



City of Cambridge

23

Councillor Walsh

IN CITY COUNCIL

April 13, 1987

WHEREAS:

Under the present inequitable taxing system in the City of Cambridge, single, two and three family dwellings and commercial properties in effect are subsidizing tax payments on rent controlled properties causing undue hardship on homeowners who dwell in these properties by increasing their tax payments; and

WHEREAS:

Many of these homeowners are elderly and low - moderate income people who can ill afford to have their taxes increased; and

WHEREAS:

The Buehler Case has set down certain standards for taxing rent controlled properties; and

WHEREAS:

The city has chosen to use rent levels on rent controlled property other than the actual legal maximum rents, to wit: all buildings are assessed as if they had a rent adjustment even if contrary to fact; now therefore be it

ORDERED:

That the City Manager respectfully be requested to have the Assessors reexamine all rent controlled properties in order to determine if any portion of the tax burden can be shifted to these properties and in addition prepare a written analysis for City Council which shall include two considerations: (a) an estimate of what the assessed values would be if the city had used the maximum legal rents as opposed to the present formula or (b) if the city had used economic rents (fair market uncontrolled rents) how much additional tax revenue would be raised and how much of that revenue would be distributed to owners of single, two and three-family dwellings. Said analysis is to be presented at the Cambridge City Council Meeting on April 27, 1987.

Not U

C. D. Shaw

C. D. Sullivan

ND



City of Cambridge

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COUNCILLOR WALSH

IN CITY COUNCIL

April 13, 1987

- WHEREAS: Under the present inequitable taxing system in the City of Cambridge, single, two and three family dwellings and commercial properties in effect are subsidizing tax payments on rent controlled properties causing undue hardship on homeowners who dwell in these properties by increasing their tax payments; and
- WHEREAS: Many of these homeowners are elderly and low - moderate income people who can ill afford to have their taxes increased; and
- WHEREAS: The Buehler Case has set down certain standards for taxing rent controlled properties; and
- WHEREAS: The City has chosen to use rent levels on rent controlled property other than the actual legal maximum rents, to wit: all buildings are assessed as if they had a rent adjustment even if contrary to fact; now therefore be it
- ORDERED: That the City Manager respectfully be requested to have the Assessors re-examine all rent controlled properties in order to determine if any portion of the tax burden can be shifted to these properties and in addition prepare a written analysis for City Council which shall include two considerations: (a) an estimate of what the assessed values would be if the City had used the maximum legal rents as opposed to the present formula or (b) if the City had used economic rents (fair market uncontrolled rents) how much additional tax revenue would be raised and how much of that revenue would be distributed to owners of single, two and three-family dwellings. Said analysis is to be presented at the Cambridge City Council Meeting on April 27, 1987.

In City Council April 13, 1987.

Adopted by the affirmative vote of 5 members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk.

COUNCILLORS DUEHAY & DAVID SULLIVAN RECORDED IN THE NEGATIVE IN THIS MATTER.

C. Walsh order re: City Manager be respectfully requested to have the Assessors reexamine all rent control properties in order to determine if any portion of the tax burden can be shifted to these properties & prepare a written analysis for the Council to include two considerations outlined in the text of this order.

In City Council,

April 13, 1987

C. Walsh
v/u
AT

Councillors Dwyer and
David Sullivan recorded
in the negative