

"COMMUNICATION TO CAMBRIDGE CITY COUNCIL FROM ALBERT C. PUELL OF  
CAMBRIDGE TENANTS FOR STRONGER RENT CONTROL, PROPOSING AN ORDINANCE  
& OR OF NEW OVER-ALL ZONING POLICY BASED ON AFFORDABLE HOUSING (And  
Which Only Approve the Zoning of PML3 New Luxury Housing Unit/House or  
Condo, rental or owned, for Every 10 Affordable/Moderate Income 50%  
Low Income 50%/Rental or Owned Units. (& to be also applied to Rent  
Control & Market Units- Cambridge, January 31st 1990  
In Point 4 of this Proposal).

The Cambridge City Council  
The Cambridge City Clerk  
Cambridge City Hall

The Honorable Cambridge City Council:

Given the great loss of affordable housing in general as well of rent control units in the last 10 years by the last 5 City Council terms which passed Ordinances to weaken Rent Control (with anti-tenant & pro landlord & speculation new Regulations), to allow landlords in market rate & rent control apartments alike to discriminate against lower & middle income tenants even women or families with children, and to allow the Zoning Board & or second it by passing new Zoning Regulations to get rid of affordable housing stock or & future of Cambridge,:

Tenants for Stronger Rent Control ask the new Cambridge City Council:

AN ORDINANCE TO CREATE AN OVER-ALL PRO-AFFORDABLE HOUSING-ZONING POLICY:

- 1.-Zoning will be approve only for affordable housing till the danger of losing Cambridge to the rich & the super-rich ends or is fully under control:

If zoning is to be continued for the next 10 years as it has been pursued in the last 10 by past Cambridge City Councils, Cambridge Community Development Departments & Cambridge Zoning Boards, then the resultant electoral majority of rich & anti-social people that hate the middle & low income will vote only for pro-rich Cambridge City Council candidates, in other words: by getting rid of pro-tenant, pro-affordable housing and pro-rent control Councillors, will then proceed quickly to demolish Rent Control, Affordable Housing stock and future in Cambridge.

- 2.-If Zoning is approve for some more luxury housing or Condo units, then for every one of this class of units & lots for it must have priorly approved & builded & occupied a minimum of 10 affordable units (5 for low income & 5 for middle and pro social & humanitarian income/& class of people).

If this type of zoning policy strategy is not to be follow by the new Cambridge City Council, then the current evictions by the Cambridge Rent Control & Market rate landlords in market units, against low income & middle income tenants and voters, will soon switch the pro-tenant & pro-rent control new majority in the current or new Cambridge City Council to equally demolish rent control and

affordable housing in Cambridge.

- 3.-If affordable housing will be refused to built by developers in the 10-1 ratio, then don't allow anymore luxury housing for luxury owners or rich tenants, till the Federal Government (for sure by 1995 if the Defense budget is to be reduce for affordable housing when its budget sacrifices in the 1980s to strengthen our defenses given the past Soviet danger expansionism re-started with Afghanistan which trigger the Reagan-Bush era, will then switch back as result of the end of the Soviet threat if is accomplished by before the elections of 1994 which will for sure then seat a pro-housing new Administration & Congress), funds it (or the banks or other private or private-public financing policy becomes also pro-affordable, pro-tenant, pro-fair to low & middle income people 50% for low income and 50% for middle income reflecting the income levels of people in the total population and so the ensure that housing is a need for all not just the rich, the anti-social and the extortionist especulators.

From now on and in the meanwhile, please remember that the tenant majority and pro-affordable housing majority (including the humanitarian homeowners of Cambridge) that voted for the new pro-tenant, pro-rent control & pro-affordable housing majority of the new Cambridge City Council, DONT WANT ANY MORE LUXURY CONDOS OR ZONING FOR IT (FOR THE RICH) till justice is done to the current majority of the people & voters of Cambridge. Every new condorde lux for the rich, every new zoned lot for the rich, means a vote less for the poor and against the current low & middle income majority of people & voters of Cambridge. Please don't sell any of you, anymore out to the rich.

- 4.-The Urgent and immediate creation and establishing by Cambridge City Council of THE CAMBRIDGE OWNERSHIP & TENANT-RENTAL PERMIT & FINDER-PLACEMENT RENTAL AGENCY: Its role will be to grant rental permits to any prospective individual or family that wants to move to Cambridge regardless of whether the person or family will live in market rate or rent control apartments, as well to own or buy lots in this City. The over-all purpose of this new City Agency' Permit & or Rental Agency is to protect, preserve and secure the income (and so ethnic as a result) diversity of historical Cambridge., to strentghen so Rent-Control (by not permit-ing richer tenants to move in (low income or middle income tenants' rent controlled & market rate apartments, whence this low & middle income tenants move out of Cambridge for good reasons or if they are force out of Cambridge because of loss of job, health, death or if they get evicted by many other reasons). 1 month extra-rent value will be the apartment finding fee (in case all or some of the rental finding Agencies be replaced by this City Agency to stop speculation) selecting-favoring the rich only or mostly not low&middle income 50-50%.) and a \$10 to \$25 permit fee or wherever necessary, will make this City Agency totally Self-Sufficient even with a profit to help City deficits. THIS ORDINANCE WILL THEREFORE SECURE & PRESERVE THE INCOME (& SO ETHNIC) MIX & DIVERSITY OF HISTORICAL CAMBRIDGE.

Very Truly Yours,  
Albert C. Puell, Cambridge Tenants for Stronger Rent Control,  
33 Trowbridge Street, Cambridge, MA 02138

4. Cal # 7 0-21

Comm. from Albert C. Puell, Cambridge Tenants  
for Stronger Rent Control, proposing an  
ordinance relative to a Zoning Policy based  
on Affordable Housing.

In City Council,

February 5, 1990

*Charter right exercised  
by Councillor Walsh*

*2/12/90*

*Referred to the Rent  
Control Committee  
Copy sent to Rent Control  
Committee 2/13/90 @*