

PETITION OF Councillor Walsh  
Affordable Housing Trust  
Petition filed with the City Clerk November 7, 1988

(all hearings to be completed 65 days from In City Council date)

23 days November  
31 days December  
11 days Jan = January 11, 1989 = all hearing

In City Council November 7, 1988

Referred to the Planning Board for report November 7, 1988

Planning Board Hearing \_\_\_\_\_

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be April 11, 1989.)

20 days January  
28 days Feb.  
31 days March  
11 days April  
90 days = April 11, 1989

City Council hearing published Chronicle on Dec. 15, 1988  
and Dec. 22, 1988

Hearing before the Ordinance Committee January 11, 1989 at 6.00p.m.

Reported to the City Council January 23, 1989

Passed to a second reading on \_\_\_\_\_

published in \_\_\_\_\_ on \_\_\_\_\_

Planning Board report received on \_\_\_\_\_

Ready for ordination on \_\_\_\_\_

Passed to be ordained on \_\_\_\_\_

published in \_\_\_\_\_ on \_\_\_\_\_

COMPLETION DATE April 11, 1989

1/23/89 Withdrawn by petitioner



**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 Wednesday, January 11, 1989 at 6:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the City Council to amend the Zoning Ordinances of the City of Cambridge by inserting the following sentences prior to the sentence which begins, "The Trustees, with concurrence of the City Manager..." in paragraph 11.205.3, which reads as follows:

If the City Manager chooses to appoint a representative of the academic community to the Board of Trustees of the Affordable Housing Trust, he will elicit from Harvard University, M.I.T., and Lesley College the names of five (5) mutually agreed upon candidates from whom the City Manager will select the nominee. If the City Manager chooses to nominate a developer to the Board, he/she must have voting residency in the City of Cambridge.

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,  
Councillor William H. Walsh,  
Chairman.



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*10/1/88*

PUBLIC NOTICE  
RELATIVE TO ZONING.

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# 1-2-3

Continued from page 1

"This is a devastating petition for tenants and we should vote it down," said Sandra Graham before the final council decision Monday night. Graham, in fact, parted with her three CCA colleagues when she joined the independents in pushing for the final official vote. David Sullivan, Daehay and Wolf lashed out at the initiative, claiming it would mean the beginning of "class warfare" between rich and poor tenants and the end of affordable housing in Cambridge.

But they wanted the initiative to be tabled without the political impact of the official council vote. If the initiative had been left on the table indefinitely, it still would have been placed as a question on the ballot in November.

Fred Meyer, a Harvard Square realtor who authored Proposition 1-2-3, told the council Monday night: "I happen to believe that the only way people can get ahead in their life is to own their own home."

Since last fall, Meyer, the Cambridge Home Ownership Association and other real estate interests collected almost 15,000 petition signatures of registered voters. The group only filed half of them so there would not have to be a special election on the measure.

The first part of the initiative would allow tenants who have lived in their apartments for two years to buy them, if their landlords want to sell. The city's rent control law now allows tenants who have lived in their units since before Aug. 10, 1979 to buy them.

The second part would exempt a single-family home or condominium from rent control, if it has been occupied by the owner for two years. This would allow homeowners to rent their dwellings at market rate. The

city's rent control law currently allows homeowners who have left their dwellings for no more than two years to rent them at market rate.

The third part would allocate two-thirds of the resulting higher real estate revenues from the sale of apartments into a housing trust fund to help low- and moderate-income tenants.

To an extent, the proposal is based on a defunct bylaw in Brookline that once allowed tenants who lived in their apartments for two years to buy them. Town Meeting overturned the bylaw last year because of alleged abuses by landlords and tenants. More than 1,000 units had been sold to tenants before the bylaw was overturned.

"Brookline is a good example of why Proposition 1-2-3 does not work," said Jeffrey Purcell, a Hammond Street tenant and attorney for Greater Boston Legal Services. "It is a fraud."

With 12,000 to 14,000 apartments under rent control in Cambridge, the initiative would have a tremendous impact on the city's stock of affordable housing, both proponents and opponents agree.

Purcell said only wealthy tenants would be able to afford to purchase their units, while low- to moderate-income tenants would be eventually squeezed out by their landlords.

Charles Lavery, chair of the Home Ownership Association, said most landlords would prefer to negotiate deals with their tenants than maintain less than profitable real estate. But he stressed that tenants would have the right to stay under the protection of rent control if they don't want to buy their apartments.

Meyer, who was jeered by the tenants during the two-hour hearing Monday night, waved a poster in front of the council that offered a \$1,000 reward for securing a rent-controlled apartment.

# HEALY

Continued from page 1

Healy, 48, said in a phone interview after the council meeting that a few councilors had approached him about staying on the job through June 30, 1993. He said he is seeking a three-year extension of his contract, not a salary increase.

"I am pleased to see that if [the order] is successful, it would be taken out of election year politics," Healy said.

The four independents who signed the order were Councilors Thomas Danehy, Sheila Russell, Walter Sullivan and William Walsh. Independent Mayor Alfred Vellucci, who could have made the contract extension official with his endorsement, did not sign the order.

The order was introduced toward the end of Monday night's marathon council session and after most of the large audience had left the Sullivan Chamber.

Councilor Alice Wolf, backed by the good-government Cambridge Civic Association (CCA), charged the order and postponed any council action until Jan. 9.

"I favor a process where the city manager is the city manager of all of the city councilors, not just individual city councilors," Wolf said. "This [order] is a totally political process."

Wolf, who generally gave Healy high grades for his past performance, said the process should be open so that all nine councilors can have the opportunity to question the city manager on the future of Cambridge, particularly on budget and development issues.

She favors the idea of a long-term contract up to three years because it creates a "balancing act" between the city manager and council. But she would not comment on whether she will support the extension of Healy's extension.

