenced on or after November 30, 1983;

(iii) housing units which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program without an interest subsidy or tenant subsidy attached thereto;

(iv) housing units financed through the Massachusetts Housing Finance Agency with an interest subsidy (any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor) attached thereto;

(v) housing units that are owned and operated by a governmental agency or authority;

(vi) housing units in buildings which contained fewer than four housing units on January 1, 1995;

(vii) housing units in hotels, motels, inns, tourist accommodations and

rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

(viii) housing units in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged.

(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

(b) If the vacancy rate exceeds 4%, the Board shall grant a conversion permit upon application by the owner of the housing unit, subject to the conditions of Chapter 527:

Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

Setion 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

Passed to a second reading as amended at the City Council meeting held on January 9, 1995 and on or after January 23, 1995 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

ORIGINAL TEXT

ORDINANCE PURSUANT TO C. 527 OF THE ACTS OF 1983

WHEREAS: The City of Cambridge has the authority pursuant to Section 2 of Chapter 527 of the Acts and Resolves of 1983 to enact an ordinance further regulating conversion of rental housing to condominiums and cooperatives;

Now therefore be it ordained as follows:

THAT THE MUNICIPAL CODE OF THE CITY OF CAMBRIDGE BE AMENDED BY THE ADDITION OF CHAPTER

AN ORDINANCE RELATING TO THE
CONVERSION OF RENTAL HOUSING
TO CONDOMINIUMS AND COOPERATIVES

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

As used in this Ordinance, the following words shall have the following meanings:

(a) "Condominium unit," a unit in a housing condominium as that term is

defined in Chapter 183A, Section 1, of the General Laws.

(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.

(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

(i) housing units converted from a non-housing to a housing use on or after November 30, 1983;

(ii) housing units the initial construction of which was commenced on or after November 30, 1983;

(iii) housing units which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program without an interest subsidy or tenant subsidy attached thereto;

(iv) housing units financed through the Massachusetts Housing Finance Agency with an interest subsidy (any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor) attached thereto;

(v) housing units that are owned and operated by a governmental agency or authority;

(vi) housing units in buildings which contained fewer than four housing units on January 1, 1995;

(vii) housing units in hotels, motels, inns, tourist accommodations and

rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

(viii) housing units in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged.

(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

(b) If the vacancy rate exceeds 4%, the Board shall grant a conversion permit upon application by the owner of the housing unit, subject to the conditions of Chapter 527:

Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial rev ew is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

C. C. 106

City of Cambridge

MASSACHUSETTS

C. Born moved In City Council 1/30 1995

Suspension to Move Unfinished Bus #8

During Discussion of Order 27

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
	✓			Mr. Anthony Galluccio
✓				Mr. Jonathan S. Myers
	✓			Mrs. Sheila T. Russell
	✓			Mr. Michael A. Sullivan
	✓			Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Kenneth E. Reeves
5	4	0	0	

Suspension failed

FIRST PUBLICATION NO. 2666

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Five

AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge.

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

That a new Chapter 8.45 entitled "AN ORDINANCE RELATING TO THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS AND COOPERATIVES" be inserted.

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

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(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

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(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

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Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

Setion 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

Passed to a second reading as amended at the City Council meeting held on January 9, 1995 and on or after January 23, 1995 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

FIRST PUBLICATION NO. 2666

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Five

AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge.

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

That a new Chapter 8.45 entitled "AN ORDINANCE RELATING TO THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS AND COOPERATIVES" be inserted.

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

As used in this Ordinance, the following words shall have the following meanings:

(a) "Condominium unit," a unit in a housing condominium as that term is

defined in Chapter 183A, Section 1, of the General Laws.

(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.

