



City of Cambridge

53.

IN CITY COUNCIL
April 26, 1999

VICE MAYOR GALLUCCIO
MAYOR DUEHAY
COUNCILLOR DAVIS
COUNCILLOR REEVES
COUNCILLOR BORN
COUNCILLOR RUSSELL
COUNCILLOR SULLIVAN
COUNCILLOR TOOMEY
COUNCILLOR TRIANTAFILLOU

WHEREAS: Bruce A. Percelay purchased 47-49 Inman Street and 279 Harvard Street and proposed significant rent increases in order to make substantial capital improvements and increase revenues to the properties; and

WHEREAS: Shortly thereafter, based on a mutual concern for tenants of modest means threatened by proposed rent increases, the tenant associations of Mr. Percelay's buildings and 281 Harvard Street and Mr. Percelay requested the intervention of Cambridge City Officials to help negotiate with tenants to ensure that reasonable concerns were met and that tenant displacement be avoided; and

WHEREAS: Bruce Percelay, the tenant representatives, elected officials, Cambridge Somerville Legal Services, Attorney Todd Kaplan, Cambridge Community Development, Peter Shapiro of Just A Start, Anne Arrata of the Cambridge Housing Authority engaged in a lengthy negotiation process with the goal of keeping every tenant in their home; and

WHEREAS: The process involved give and take on both sides, including income disclosure, individual tenant income consideration, exploration of Section 8 resources and a good faith "cease fire" during negotiations; and

WHEREAS: The lengthy process resulted in the agreement with every tenant, including a substantial number of reductions in proposed rent increases in 47-49 Inman and 279 Harvard, except one who would not engage in the process, including the securing of two home based Section 8 certificates which will remain for three to five years; and

WHEREAS: Bruce Percelay's willingness to voluntarily enter into this tenant stabilization negotiation process will help set the standard for compassion amongst landlords in Cambridge and Mr. Percelay's actions are consistent with his reputation as a civic minded member of our community; now therefore be it

RESOLVED: That this City Council go on record congratulating and thanking Bruce Percelay for communicating with another landlord Mr. Camarratta who also reached agreement with his tenants and Mr. Percelay's willingness and active participation in this tenant protection negotiation process and the commendable results received by looking at each tenant situation individually and further, to thank Representative Jarrett Barrios, Todd Kaplan, Peter Shapiro, Anne Arrata, the Mayor, Vice Mayor, City Councillor Reeves all elected officials and tenant representatives all of whom invested their time and energy and hard work to ensure that these Benchmark negotiations were successful and effective.

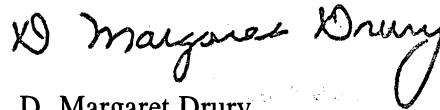
In City Council April 26, 1999.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

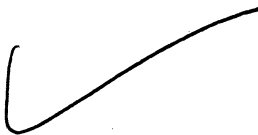
A true copy;

ATTEST:-

A handwritten signature in cursive script, appearing to read "D. Margaret Drury".

D. Margaret Drury
City Clerk

53



April 22, 1999

VICE MAYOR GALLUCCIO

WHEREAS: Bruce A. Percelay purchased 47-49 Inman Street and 279 Harvard Street and proposed significant rent increases in order to make substantial capital improvements and increase revenues to the properties; and

WHEREAS: Shortly thereafter, based on a mutual concern for tenants of modest means threatened by proposed rent increases, the tenant associations of Mr. Percelay's buildings and 281 Harvard Street and Mr. Percelay requested the intervention of the City of Cambridge to help negotiate with tenants to ensure that reasonable concerns were met and that tenant displacement be avoided; and

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rec. 4/5/99 @ 8:27 pm for 4/12
meeting.

VMG

MD

HD

KR

Commendation to Mr. Perelay &

all others who negotiated

for 4/26

April 22, 1999

VICE MAYOR GALLUCCIO

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Camb. City Officials

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Consent ORder #53

489R

Vice Mayor Galluccio, Mayor Duehay, Councillors Davis and Reeves re: congratulations and thanks to Bruce Percelay for his willingness and active participation in the tenant negotiation process relative to 47-49 Inman Street and 279 Harvard Street.

In City Council April 26, 1999

ORDER ADOPTED