Walsh, one of the four independents who favored the immediate extension of Healy's contract, said, "I don't want him to be a free agent."

In terms of performance and status, Walsh compared the city manager to former Boston Red Sox pitcher Bruce Hurst, who was recently signed away by the San Diego Padres.

"If we don't sign [Healy] now, he may cost us more money later," Walsh said.

CCA-backed Councilor David Sullivan raised questions about the "buyout" clause in the contract, which would require the city to pay Healy in full through June 30, 1993 even if he is fired. The only exception would be if Healy were convicted of a criminal offense.

Sullivan also expressed concern about "democratic accountability" in the contract process and said there should be an annual evaluation of Healy's performance in recent years.

Sullivan was the only councilor to vote against Healy's contract extension in December 1984 and October 1986. He has not made up his mind about the latest extension request.

Like the majority of the council, Sullivan called Healy a responsible fiscal manager. The city has the second highest possible bond rating and has received awards for its budget process.

Many neighborhood activists sharply criticized Healy after state and federal officials this fall found the city in violation of the 1973 Clean Air Act. Officials charged the city had exceeded the federal limit on the number of commercial parking spaces in Cambridge.

Several councilors privately and publicly acknowledged that the city made a serious mistake in its parking garage policy. But none said Healy was acting in "bad faith." While city and federal officials have straightened out some of their policy differences, the city still faces a lawsuit filed by neighborhood residents who are fighting the construction of the Binney Street garage at One Kendall Square.

In general, many neighborhood residents contend that Healy and

most council members have transformed Cambridge into a pro-development city. Officials counter that new construction is one of the primary ways the city is able to pay for an ever-expanding budget of services.

Healy became city manager in 1981 after spending seven years as assistant and deputy city manager to James L. Sullivan. City Hall sources say Healy is a "neutral" city manager, while his predecessor had the reputation of a "political animal."

By law, the council and city manager have to notify each other of their plans for the post six months before the manager's contract expires. In this case, the deadline is Dec. 31, 1989.

# RENT

Continued from page 1

At the same time, landlords who filed for an individual adjustment before Dec. 31, 1988, will still be able to pursue their request and factor in the general adjustment figures for their buildings.


The rent control board is expected to issue the adjustment notices to

tenants and landlords in early March. Tenants will have 18 days to respond to the notices, checking off any possible housing code violations on affidavits of condition. Landlords in turn must file affidavits of compliance.

The process can take a few months, so new rents will not take effect until June.

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**A. DeMiranda**  
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**Lounge** — Jimmy Allen & Easy Country Hot & Cold Buffet  
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**Main Ballroom** — "Vinny B" - Live D.J. playing all your favorite tunes with Hot & Cold Buffet  
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Roast Beef, Ham, Cheese, Potato Salad, Fresh Garden Salad, Meatballs in Sauce, Teriyaki Chicken Wings, Ziti, Cake and Coffee.

China Service.  
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Come Have Lunch with Santa

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Friday, Dec. 23  
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Gooft times only under 21 New Year's Party - 7:00-11:30

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Doors open at 8:00. (Positive ID required.)

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**COMMONWEALTH OF MASSACHUSETTS**  
**LAND COURT**  
**IN THE TRIAL COURT**  
(Seal) Case No. 13072  
To Brock Nichols Allen, Trustee of the Fishery, Trustee of the Fishery, Trust and LLD Investment and Development Corporation and to all persons entitled to the benefits of the Soldiers and Sailors' Civil Relief Act of 1940 as amended.  
East Cambridge Savings Bank, claiming to be the holder of a mortgage on the premises known as 13072, 13074, 13076, 13078, 13080, 13082, 13084, 13086, 13088, 13090, 13092, 13094, 13096, 13098, 13099, 13101, 13103, 13105, 13107, 13109, 13111, 13113, 13115, 13117, 13119, 13121, 13123, 13125, 13127, 13129, 13131, 13133, 13135, 13137, 13139, 13141, 13143, 13145, 13147, 13149, 13151, 13153, 13155, 13157, 13159, 13161, 13163, 13165, 13167, 13169, 13171, 13173, 13175, 13177, 13179, 13181, 13183, 13185, 13187, 13189, 13191, 13193, 13195, 13197, 13199, 13201, 13203, 13205, 13207, 13209, 13211, 13213, 13215, 13217, 13219, 13221, 13223, 13225, 13227, 13229, 13231, 13233, 13235, 13237, 13239, 13241, 13243, 13245, 13247, 13249, 13251, 13253, 13255, 13257, 13259, 13261, 13263, 13265, 13267, 13269, 13271, 13273, 13275, 13277, 13279, 13281, 13283, 13285, 13287, 13289, 13291, 13293, 13295, 13297, 13299, 13301, 13303, 13305, 13307, 13309, 13311, 13313, 13315, 13317, 13319, 13321, 13323, 13325, 13327, 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# 1-2-3

Continued from page 1

"This is a devastating petition for tenants and we should vote it down," said Sandra Graham before the final council decision Monday night. Graham, in fact, parted with her three CCA colleagues when she joined the independents in pushing for the final official vote. David Sullivan, Dinehy and Walsh lashed out at the initiative, claiming it would mean the beginning of "class warfare" between rich and poor tenants and the end of affordable housing in Cambridge.

But they wanted the initiative to be tabled without the political imprint of the official council vote. If the initiative had been left on the table indefinitely, it still would have been placed as a question on the ballot in November.

Fred Meyer, a Harvard Square realtor who authored Proposition 1-2-3, told the council Monday night: "I happen to believe that the only way people can get ahead in their life is to own their own home."

Since last fall, Meyer, the Cambridge Home Ownership Association and other real estate interests collected almost 15,000 petition signatures of registered voters. The group only filed half of them so there would not have to be a special election on the measure.