(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

(i) housing units converted from a non-housing to a housing use on or after November 30, 1983;

(ii) housing units the initial construction of which was commenced on or after November 30, 1983;

(iii) housing units which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program without an interest subsidy or tenant subsidy attached thereto;

(iv) housing units financed through the Massachusetts Housing Finance Agency with an interest subsidy (any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor) attached thereto;

(v) housing units that are owned and operated by a governmental agency or authority;

(vi) housing units in buildings which contained fewer than four housing units on January 1, 1995;

(vii) housing units in hotels, motels, inns, tourist accommodations and

rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

(viii) housing units in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged.

(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

(b) If the vacancy rate exceeds 4%, the Board shall grant a conversion permit upon application by the owner of the housing unit, subject to the conditions of Chapter 527:

Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

Setion 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

Passed to a second reading as amended at the City Council meeting held on January 9, 1995 and on or after January 23, 1995 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

FIRST PUBLICATION NO. 2666

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Five

AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge.

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

That a new Chapter 8.45 entitled "AN ORDINANCE RELATING TO THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS AND COOPERATIVES" be inserted.

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

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(a) "Condominium unit," a unit in a housing condominium as that term is

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(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.

(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

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(ii) housing units the initial construction of which was commenced on or after November 30, 1983;

(iii) housing units which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program without an interest subsidy or tenant subsidy attached thereto;

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(vi) housing units in buildings which contained fewer than four housing units on January 1, 1995;

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rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

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(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

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Passed to a second reading as amended at the City Council meeting held on January 9, 1995 and on or after January 23, 1995 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

FIRST PUBLICATION NO. 2666

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Five

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ATTEST:-

D. Margaret Drury
City Clerk

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City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Five

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That a new Chapter 8.45 entitled "AN ORDINANCE RELATING TO THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS AND COOPERATIVES" be inserted.

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ord nance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

As used in this Ordinance, the following words shall have the following meanings:

(a) "Condominium unit," a unit in a housing condominium as that term is

defined in Chapter 183A, Section 1, of the General Laws.

(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.

(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

(i) housing units converted from a non-housing to a housing use on or after November 30, 1983;

(ii) housing units the initial construction of which was commenced on or after November 30, 1983;

(iii) housing units which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program without an interest subsidy or tenant subsidy attached thereto;

(iv) housing units financed through the Massachusetts Housing Finance Agency with an interest subsidy (any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor) attached thereto;

(v) housing units that are owned and operated by a governmental agency or authority;

(vi) housing units in buildings which contained fewer than four housing units on January 1, 1995;

(vii) housing units in hotels, motels, inns, tourist accommodations and

rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

(viii) housing units in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged.

(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

(b) If the vacancy rate exceeds 4%, the Board shall grant a conversion permit upon application by the owner of the housing unit, subject to the conditions of Chapter 527:

Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

Setion 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

Passed to a second reading as amended at the City Council meeting held on January 9, 1995 and on or after January 23, 1995 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

FIRST PUBLICATION NO. 2666

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Five

AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge.

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

That a new Chapter 8.45 entitled "AN ORDINANCE RELATING TO THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS AND COOPERATIVES" be inserted.

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

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defined in Chapter 183A, Section 1, of the General Laws.

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(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

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(iv) housing units financed through the Massachusetts Housing Finance Agency with an interest subsidy (any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor) attached thereto;

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rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

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(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

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(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

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Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

Setion 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

Passed to a second reading as amended at the City Council meeting held on January 9, 1995 and on or after January 23, 1995 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

FIRST PUBLICATION NO. 2666

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Five

AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge.

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

That a new Chapter 8.45 entitled "AN ORDINANCE RELATING TO THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS AND COOPERATIVES" be inserted.

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

As used in this Ordinance, the following words shall have the following meanings:

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defined in Chapter 183A, Section 1, of the General Laws.

(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.

(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

(i) housing units converted from a non-housing to a housing use on or after November 30, 1983;

(ii) housing units the initial construction of which was commenced on or after November 30, 1983;

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(iv) housing units financed through the Massachusetts Housing Finance Agency with an interest subsidy (any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor) attached thereto;

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(vi) housing units in buildings which contained fewer than four housing units on January 1, 1995;

(vii) housing units in hotels, motels, inns, tourist accommodations and

rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

(viii) housing units in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged.

