



City of Cambridge

Cal. # 17

~~-27-~~

IN CITY COUNCIL

~~May 22, 1989~~

June 12, 1989

MAYOR VELLUCCI

ORDERED: That the City Manager; the Community Development Office; the Rent Control Office; a representative of the small property owners; a tenant and a representative from the City Solicitor's Office, be appointed to a Select Committee to establish a "prima facie" minimum rents on the basis of certain objective criteria, such as square footage or number of rooms. Concepts such as "fair rate of return" could provide guidance in establishing the new base rents. This measure could/or should/or would permit a one time adjustment to rents which would correct the most serious cases. It would address the felt need for return on investment which small landlords have. I believe, that the above would make the Rent Control Board more responsive to the needs of small landlords. Note should be made that many small landlords have not sought rent increases to which they were entitled. Many of those small landlords assume that those increases are long gone forever. They are frustrated, mad, upset, aggravated because they were afraid of the Rent Control people, and/or did not have money to hire a lawyer. Question is "should they get the increase? Should they get a fair profit for their investment? Should they get a fair return to keep their property from becoming deteriorated?" I want to help small landlords. I am not in favor of decontrolling apartments.

In City Council June 12, 1989.

Adopted by the affirmative vote of nine members

ATTEST:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
City Clerk



City of Cambridge

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5/22/89 - REFERRED TO HEARING ON JUNE 5, 1989 AT 6 P.M.

MV
/ 9



City of Cambridge

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5/22/89 - REFERRED TO HEARING ON JUNE 12, 1989 AT 6 P.M.

ACU - 6/12/89

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That the City Manager; the Community Development office; the Rent Control office; a representative of the small property owners, a tenant and a representative from the City Solicitor's office, be appointed to a select committee to establish a "prima facie" minimum rents on the basis of certain objective criteria, such as square footage or number of rooms. Concepts such as "fair rate of return" could provide guidance in establishing the new base rents.

This measure could for shared for would permit a one time adjustment to rents which would correct the most serious cases of ~~excessive rents~~

~~and market rents.~~ It would address the felt need for return

City of Cambridge

COMMUNICATIONS - CITY COUNCIL MEETING OF MONDAY, MAY 22, 1989

1. Notice of a public hearing received from the Dept. of Public Utilities, to be held on Thursday, June 1, 1989 at 10 a.m. at 100 Cambridge St., Boston, on the application of Telvue Corp., for a certificate of public convenience and necessity to operate as a resale, value-added or interexchange common carrier within the Commonwealth. 1.
2. Notice of a public hearing received from the Dept. of Public Utilities, to be held on Thursday, June 1, 1989 at 10 a.m. at 100 Cambridge St., Boston, on the application of Continental Cablevision of Massachusetts, Inc., for a certificate of public convenience and necessity to operate as a resale, value-added or interexchange common carrier within the Commonwealth. 2.
3. Notice of a public hearing received from the Dept. of Public Utilities, to be held on Thursday, June 1, 1989 at 10 a.m. at 100 Cambridge St., Boston, on New England Telephone and Telegraph Co.'s tariff, as it relates to accessing the Automatic Number Identification function of Feature Group D. 3.
4. Notice of a public hearing received from the Dept. of Public Utilities, to be held on Friday, June 9, 1989 at 10 a.m. at 100 Cambridge St., Boston, on the application of LiTel Telecommunications Corp., for a certificate of public convenience and necessity to operate as a resale, value-added or interexchange common carrier within the Commonwealth. 4.
5. Communication received from Joseph E. Connarton, City Clerk, transmitting eleven communications from persons recording their support for the order adopted by the City Council calling for the drafting of Home Rule legislation to amend the Rent Control ordinances concerning the decontrol of up to three units in owner-occupied rent-controlled buildings with a total of six units. 5.
6. Petition received from Sally Alcorn, Executive Director, Harvard Square Business Association, requesting permission to conduct the eleventh annual Oktoberfest in Harvard Square on Sunday, October 8, 1989 (raindate of Monday, October 9th) from 12 Noon to 6 p.m. on John F. Kennedy St. & Brattle St., and, specifically, for a non-alcoholic street fair from the corner of Mt. Auburn St. to Church St. & part of Brattle St. (up to Church St.); overnight posting to close part of John F. Kennedy St. & Brattle St. to traffic on the Festival date from 9 a.m. to 7:30 p.m., and for placement of kiddie rides behind a temporary bandstand at the intersection of Brattle & John F. Kennedy St. 6.

on investment which small landlords have.