The first part of the initiative would allow tenants who have lived in their apartments for two years to buy them, if their landlords want to sell. The city's rent control law now allows tenants who have lived in their units since before Aug. 10, 1979 to buy them.

The second part would exempt a single-family home or condominium from rent control, if it has been occupied by the owner for two years. This would allow homeowners to rent their dwellings at market rate. The

city's rent control law currently allows homeowners who have left their dwellings for no more than two years to rent them at market rate.

The third part would allocate two-thirds of the resulting higher real estate revenues from the sale of apartments into a housing trust fund to help low- and moderate-income tenants.

"To an extent, the proposal is based on a defunct bylaw in Brookline that once allowed tenants who lived in their apartments for two years to buy them. Town Meeting overturned the bylaw last year because of alleged abuses by landlords and tenants. More than 1,000 units had been sold to tenants before the bylaw was overturned."

"Brookline is a good example of why Proposition 1-2-3 does not work," said Jeffrey Purcell, a Hammond Street tenant and attorney for Greater Boston Legal Services. "It is a fraud."

With 12,000 to 14,000 apartments under rent control in Cambridge, the initiative would have a tremendous impact on the city's stock of affordable housing, both proponents and opponents agree.

Purcell said only wealthy tenants would be able to afford to purchase their units, while low- to moderate-income tenants would be eventually squeezed out by their landlords.

Charles Lavery, chair of the Home Ownership Association, said most landlords would prefer to negotiate deals with their tenants than maintain less than profitable real estate. But he stressed that tenants would have the right to stay under the protection of rent control if they don't want to buy their apartments.

Meyer, who was joined by the tenants during the two-hour hearing Monday night, waved a poster in front of the council that offered a \$1,000 reward for securing a rent-controlled apartment.

# HEALY

Continued from page 1

Healy, 48, said in a phone interview after the council meeting that a few councilors had approached him about staying on the job through June 30, 1993. He said he is seeking a three-year extension of his contract, not a salary increase.

"I am pleased to see that if [the order] is successful, it would be taken out of election year politics," Healy said.

The four independents who signed the order were Councilors Thomas Danahy, Sheila Russell, Walter Sullivan and William Walsh. Independent Mayor Alfred Velucci, who could have made the contract extension official with his endorsement, did not sign the order.

The order was introduced toward the end of Monday night's marathon council session and after most of the large audience had left the Sullivan Chamber.

Councilor Alice Wolf, backed by the good-government Cambridge Civic Association (CCA), characterized the order and postponed any council action until Jan. 9.

"I favor a process where the city manager is the city manager of all of the city councilors, not just individual city councilors," Wolf said. "This [order] is a totally political process."

Wolf, who generally gave Healy high grades for his past performance, said the process should be open so that all nine councilors can have the opportunity to question the city manager on the future of Cambridge, particularly on budget and development issues.

She favors the idea of a long-term contract up to three years because it creates a "balancing act" between the city manager and council. But she would not comment on whether she will support the extension of Healy's extension.

Walsh, one of four independents who favored the immediate extension of Healy's contract, said, "I don't want him to be a free agent."

In terms of performance and status, Walsh compared the city manager to former Boston Red Sox pitcher Bruce Hurst, who was recently signed away by the San Diego Padres.

"If we don't sign [Healy] now, he may cost us more money later," Walsh said.

CCA-backed Councilor David Sullivan raised questions about the "buyout" clause in the contract, which would require the city to pay Healy in full through June 30, 1993 even if he is fired. The only exception would be if Healy were convicted of a criminal offense.

Sullivan also expressed concern about "democratic accountability" in the contract process and said there has been no annual evaluation of Healy's performance in recent years. Sullivan was the only councilor to vote against Healy's contract extension in December 1984 and October 1986. He has not made up his mind about the latest extension request.

Like the majority of the council, Sullivan called Healy a responsible fiscal manager. The city has the second highest possible bond rating and has received awards for its budget process.

Many neighborhood activists sharply criticized Healy after state and federal officials this fall found the city in violation of the 1973 Clean Air Act. Officials charged the city had exceeded the federal limit on the number of commercial parking spaces in Cambridge.

Several councilors privately and publicly acknowledged that the city made a serious mistake in its parking garage policy. But none said Healy was acting in "bad faith." While city and federal officials have straightened out some of their policy differences, the city still faces a lawsuit filed by neighborhood residents who are fighting the construction of the Binney Street garage at One Kendall Square.

In general, many neighborhood residents contend that Healy and

most council members have transformed Cambridge into a pro-development city. Officials counter that new construction is one of the primary ways the city is able to pay for an ever-expanding budget of services.

Healy became city manager in 1981 after spending seven years as assistant and deputy city manager to James L. Sullivan. City Hall sources say Healy is a "neutral" city manager, while his predecessor had the reputation of a "political animal."

By law, the council and city manager have to notify each other of their plans for the post six months before the manager's contract expires. In this case, the deadline is Dec. 31, 1989.

# RENT

Continued from page 1

At the same time, landlords who filed for an individual adjustment before Dec. 31, 1988, will still be able to pursue their request and factor in the general adjustment figures for their buildings.


The rent control board is expected to issue the adjustment notices to

tenants and landlords in early March. Tenants will have 18 days to respond to the notices, checking off any possible housing code violations on affidavits of condition. Landlords in turn must file affidavits of compliance.

The process can take a few months, so new rents will not take effect until June.

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# MORE LETTERS

## 'Orwellian' 1-2-3

During the Reagan-Bush administration, the federal budget for housing has shrunk from \$10 billion to about \$6 billion and homelessness has skyrocketed. So I found it fitting that the silver-haired man delivering Proposition 1-2-3 signs to my polling place on election day was a "Bush-Quayle" button.