(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

(b) If the vacancy rate exceeds 4%, the Board shall grant a conversion permit upon application by the owner of the housing unit, subject to the conditions of Chapter 527:

Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

Setion 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

Passed to a second reading as amended at the City Council meeting held on January 9, 1995 and on or after January 23, 1995 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

January 9, 1995

To The Honorable, The City Council,

There are two technical changes that I would propose that the City Council make to the proposed Ordinance pursuant to Chapter 527 of the Acts and Resolves of 1983, if the Council enacts the Ordinance. The changes are shown in the attached document.

The first change, on page two, just adds a reference to Chapter 282 of the Acts and Resolves of 1994, the new rent control law. The second changes on pages 2, 3, and 4 make clear that all the definitions of Chapter 527 are applicable to the proposed Ordinance and then deletes the two definitions that had been included unnecessarily and incompletely.

In addition, the Council, if it chooses to enact the Ordinance, must do so by a two-thirds votes since Chapter 527 requires that all Ordinances adopted pursuant to Chapter 527 must be by a two-thirds vote of the Council. If the Council wants the Ordinance to be effective immediately, a two-thirds vote is also required on the emergency preamble.

Very truly yours,

Robert W. Healy
City Manager

(1) C. Duehay – Hyr Technical Amendment. VIV 9

(2) C. Toomey – Strike 6-30-95 (Section 1 subsection b)

Insert 9-20-95
Failed 4-5-0-0.

(3) C. Duehay – Insert a new Section 8
7-2-0-0.

(4) C. Galluccio – Amend – Allow tenants to purchase their units if Placed on the market by the owner as a condo.
Failed 4-5-0-0.

(5) Passed to a 2nd reading As Amended VIV 9

(6) Emergency Preamble – Failed 5-4-0-0.

Printed on Recycled Paper

Amended Draft--January 9, 1995

ORDINANCE PURSUANT TO C. 527 OF THE ACTS OF 1983

WHEREAS: The City of Cambridge has the authority pursuant to Section 2 of Chapter 527 of the Acts and Resolves of 1983 to enact an ordinance further regulating conversion of rental housing to condominiums and cooperatives;

Now therefore be it ordained as follows:

THAT THE MUNICIPAL CODE OF THE CITY OF CAMBRIDGE BE AMENDED BY THE ADDITION OF CHAPTER

AN ORDINANCE RELATING TO THE
CONVERSION OF RENTAL HOUSING
TO CONDOMINIUMS AND COOPERATIVES

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss of thousands of heretofore

affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until ~~June 30, 1995~~ MARCH 20, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976 and under Chapter 282 of the Acts and Resolves of 1994. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

Terms and definitions used in Chapter 527 of the Acts of 1983 shall apply to this Ordinance unless otherwise specified. As used in this Ordinance, the following words shall have the following meanings:

~~(a) "Condominium unit," a unit in a housing condominium as that term is defined in Chapter 183A, Section 1, of the General Laws.~~

~~(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.~~

(a)~~(c)~~ "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

(i) housing units converted from a non-housing to a housing use on or after November 30, 1983;

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(iii) housing units which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program without an interest subsidy or tenant subsidy attached thereto;

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(vii) housing units in hotels, motels, inns, tourist accommodations and rooming

and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

(viii) housing units in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged.

~~(b)(d)~~ "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

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Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of

reducing the vacancy rate below 4%.

(b) If the vacancy rate exceeds 4%, the Board shall grant a conversion permit upon application by the owner of the housing unit, subject to the conditions of Chapter 527.

Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

Insert Sec 7 – Equitable Relief

C. C. 106

City of Cambridge

MASSACHUSETTS

C. Galluccio — In City Council 1/9 1995

Charter Right #7 Amendment to allow present tenants of the unit to purchase

YEA	NAY	ABSENT	PRESENT	
	✓			Ms. Kathleen L. Born
	✓			Mr. Francis H. Duehay
✓				Mr. Anthony Galluccio
	✓			Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
	✓			Ms. Katherine Triantafillou
	✓			Mayor Kenneth E. Reeves
4	5	0	0	

Failed

C. C. 108

City of Cambridge

MASSACHUSETTS

In City Council January 9 1995

Charter Right #7 Amendments

C. Toomey - ~~Change~~ Sect. 1 Subsec G strike 6-30-95 insert 3-20-95

YEA	NAY	ABSENT	PRESENT	
	✓			Ms. Kathleen L. Born
	✓			Mr. Francis H. Duehay
✓				Mr. Anthony Galluccio
	✓			Mr. Jonathan S. Myers
✓				Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
	✓			Ms. Katherine Triantafillou
	✓			Mayor Kenneth E. Reeves
4	5	0	0	

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council January 9 1995

Charter Right #7 Emergency Preamble

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
	✓			Mr. Anthony Galluccio
✓				Mr. Jonathan S. Myers
	✓			Mrs. Sheila T. Russell
	✓			Mr. Michael A. Sullivan
	✓			Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Kenneth E. Reeves
5	4	0	0	

C. C. 108

City of Cambridge

MASSACHUSETTS

In City Council January 9 1995

C. Dreehay

Charter Right #7 Amendment to Proposed Ordinance

Technical Amendments proposed by KWH

YEA	NAY	ABSENT	PRESENT	Voice Vote 9-0
				Ms. Kathleen L. Born
				Mr. Francis H. Duehay
				Mr. Anthony Galluccio
				Mr. Jonathan S. Myers
				Mrs. Sheila T. Russell
				Mr. Michael A. Sullivan
				Mr. Timothy J. Toomey, Jr.
				Ms. Katherine Triantafillou
				Mayor Kenneth E. Reeves

D.S.

New section: X

Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council 1/9 1995

Charter Rt #7 Amendment C. Duehay

Add New Section re: Equitable Relief

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Mr. Francis H. Duehay
	✓			Mr. Anthony Galluccio
✓				Mr. Jonathan S. Myers
	✓			Mrs. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Kenneth E. Reeves
7	2	0	0	

1/9/94

Charles Rt. #7

Pass to A

Second Reading

Voice Vote

W/9

City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

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

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Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

As used in this Ordinance, the following words shall have the following meanings:

(a) "Condominium unit," a unit in a housing condominium as that term is

defined in Chapter 183A, Section 1, of the General Laws.

(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.

(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

(i) housing units converted from a non-housing to a housing use on or after November 30, 1983;

(ii) housing units the initial construction of which was commenced on or after November 30, 1983;

(iii) housing units which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program without an interest subsidy or tenant subsidy attached thereto;

(iv) housing units financed through the Massachusetts Housing Finance Agency with an interest subsidy (any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor) attached thereto;

(v) housing units that are owned and operated by a governmental agency or authority;

(vi) housing units in buildings which contained fewer than four housing units on January 1, 1995;

(vii) housing units in hotels, motels, inns, tourist accommodations and

rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

(viii) housing units in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged.

(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

(b) If the vacancy rate exceeds 4%, the Board shall grant a conversion permit upon application by the owner of the housing unit, subject to the conditions of Chapter 527:

Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

Setion 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

FIRST PUBLICATION NO. 2666

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Five

AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge.

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

That a new Chapter 8.45 entitled "AN ORDINANCE RELATING TO THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS AND COOPERATIVES" be inserted.

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

of thousands of heretofore affordable rental housing units. Because of possible volatility in the housing market and uncertainties about the availability of affordable housing for low and moderate income persons, it is imperative that the City seek to preserve some stability in the housing market over the next several months. Because of these conditions Cambridge declares that an acute housing emergency exists regarding a substantial and increasing shortage of decent and affordable rental housing accommodations for the people of Cambridge, particularly low and moderate income families, the elderly, and the disabled.

