



City of Cambridge

7.
IN CITY COUNCIL

January 28, 1991

COUNCILLOR TOOMEY

- WHEREAS: The Cambridge Housing Alliance Affordable Housing Task Force (7/30/90) noted a continued need for new capital for the improvement and renovation of housing under rent control; and
- WHEREAS: Federal funds for refinancing 1,900 units of H.U.D. Expiring Use Housing in Cambridge by 1995 are in short supply; and
- WHEREAS: The most recent studies (by Goetz based upon the 1987 Abt Study) suggest that up to 55% of Rent Controlled units have residents at 80% or more of the region's median income; and
- WHEREAS: This City Council has already requested a feasibility study on taxing real estate transfers, which has repeatedly failed in an even more liberal legislature; now therefore be it
- ORDERED: To request a feasibility study, due for review by the City Council by March 15, 1991, on an excise tax or fee levied on upper income tenants of rent controlled properties, exempting elderly and disabled tenants, and any tenants whose rent plus this excise would be more than 25% of their gross income; and be it further
- ORDERED: That such a study review feasibility against the ten criteria outlined in the earlier Leggat McCall Study of 1987, which found a transfer tax feasible; as well as the feasibility of a Home Rule Amendment regarding a Tenant Excise Tax.

**REFERRED TO THE HOUSING AND COMMUNITY DEVELOPMENT
AND RENT CONTROL COMMITTEES.**

Mr. Toomey

7.

WHEREAS, The Cambridge Housing Alliance Affordable Housing Task Force (7/30/90) noted a continued need for new capital for the improvement and renovation of housing under rent control; and

WHEREAS, Federal funds for refinancing 1,900 units of H.U.D. Expiring Use Housing in Cambridge by 1995 are in short supply; and

WHEREAS, The most recent studies (by Goetz based upon the 1987 Abt study) suggest that up to 55% of Rent Controlled units have residents at 80% or more of the region's median income; and

WHEREAS, This Council has already requested a feasibility study on taxing real estate transfers, which has repeatedly failed in an even more liberal legislature; be it

ORDERED, To request a feasibility study, due for review by the City Council by 15 March, 1991, on an excise tax or fee levied on upper income tenants of rent controlled properties, exempting elderly and disabled tenants, and any tenants whose rent plus this excise would be more than 25% of their gross income; and further,

ORDERED, That such a study review feasibility against the ten criteria outlined in the earlier Leggat McCall study of 1987, which found a transfer tax feasible; as well as the feasibility of a Home Rule Amendment regarding a Tenant Excise Tax.



City of Cambridge

7.

IN CITY COUNCIL

January 28, 1991

COUNCILLOR TOOMEY

WHEREAS: The Cambridge Housing Alliance Affordable Housing Task Force (7/30/90) noted a continued need for new capital for the improvement and renovation of housing under rent control; and

WHEREAS: Federal funds for refinancing 1,900 units of H.U.D. Expiring Use Housing in Cambridge by 1995 are in short supply; and

WHEREAS: The most recent studies (by Goetz based upon the 1987 Abt Study) suggest that up to 55% of Rent Controlled units have residents at 80% or more of the region's median income; and

WHEREAS: This City Council has already requested a feasibility study on taxing real estate transfers, which has repeatedly failed in an even more liberal legislature; now therefore be it

ORDERED: To request a feasibility study, due for review by the City Council by March 15, 1991, on an excise tax or fee levied on upper income tenants of rent controlled properties, exempting elderly and disabled tenants, and any tenants whose rent plus this excise would be more than 25% of their gross income; and be it further

ORDERED: That such a study review feasibility against the ten criteria outlined in the earlier Leggat McCall Study of 1987, which found a transfer tax feasible; as well as the feasibility of a Home Rule Amendment regarding a Tenant Excise Tax.

Order # 7

S- 078

Councillor Toomey re: excise tax or fee
levied on upper income tenants of rent
controlled properties.

In City Council,

January 28, 1991

*Referred to the Community
Development & Rent
Control Committee
Copies sent to both
Committees 2/2/91 @*