Many residents who were confronted at the polls (by temporary workers paid \$1 a signature and up to \$7.50 an hour by real estate interests) signed the "1-2-3" petition without fully understanding its effects. Now that the measure will be on the ballot, the impact is becoming clear.

Under the guise of tenant protection, Proposition 1-2-3 would deliver a 1-2-3 blow to affordable housing in Cambridge. It would fuel speculation, gentrification, and homelessness. How would this happen?

Proposition 1 allows rent-controlled apartments to be converted if a two-year tenant wants to buy. Of course, most tenants can't afford to buy (mortgage payments would be two to four times rent).

Proposition 2 provides several ways to remove such units from rent control, providing a financial incentive for landlords to pull off some kind of deal.

These two measures would displace from Cambridge low and moderate income tenants, who would be viewed as obstacles to maximizing profit. Landlords would encourage them to leave in favor of wealthier tenants who would make

a deal to buy after two years. In addition, tenants could be "paid off" to move out using the following scheme: a unit could be sold to the current tenant for a dollar and bought back the next day by the landlord for a few thousand. Once the condominium unit has been legally owner-occupied (even for one day), a loophole in the Removal Ordinance (Section 1(b) allows it to be removed from the rental market and sold to the highest bidder.

The buyout of rent-controlled apartments would have numerous negative effects on Cambridge:

- The price of market-rate rentals — even those shared by many people — would shoot up to an unaffordable level.
- The ethnic, racial, and socioeconomic diversity of the city would be gone within five to seven years.
- Few people who grew up in Cambridge would have the financial resources to stay.
- High rents would make it difficult for people to work for humanitarianism, community service,

and public interest groups. People who are forced to work longer hours will no longer have time to contribute to the community (or to properly raise their children).

Homelessness would increase. At first glance, Proposition 3 might appear to address some of these problems by using increased tax revenues derived from condo-conversion for rent subsidies for the poor. Upon closer examination, this provision turns out to be a ruse — a mere public relations scam.

Section 3 will probably be thrown out in court (because property tax revenues can't be pre-designated) and would not generate any funds for affordable housing even if legal. The measure might actually decrease the tax base because any increase in assessed value must be weighed against the \$50-60,000 "residential tax exemption" for which each new condominium unit would qualify.

Cambridge citizens fought rent control because people recognized that housing, a basic human need, should not be subject to rampant speculation. Reagan-era policies nationally have proved that Cambridge was right. The "free" market approach has not succeeded in housing the homeless or increas-

ing homeownership. But rent control alone will not solve the housing crisis. More housing is needed. The Cambridge Chamber of Commerce, which is backing Proposition 1-2-3, has never proposed the obvious solution: the rezoning of undeveloped land for residential use. They have consistently fought such zoning changes (including strong linkage for affordable housing) in favor of unrestrained commercial development.

Instead, the Chamber has hatched a scheme to encourage individuals to cash in on the destruction of what the community fought for. As of last year, only four out of its twenty directors lived in Cambridge. Its executive committee includes Bob Jones, developer of the famed Binney Street garage, and MIT public relations whiz Walter Milne, coordinator of last year's raid on Tent City. The Cambridge Home Ownership Association acts as a front group for the Chamber and uses the same address.

Residents of other cities might be fooled by this Orwellian attempt to disguise gentrification as affordable housing. But I think Cambridge residents are smarter than that.

Richard A. Cowan

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**ECUMENICAL MEMORIAL SERVICE**  
Commemorating the Tragedy in Armenia

**SUNDAY, DECEMBER 18, 1988**  
at 7 pm

**ST. JOHN'S UNITED METHODIST CHURCH**  
80 Mt. Auburn St., Watertown  
**926-2931**

The Service will include participation by the Orthodox, Roman Catholic and Protestant Churches of Watertown, with the three Armenian Churches taking part.

**A Special Offering for Armenian Relief will be taken.**

**Churches responding:**

Armenian Memorial Congregational  
St. James Armenian Apostolic  
Good Shepherd, Episcopal  
First Baptist Church  
Greek Orthodox Church, Taxiarchae  
St. John's United Methodist  
St. Patrick's Church

Armenian Apostolic, St. Stephens  
Belmont St. Baptist  
Community Church of Watertown  
First Parish Church, UUA  
Phillips Congregational Church  
St. Theresa of the Child Jesus

**MOHAWK SHADE & BLIND CO.**  
**30% OFF SALE**  
ON CUSTOM WINDOW SHADES  
MOHAWK VERTICALS  
KIRSCH 1' BLINDS  
Additional Charge for Measuring & Installing  
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**OCEAN REEF SEAFOOD RESTAURANT**  
13 ELM STREET, SOMERVILLE  
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**THIS HOLIDAY SEASON**  
We will open at 8 am Christmas Eve (All other days-regular hours. Closed Christmas)

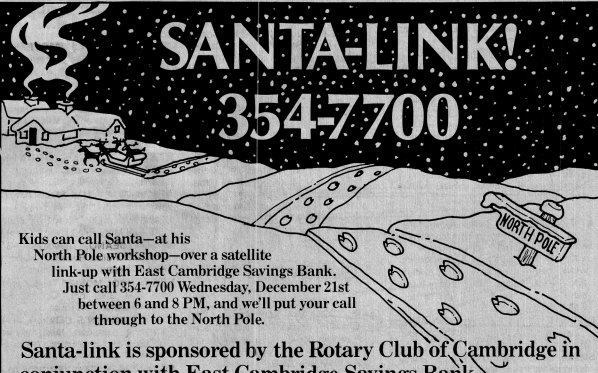
**PLACE YOUR ORDERS NOW!**  
Live lobsters, lobster meat, live crabs, large and jumbo shrimp, octopus, squid, swordfish steak, salmon steak, tuna steak, halibut steak, and much more!