(b) In order to ameliorate this serious public emergency, it is necessary for the City of Cambridge to exercise its powers under Chapter 527 of the Acts of 1983 and to regulate further the conversion of rental housing into condominium or cooperative units. This regulation shall be effective upon enactment of this Ordinance and shall remain in effect until June 30, 1995. Except as expressly modified herein, each and every provision of Chapter 527 applies in Cambridge.

Section 2. Administration.

This Ordinance shall be administered by the Cambridge Rent Control Board ("Board") appointed by the City Manager under Chapter 36 of the Acts and Resolves of 1976. The Board shall promulgate such policies, rules, and regulations as will further the provisions of this Ordinance.

Section 3. Definitions.

As used in this Ordinance, the following words shall have the following meanings:

(a) "Condominium unit," a unit in a housing condominium as that term is

defined in Chapter 183A, Section 1, of the General Laws.

(b) "Cooperative unit," a unit in a housing cooperative as set forth in Chapter 157 of the General Laws.

(c) "Housing unit," any building or part thereof or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, together with all services connected with the use or occupancy of such property, but excluding:

(i) housing units converted from a non-housing to a housing use on or after November 30, 1983;

(ii) housing units the initial construction of which was commenced on or after November 30, 1983;

(iii) housing units which were constructed or substantially rehabilitated pursuant to any federal mortgage insurance program without an interest subsidy or tenant subsidy attached thereto;

(iv) housing units financed through the Massachusetts Housing Finance Agency with an interest subsidy (any payment made by the federal or state government to reduce the effective interest rate payable by a mortgagor) attached thereto;

(v) housing units that are owned and operated by a governmental agency or authority;

(vi) housing units in buildings which contained fewer than four housing units on January 1, 1995;

(vii) housing units in hotels, motels, inns, tourist accommodations and

rooming and boarding houses which are operated by transient guests staying for a period of fewer than fourteen consecutive calendar days;

(viii) housing units in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged.

(d) "Vacancy rate," the vacancy rate in Cambridge as determined by the U.S. Department of Housing and Urban Development in conjunction with the Federal Home Loan Bank Board and known as the postal vacancy rate or other such similar vacancy rate survey as the City Council may authorize. The vacancy rate shall periodically be established by the Board.

Section 4. Scope of Coverage.

(a) The Board shall issue conversion permits in accordance with section 5 of this Ordinance, to permit the conversion of housing units regulated under this Ordinance to be converted to condominium or cooperative units. No housing unit may be converted to a condominium or cooperative without a conversion permit.

(b) This ordinance shall apply to all housing units submitted to the provisions of Chapter 183A or Chapter 157 of the General Laws which have been used in whole or part for residential purposes within one year prior to the recording of a master deed creating a condominium or the filing of articles of organization creating a cooperative.

Section 5. Conversion Permits.

(a) The Board shall issue a conversion permit only if the vacancy rate exceeds 4% provided however that no conversion permit shall be granted which would have the effect of reducing the vacancy rate below 4%.

(b) If the vacancy rate exceeds 4%, the Board shall grant a conversion permit upon application by the owner of the housing unit, subject to the conditions of Chapter 527:

Section 6. Judicial Review.

Any person who is aggrieved by any action of the Board under this Ordinance may seek judicial review in the Cambridge Division of the District Court Department or the Superior Court for Middlesex County. If the judicial review is filed in the Cambridge Division of the District Court Department, said court shall be authorized to take such action with respect thereto as is provided in the case of the Superior Court under the provisions of Chapter 231A of the General Laws, except that Section 3 of said Chapter 231A shall not apply. Judicial review shall be conducted in accordance with Sections 7 and 14 of Chapter 30A of the General Laws. Notwithstanding any other provision of law relating to appeals, appeal from a judgment of whichever court enters the judgment shall be to the Appeals Court of The Commonwealth.

Section 7. Equitable Relief.

The Board or any person aggrieved by a failure to comply with this Chapter may enforce its provisions in a civil action for injunctive or declaratory relief.