I believe that the above would make the Rent Control Board more responsive to the needs of small landlords.

Note should be made that many small landlords have not sought rent increases to which they were entitled. Many of those small landlords assume that those increases are long gone forever. They are frustrated, mad, upset, aggravated because they were afraid of the Rent Control people, and/or did not have money to hire a lawyer. Question is "should they get the increase?"

City of Cambridge

CITY COUNCIL HEARING SCHEDULE CONTINUED

Monday, June 5, 1989	5:00 P.M.	Regular City Council Meeting. (Sullivan Chamber)
	6:00 P.M.	The City Council has scheduled a public hearing pursuant to the request of the Cambridge Committee for Responsible Research, Inc., regarding the response of a group called "CURE" to the report of the Mayor's Blue Ribbon Committee on Laboratory Animals. (Sullivan Chamber)
	7:30 P.M.	The City Council has scheduled a public hearing regarding a proposed order introduced by Councillor Walsh, requesting the City Manager to direct the City Solicitor to prepare a properly drafted amendment to the relevant City ordinances which would consolidate the Human Rights Commission, the Commission on Peace & Nuclear Disarmament, the Commission on the Status of Women and the Police Review & Advisory Board and place them under the jurisdiction of the Assistant City Manager for Human Services. (Sullivan Chamber)
Thursday, June 8, 1989	5:30 P.M.	The Committee on Claims will meet to discuss pending claims. (Ackermann Room)
Monday, June 12, 1989	5:00 P.M.	Regular City Council Meeting. (Sullivan Chamber)
Monday, June 19, 1989	5:00 P.M.	Regular City Council Meeting. (Sullivan Chamber)
Monday, June 26, 1989	5:00 P.M.	Regular City Council Meeting. (Sullivan Chamber)

III

Should they get a fair profit for their investment? Should they get a fair return to keep their property from becoming deteriorated. I

want to help small landlords.

I am not in favor of decontrolling apartments.

Ref. to Hearing 6/8/89

C.B.M.

City of Cambridge

CITY COUNCIL HEARING SCHEDULE

Monday, May 22, 1989

5:00 P.M. Regular City Council Meeting.
(Sullivan Chamber)

6:00 P.M. The City Council has scheduled a public hearing relative to the petition of Terry Crystal, et al to rezone various districts east of Harvard Square. (Sullivan Chamber)

7:00 P.M. The City Council is scheduled to hear from the Board of Assessors and the Revaluation Director, with regard to the rationale for questions contained in a Sales Verification Form received by property owners who were a party to the sale of property during the years 1986, 1987 & 1988. (Sullivan Chamber)

7:30 P.M. The City Council has scheduled a public hearing, relative to issues involved in the recent wide-scale eviction of tenants from Rindge Towers and also, to discuss the proposed rent increase for tenants at Huron Towers. (Sullivan Chamber)

Thursday, June 1, 1989 5:30 P.M.-7:00 P.M.

The Human Services & Human Rights Committee will meet to receive brief presentations describing the recommendations of (1) the Advisory Committee on Alcohol & Drug Abuse; (2) the Advisory Committee on Health Care & Nutrition; (3) the research report on health child development; and (4) the research report on childhood poverty. (Ackermann Room)



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5/22/89 - REFERRED TO HEARING ON JUNE 12, 1989 AT 6 P.M.

CAI. #17
~~Order #27~~ A-47

M.Vellucci order re: that the City Manager, Community Development Dept., Rent Control Board, a representative of the small property owners, a tenant & a representative of the City Solicitor's Office be appointed to a Select Committee to establish a "prima facie" minimum rent on the basis of certain objective criteria.

5/22/89 Tabled by
Mayor Vellucci

6/12/89 Order adopted

In City Council,

May 22, 1989