GIFT CERTIFICATES AVAILABLE

**SANTA-LINK!**  
**354-7700**

Kids can call Santa—at his North Pole workshop—over a satellite link-up with East Cambridge Savings Bank. Just call 354-7700 Wednesday, December 21st between 6 and 8 PM, and we'll put your call through to the North Pole.

Santa-link is sponsored by the Rotary Club of Cambridge in conjunction with East Cambridge Savings Bank.





# MORE LETTERS

## 'Orwellian' 1-2-3

During the Reagan-Bush administration, the federal budget for housing has shrunk from \$30 billion to about \$8 billion and homelessness has skyrocketed. So I found it fitting that the silver-haired man delivering "Proposition 1-2-3" signs to my polling place on election day wore a "Bush-Quayle" button.

Many residents who were confronted at the polls (by temporary workers paid \$1 a signature and up to \$7.50 an hour by real estate interests) signed the "1-2-3" petition without fully understanding its effects. Now that the measure will be on the ballot, the impact is becoming clear.

Under the guise of tenant protection, Proposition 1-2-3 would deliver a 1-2-3 blow to affordable housing in Cambridge. It would fuel speculation, gentrification, and homelessness. How would this happen?

Proposition 1 allows rent-controlled apartments to be converted if a two-year tenant wants to buy. Of course, most tenants can't afford to buy (mortgage payments would be two to four times rent).

Proposition 2 provides several ways to remove such units from rent control, providing a financial incentive for landlords to pull off some kind of deal.

These two measures would displace from Cambridge low- and moderate income tenants, who would be viewed as obstacles to maximizing profit. Landlords would encourage them to leave in favor of wealthier tenants who would make

a deal to buy after two years. In addition, tenants could be "paid off" to move out using the following scheme: a unit could be sold to the current tenant for a dollar and bought back the next day by the landlord for a few thousand.

Once the condominium unit has been legally owner-occupied (even for one day), a loophole in the Removal Ordinance (Section 1(b) allows it to be removed from the rental market and sold to the highest bidder.

The buyout of rent-controlled apartments would have numerous negative effects on Cambridge:

- The price of market-rate rentals — even those shared by many people — would shoot up to an unaffordable level.

- The ethnic, racial, and socioeconomic diversity of the city would be gone within five to seven years.

- Few people who grew up in Cambridge would have the financial resources to stay.

- High rents would make it difficult for people to work for humanitarian, community service,

and public interest groups. • People who are forced to work longer hours will no longer have time to contribute to the community (or to properly raise their children).

- Homelessness would increase. At first glance, Proposition 3 might appear to address some of these problems by using increased tax revenues derived from conversion for rent subsidies for the poor. Upon closer examination, this provision turns out to be a ruse — a mere public relations scam.

Section 3 will probably be thrown out in court (because property tax revenues can't be redesignated) and would not generate any funds for affordable housing even if legal. The measure might actually decrease the tax base because any increase in assessed value must be weighed against the \$50-60,000 "residential tax exemption" for which each new condominium unit would qualify.

Cambridge citizens fought for rent control because people recognized that housing, a basic human need, should not be subject to rampant speculation. Reagan-era policies nationally have proved that Cambridge was right. The "free" market approach has not succeeded in housing the homeless or increas-

ing homeownership. But rent control alone will not solve the housing crunch. More housing is needed. The Cambridge Chamber of Commerce, which is backing Proposition 1-2-3, has never proposed the obvious solution: the rezoning of undeveloped land for residential use. They have consistently fought such zoning changes (including strong linkage for affordable housing) in favor of unrestrained commercial development.

Instead, the Chamber has hatched a scheme to encourage individuals to cash in on the destruction of what the community fought for. As of last year, only four out of its twenty directors lived in Cambridge. Its executive committee includes Bob Jones, developer of the famed Binney Street garage, and MIT public relations whiz Walter Milne, coordinator of last year's raid on Tent City. The Cambridge Home Ownership Association acts as a front group for the Chamber and uses the same address.

Residents of other cities might be fooled by this Orwellian attempt to disguise gentrification as affordable housing. But I think Cambridge residents are smarter than that.

Richard A. Cowan



### CANDLELIGHT COMMUNION SERVICE CHRISTMAS EVE

December 24th at 11 p.m.  
Rev. Phillip Kylander

### CHRISTMAS MORNING CHRISTMAS MATINS (JOLOTTA)

December 25th at 7 a.m.  
Nursery care provided at both services

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CAMBRIDGE, MA

Rev. Norman Bendroth  
JOIN US AND CELEBRATE

THE CHRISTMAS SEASON  
SATURDAY, DECEMBER 17th

2-4 p.m.  
6:30-8:00 p.m.  
10:45 a.m.  
7 p.m.  
11:45 a.m.

Birthdays Party for Jesus  
Children ages 5-10  
Christmas Caroling in and around Central Sq.