Setion 8. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

Passed to a second reading as amended at the City Council meeting held on January 9, 1995 and on or after January 23, 1995 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

January 4, 1995

To The Honorable, The City Council:

Several City Councilors have requested that I provide the City Council with a draft Ordinance pursuant to Chapter 527 of the Acts and Resolves of 1983 for your consideration and possible enactment. As you know, Chapter 527 is the State law governing condominium conversions which provides protections to tenants. That law has not been applicable to the City of Cambridge because of our authority to regulate condominium conversions pursuant to Chapters 36 and 52 of our Rent Control Laws. With the enactment today of Chapter 282 of the Acts of 1984, Chapter 527 is now applicable to condominium conversions in the City.

Pursuant to Chapter 527, tenants in many buildings which are now converted to condominiums have a variety of protections for a limited period of time against eviction and rent increases. In addition, pursuant to Chapter 527, local communities have the opportunity to adopt further restrictions on condominium conversions. Several communities have such restrictions which prevent condominium conversions where the vacancy rate in the community is at or below a certain level.

The attached draft ordinance is one possible model for your consideration. It would prevent condominium conversions where the vacancy rate was below 4%. It would be applicable just until June 30 of this year, giving the City Council the opportunity to determine what restrictions, if any, the Council would want in place. As the Council considers issues relating to affordable housing, the Council may want to consider the role of condominiums as part of that discussion.

Very truly yours,

Robert W. Healy

Robert W. Healy
City Manager

Printed on Recycled Paper

ORDINANCE PURSUANT TO C. 527 OF THE ACTS OF 1983

WHEREAS: The City of Cambridge has the authority pursuant to Section 2 of Chapter 527 of the Acts and Resolves of 1983 to enact an ordinance further regulating conversion of rental housing to condominiums and cooperatives;

Now therefore be it ordained as follows:

THAT THE MUNICIPAL CODE OF THE CITY OF CAMBRIDGE BE AMENDED BY THE ADDITION OF CHAPTER

AN ORDINANCE RELATING TO THE
CONVERSION OF RENTAL HOUSING
TO CONDOMINIUMS AND COOPERATIVES

Section 1. Findings of Fact and Declaration of Emergency.

(a) Pursuant to the authority granted by Section 2 of Chapter 527 of the Acts and Resolves of 1983, the City of Cambridge hereby finds that local conditions constitute an acute housing emergency requiring local action. Such local conditions include insufficient new rental housing construction affordable to low and moderate income persons and families, increased costs of construction and finance, lack of sufficient vacant land for the construction of new rental housing, the gap between housing costs and income for low and moderate income persons and families, long waiting lists for public and subsidized housing, the displacement of low and moderate income persons and families and elderly and disabled persons from their homes, conversion of significant numbers of rental units into condominiums or cooperatives, and the repeal of Cambridge's special rent control and removal laws, including laws regulating condominium and cooperative conversion and regulating the sale of condominium and cooperative units. The aforementioned factors will result in the loss

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Section 7. Severability.

If any provision of this Ordinance or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Ordinance and the applicability of such provision to other persons or circumstances shall not be affected thereby.

CCM-101

City of Cambridge

IN CITY COUNCIL

January 4, 1995

COUNCILLOR DUEHAY

ORDERED: That the proposed ordinance entitled "An Ordinance Relating to the Conversion of Rental Housing to Condominiums and Cooperatives" attached here to, be ordained.

CHARTER RIGHT EXERCISED BY VICE MAYOR RUSSELL

0-35

Non COnsent Order #2

COuncillor Duehay re: Proposed Ordinance entitled "An Ordinance Relating to the COnversion of Condominiums and Cooperatives" be ordained

1/9/95- Passed to ~~an~~ second reading ~~Ordained~~ as amended voice vote of nine members

1/12/95- Published - Chronicle

12/18/95- Placed on file pursuant to Order #1

In City COuncil January 4, 1995

Charter Right exercised by Vice Mayor Russell