



City of Cambridge

5. IN CITY COUNCIL

COUNCILLOR TOOMEY

January 28, 1991

- WHEREAS: The Cambridge Rent Control Board bases rent formulas on the Net Operating Income multiplied by the Consumer Price Index, and has successfully regulated rents to reflect this Net Operating Income plus capital improvement costs for almost twenty years; and
- WHEREAS: The Rent Control Board's recent research for the Green Ribbon Committee indicated that minimum rent options are not feasible for the lowest cost units in the city, since most of those units may also have serious code violations and be habitable only with the consent of both landlord and tenant; and
- WHEREAS: Based on an informal estimate of the condition of Rent Control housing, Inspectional Services have historically delayed their quintiennial census of rental housing mandated by state law; and
- WHEREAS: The Cambridge Housing Authority authorizes annual inspections and involves Building Department Inspectors when identifying violations to secure code standard housing for Section 8 and Section 707 tenants; and
- WHEREAS: Rent Control is not intended to mandate that tenants live in units which do not meet Housing Authority standards; now therefore be it
- ORDERED: To request a study, due for review by the City Council by March 1, 1991, on the feasibility of establishing Net Operating Income base rents at a fixed percentage of the fair market rent negotiated in Housing Authority Section 8 and Section 707 Contracts; and be it further
- ORDERED: To request that study also address the potential impact of such new base rents upon the overall rental housing market, the 707 and Section 8 rental market, and, most specifically, the rents of currently regulated rent controlled apartments in four, six, and ten unit buildings particularly.

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

WHEREAS, The Cambridge Rent Control Board bases rent formulas on the Net Operating Income multiplied by the Consumer Price Index, and has successfully regulated rents to reflect this NOI plus capital improvement costs for almost twenty years; and

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Order # 5 8-176

Councillor Toomey re: report on the feasibility of establishing Net Operating Income base rents.

In City Council,

January 28, 1991

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