**SUNDAY, DECEMBER 18th**  
Christmas Celebration and Worship including lessons, carols, folk singing and more.

**SATURDAY, DECEMBER 24th**  
Christmas Eve Service with Central Sq. Churches at  
**FIRST BAPTIST CHURCH**, 5 Magazine St.  
**SUNDAY, DECEMBER 25th**  
Worship on Christmas Day

**OPEN 7 DAYS** **VIRGIE'S** **SERVING TIL 10 P.M.**  
150 Highland Ave., Somerville, (Free Parking In Rear)  
Full Liquor Bar For Your Dining Pleasure  
**DINNER FOR TWO \$12.95**  
**SEVEN DAYS A WEEK**  
Includes Salad and Bread Bar  
• Sun: Broiled Half Chicken/Pot. Veg. • Wed: Yankee Pot Roast/Pot. Veg.  
• Mon: Veal Parmigian w/Spaghetti or Ziti • Thu: New England Boiled Dinner  
• Tue: Eggplant w/Pasta & Meatballs • Fri: Fish and Chips  
• Sat: Linguini w/Clam Sauce  
Other Dinner For Two Listed on Blackboard!  
Senior Citizens 10% Discount on All Meals!  
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**69¢** per Gal. C.O.D.  
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**SPRING HILL DENTAL**  
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F.X. MORAN, DDS **628-1381**

**Automatic Discount Fuel**  
100 Gallon Minimum  
**67.9¢** per gal.  
24 HR. BURNER SERVICE  
Automatic Delivery Available  
Fuel assistance accepted  
at same low prices.  
Prices subject to change  
without notice.  
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**Stoneham Fuel Co.**  
100 Gallon Minimum  
**67.9¢** per gal.  
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Automatic Delivery Available  
Fuel assistance accepted  
at same low prices.  
Prices subject to change  
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**HOME FUEL OIL .69¢**  
FULL SERVICE. BOSTON & SUBURBS Per Gal.  
**METROPOLITAN FUEL CORP.**  
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**METROPOLITAN FIGURE SKATING SCHOOL**  
Somerville Ave., Somerville  
**MDC ICE SKATING RINK**  
Somerville Ave., Somerville  
Boys & girls ages 6 to adult  
Group lessons Sunday at noon  
Private ice - FREE admission  
**12 SESSIONS FOR \$65**  
**REGISTRATION - Sunday 11:30 A.M.**  
Call Christine Cooke  
508-658-5326  
or  
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Discover our full line of gowns by the leading Bridal manufacturers  
Customizing available for an existing gown by changing a neckline, sleeve style, etc...  
Custom made gowns for the Bride and mother of the bride  
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613-6052

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# Area mental health grows thanks to grants

The Cambridge-Somerville Mental Health Area Board hosted a legislative breakfast December 1 at the Whitehead Institute at which it honored Dr. Robert C. Reid for his 20 years of service as Cambridge-Somerville Mental Health Center director. Reid held his position as Department of Mental Health Area Director. The Area Board is the citizen advisory board for the Cambridge-Somerville DMH area.

Area Board President Polyxane Cobb welcomed representatives of the legislative delegation. State Sen. Michael Barrett, Sal Albano, Dick Kraus, State Reps. Joe Mackey, Frank Velucci, new representative Somerville's Winnie Ciampa and Cambridge's Alvin Tompous; Cambridge Mayor Al Velucci, Somerville Mayor Eugene Brune, Cambridge Vice-Mayor Alice Wolf and Councilor Frank Velucci, Somerville Alderman Helen Corrigan.

"This breakfast," said Cobb "is a thank you to our delegation for its

past, present and future support, as you join us to celebrate the first 20 years of Dr. Reid's leadership of the center."

Board member and Whitehead Institute Administrative Director John Pratt's keynote address "Partnerships that Work" cited the collaborative nature of the Cambridge-Somerville Mental Health Center. Through the Cambridge-Somerville Area Office, the cities and other local partners such as the Cambridge and Somerville Mental Health Associations, and CASCAP work together to provide services to people with mental illness.

Speaking specifically of the center's effectiveness in helping residents in need, Pratt said: "Our partnership model provides coordinated care for those seriously in need, recognizing that only a team approach can pull together all the supports required. Treatment for the person with chronic mental illness means help with housing, help with employment skills, help with social skills, help with crises, and the helpers all have to work together with the client and his or her family."

"The partnership model ensures an integrated approach, which makes for better quality," Pratt continued, "and at the same time costs significantly less than comparable programs cost elsewhere in the Commonwealth. You hear a lot about encouragement of public and private collaboration, but here we worry because the way we do things works so well, but doesn't always fit the

most current thinking of how things ought to look to people in DMH."

Barrett and Velucci and Brune presented citations to Reid, for his commitment to the two communities and for the development of a comprehensive mental health center over the past 23 years. While the center has only been in existence for 20 years, Reid was the original director of the Cambridge Guidance Center, one of the state's first publicly supported child guidance clinics.

Reid thanked all those present as the active citizens and legislators whose participation on boards and tasks over the last years has kept the center in touch with the needs of the Cambridge and Somerville communities.

"It is the citizens," Reid said, "who have pushed for services, said what was needed, and what would work here."

Reid added to Pratt's theme of partnership, saying "Citizens working in partnership with DMH are the heart of community-based services here. Collaboratively, we have produced a system which no one group could have managed alone. Collaboratively, we form a network of caring support for people with serious mental illness."

Reid attributed much of the

center's success to its dedicated staff, mentioning particularly Assistant Center Director Hilma Unterberger. Reid acknowledged the many citizens who have worked on the Area Board and other citizen boards in the past, and also DMH and the Legislature for their consistent support of the center.

The Cambridge-Somerville Mental Health Center has seven major programs: the Preschool Unit, the Cambridge Guidance Center, the Somerville Mental Health Clinic, CASCAP, the CASPAR Alcoholism Program, the Geriatric Service, and the Cambridge Hospital Department of Psychiatry. DMH works with its partners and also with other funding agencies such as the Department of Public Health, for example, to provide services to people whose needs would fall between the cracks otherwise. Until the recent reorganization which led to the creation of a new Department of Mental Retardation, retardation services were an integral part of the center.

**NOTICE OF SALE**  
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Richard E. Lane, Trustee, dated February 1, 1987, and recorded with the Middlesex South Registry of Deeds in Book 17841, Page 58, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of enforcing the same to be sold at public auction at 11:00 o'clock a.m. on the 6th day of January, 1989, on the mortgaged premises in Cambridge/Somerville, Middlesex County, Massachusetts, all and singular the premises described in said mortgage.

To wit: A certain parcel of land being numbered 15 Chester Street and situated partly in Somerville and partly in Cambridge and being bounded and described as follows:

Beginning at a point in the Southeasterly line of said Chester Street distant one hundred fifty-nine and one half (159 1/2) feet Southeasterly from the angle formed by the intersection of said Southeasterly line of said Chester Street and the Southeasterly line of Orchard Street in said Somerville; thence running from said point

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**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 Wednesday, January 11, 1989 at 6:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the City Council to amend the Zoning Ordinances of the City of Cambridge by inserting the following sentences prior to the sentence which begins "The Trustees of the Mortgage as Interest hereafter, at any time in the future, acquired, arising, or to become due, or in which the Mortgagee or assigns an interest, and all proceeds, products, substitutions and accessories of or to any of the following:

(1) The lot with buildings and improvements whether now existing or hereafter constructed or located thereon situated in Cambridge, Massachusetts, as more particularly described in Exhibit A numbered as (hereinafter, and known and annexed as 3-5 Channing Place, the "Mortgage Premises").

(2) All furnaces, ranges, heaters, plumbing goods, gas and electric fixtures, screens, sponges, mop heads, shutters, storm doors and windows, awnings, all burners and tanks or other equipment, gas or electric refrigeration and air conditioning systems, ventilating and air conditioning apparatus and equipment, door bell and alarm systems, sprinkler and fire extinguishing systems, portable sectional buildings, and all other similar fixtures hereinafter and any and all similar fixtures hereinafter in any manner which renders such articles useless in connection therewith.

(3) All easements, covenants, agreements and rights which are appurtenant to or benefit the Mortgage Premises.

(4) All machinery, equipment, furniture, inventory building supplies, and appliances, owned by the Mortgagee, used or useful in the construction, operation, maintenance, or occupation of the Mortgage Premises or any portion or unit thereof.

(5) All leases, tenancies, and occupancies, whether written or not, regarding all or any portion of the foregoing (hereinafter the "Leases"), guarantees and security relating thereto, together with all income and profit arising therefrom or from any of the foregoing Subparagraphs (a) through (f), and all payments due or to become due thereunder (hereinafter, the "Rentals Payments") including, without limitation, all rent, additional rent damages, insurance payments, taxes, insurance proceeds, condemnation awards, or any payments with respect to options contained therein (including any purchase options).

(f) All funds held by the Mortgagee as or in insurance escrow payments;

(g) All proceeds received from the sale, exchange collection or other disposition or any of the foregoing Subparagraphs (a) through (f), all insurance proceeds relating to all or any portion of the foregoing subparagraphs, and all awards, damages, proceeds, or refunds from any state, local, federal or other taxing or and all municipal tax abatements relating to all or any portion of the foregoing Subparagraphs (a) through (f), and

(h) All rights, remedies, representations, warranties, and privileges pertaining to any of the foregoing subparagraphs.

**Wife Fighting For Your Life**  
**American Heart Association**  
MORTGAGEE'S SALE OF REAL ESTATE  
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Michael A. Nelson to Yankee Bank For Finance & Savings ASB dated August 29, 1986 and recorded with Middlesex South District Registry of Deeds in Book 17522, Page 558 and assigned to The Boston Five Cents Savings Bank FSB by assignment dated March 22, 1987 and recorded with the Middlesex South District Registry of Deeds in Book 18844, Page 414, of which mortgage the undersigned is the present holder for breach of the conditions of said mortgage and for the purpose of enforcing the same will be sold at Public Auction at 10:00 o'clock A.M. on the 6th day of January, 1989, on the premises hereafter described and all singular the premises and the collateral described in said mortgage.

To Wit:

(1) "Collateral" shall include all and each of the following: whether singly or collectively, whether real, personal, personal property, or a combination thereof, whether now owned or now due or now existing, in which the Mortgagee has an interest hereafter, at any time in the future, acquired, arising, or to become due, or in which the Mortgagee or assigns an interest, and all proceeds, products, substitutions and accessories of or to any of the following:

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3.4. The maximum height of any building shall be 45 feet; inclusive of those structural elements otherwise exempt under the provisions of Section 5.2 of the Zoning Ordinance.

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, Councilor William H. Walsh, Chairman.

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**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**  
By virtue and in execution of the Power of Sale contained in a certain mortgage given by A. Douglas Matthews, and Robert E. Marlow, as Trustees of 69 Harvey Street Trust, dated June 15, 1986 and recorded with Middlesex County Registry of Deeds, Book 17841, Page 353 of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of enforcing the same to be sold at public auction at 10:00 o'clock A.M. on the 6th day of January, 1989 at 69 Harvey Street, Cambridge, Massachusetts, being the land and buildings thereon, and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon, presently known and numbered as 69 Harvey Street, situated in that part of Cambridge, Massachusetts, known as Middlesex County, Massachusetts, bounded and described as follows:

Beginning at a point in the Northernly line of said Harvey Street, distant 649.6 feet Westerly from the intersection of said line of Harvey Street with the Westerly line of Cedar Street, and running

Northerly by land parcels unknown, one hundred sixty-five (165) feet to a point in the line of the Boston and Maine Railroad, four hundred and ninety-one (491) feet and 61.9 feet from the intersection of said line with the West Westerly line of Cedar Street, thence turning and running

Easterly by said Railroad Company's land, seventy-five (75) feet; thence turning and running

Southerly by land former of Robert Douglas on a line parallel with the first described boundary line, one hundred sixty-five (165) feet to Harvey Street aforesaid, thence turning and running

Westerly by said Harvey Street, seventy-five (75) feet to the point of beginning.

Subject to: First Mortgage to Peter J. Amari, Trustee of Peter Amari Realty Trust, dated June 13, 1986 and recorded with said Middlesex County Registry of Deeds in Book 17087, Page 27.

Thereafter, said premises will be sold and conveyed subject to and also with the benefit of, if any rights, rights of way, restrictions, easements or encumbrances, improvements, building tax liens, municipal or other public assessments, liens or claims in the nature of liens, and existing or outstanding mortgages, and taxes, insofar as the same are in force and applicable, created prior to the date of mortgage which is being foreclosed, deposit of thirty thousand five hundred dollars (\$32,500.00) by certified or bank cashier's check - no cash - will be required to be deposited with the firm of Marcus and Associates, 142 Newbury Street, Boston, Massachusetts, within twenty (20) days after the sale, which balance is to be deposited with the firm of Marcus and Associates, pending approval of said sale by the Land Court. The deed for the sale of the entire premises shall be transferred within ten (10) days from the date of approval of said sale by the Land Court; said approval being the only condition of the deed. The successful bidder at the sale of the premises shall be required to sign a Memorandum of Terms of Sale containing the above terms at the time and place, prescribed by the usual foreclosure deed under the foregoing power of sale, subject to the foregoing, and in addition, to be bound by any unpaid taxes, taxes, tax liens, water and sewer rates and any other municipal assessments or liens. Other terms, if any, to be announced at the sale.

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Subject to: First Mortgage to Peter J. Amari, Trustee of Peter Amari Realty Trust, dated June 13, 1986 and recorded with said Middlesex County Registry of Deeds in Book 17087, Page 27.

Thereafter, said premises will be sold and conveyed subject to and also with the benefit of, if any rights, rights of way, restrictions, easements or encumbrances, improvements, building tax liens, municipal or other public assessments, liens or claims in the nature of liens, and existing or outstanding mortgages, and taxes, insofar as the same are in force and applicable, created prior to the date of mortgage which is being foreclosed, deposit of thirty thousand five hundred dollars (\$32,500.00) by certified or bank cashier's check - no cash - will be required to be deposited with the firm of Marcus and Associates, 142 Newbury Street, Boston, Massachusetts, within twenty (20) days after the sale, which balance is to be deposited with the firm of Marcus and Associates, pending approval of said sale by the Land Court. The deed for the sale of the entire premises shall be transferred within ten (10) days from the date of approval of said sale by the Land Court; said approval being the only condition of the deed. The successful bidder at the sale of the premises shall be required to sign a Memorandum of Terms of Sale containing the above terms at the time and place, prescribed by the usual foreclosure deed under the foregoing power of sale, subject to the foregoing, and in addition, to be bound by any unpaid taxes, taxes, tax liens, water and sewer rates and any other municipal assessments or liens. Other terms, if any, to be announced at the sale.

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1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of this Section's subsections (a) through (g).

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5. This Section 3.15 shall be in effect through December 1, 1939.

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

For the Committee, Councilor William H. Walsh, Chairman.

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**EAST CAMBRIDGE INTERIM PLANNING OVERLAY DISTRICT**

**Additional Rezoning Study Area Proposed in Cambridge, Massachusetts**

Proposed by Cambridge Community Development Department

(City Dec. 15, 22, 29)

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In City Council January 23, 1989

The Committee on Ordinances conducted a public hearing on Wednesday, January 11, 1989 beginning at 6:30 p. m. in the Sullivan Chamber, City Hall.

The purpose of the hearing was to review the proposed amendment to the Zoning Ordinances relative to an affordable housing trust fund.

At this time the Chair agreed to withdraw the petition due to technical difficulties of the Planning Board and to refer to the full City Council a new petition as amended by Councillor Duehay at the next regular City Council meeting.

The motion to withdraw - carried.

For the Committee,

Councillor William H. Walsh,  
Chairman.





# City of Cambridge

13.

IN CITY COUNCIL

November 7, 1988

COUNCILLOR WALSH

WHEREAS: The makeup of the initial list of individuals nominated by the City Manager to be Trustees of the nine-person Board of Trustees of the Affordable Housing Trust, created by the Incentive Zoning Ordinance enacted on July 25, 1988, was problematic; and

WHEREAS: Among those nominated were a representative from Harvard University and a developer, thereby bringing both the academic and development communities into the critical challenge of providing additional affordable housing in Cambridge; and

WHEREAS: Such nomination must not be the sole product of being perceived as the city's largest land owner or tax payer, and the developer not someone who views Cambridge from a distance as merely a marketing mecca; now therefore be it

ORDERED: That Paragraph 11.205.3 of the Amendment to the ordinance entitled " The Zoning Ordinance of the City of Cambridge " be amended so as to include and insert the following sentences prior to the sentence which begins, " The Trustees, with concurrence of the City Manager..." .

If the City Manager chooses to appoint a representative of the academic community to the Board of Trustees of the Affordable Housing Trust, he will elicit from Harvard University, M.I.T., and Lesley College the names of five (5) mutually agreed upon candidates from whom the City Manager will select the nominee. If the City Manager chooses to nominate a developer to the Board, he/she must have voting residency in the City of Cambridge.

11/7/88 - REFERRED TO THE PLANNING BOARD & ORDINANCE COMMITTEE



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11/7/88 - REFERRED TO THE PLANNING BOARD &amp; ORDINANCE COMMITTEE

C. Walsh order re: that Paragraph 11.205.3 of the amendment to the Zoning Ordinances Re: Affordable Housing Trust be amended concerning the appointment of a representative of the academic community & a developer to the Board of Trustees for the Affordable Housing Trust.

*1/23/89 - Withdrawn by Peter Zimmerman*

In City Council,  
November 7, 1988

*Copy sent to Les Barber, Planning Board  
11/9/88. Copy to Councilman Walsh, Ordinance  
Committee Chair 11/10/88 wh*