

Cambridge, 4-7 1989

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

That a correction be made in regard to my
petition of March
Let it read.

Any Building, residential, commercial or industrial
Vacant for 120 days or longer
instead of 2 wks

Carla Bonaldi

RECEIVED BY
OFFICE OF CITY CLERK
1989 APR -7 PM 4:54
CAMBRIDGE MA.

PETITION

of

for

No.

.....**19**

In City Council, 19

Referred to the Committee on

Attest:

City Clerk.

Submitted by Carlos Gonzalez and Don Fleener

RECEIVED BY OFFICE OF CITY CLERK

2009 MAR 27 PM 4: 55

CAMBRIDGE MA.

Any building, residential, commercial or industrial, vacant for two weeks or more ^(or "shorter")

more must be ~~legally~~ considered

legally available for emergency shelter, and eligible to be temporarily retrofitted

with modular units of plumbing and

~~water~~ HVAC (heating ventilating and air conditioning) units, ^{by responsible organizations,} to meet

emergency housing codes. * ⁽²⁾ During period

of occupancy, owners of occupied property will

have their interests protected in the

following manner:

RECEIVED BY OFFICE OF CITY CLERK CAMBRIDGE MA. 2009 MAR 27 PM 4: 54

① See Appendix A1 for definition of "responsible organization"

② * See Appendix A2 for general definition and specs.

1. Exemption from property taxes if privately owned
2. No carpenters' liens against property for improvements made incident to habitation except for:
 - a) corrections of code violations already cited prior to occupancy
 - b) improvements that would have been necessary anyway for post occupancy use.
3. No permanent damage to facilities as the result of plumbing/HVAC temporary modules temporarily installed.

4. Exemption from all tort liability and guaranteed assumption of all said liability by responsible organization under Samaritan Law.

5. No interference with owner's good faith timetable^③ for long range disposition ~~options~~ (sale, rehabilitation, razing) of building, including immediate vacation of premises when necessary.

(Continued on p. 10, infra)

③ See Appendix B for ~~owner's~~ Definition of Owner's Good Faith Timetable.

Appendices

Appendix A1. "Responsible Organization"

- (hereinafter ~~there~~ referred to as "R.O.")
1. "Responsible Organization" is defined as any sole ~~prop~~ proprietorship (including DBA aliases), partnership or corporation; non-profit, not-for-profit, or for-profit--recognized by the community as to being both willing and ~~capable~~ able to accept financial, legal and moral ~~responsible~~ responsibility for housing the homeless.
 2. Each R.O. will, ^{file,} ~~list,~~ with the appropriate ~~city~~ Municipal agency, the following information.
 - a.) Existing or proposed articles of incorporation (if not a sole proprietorship)
 - b.) Written descriptions of (1) formal decision making procedures (who participates, ~~the~~ criteria for a valid decision etc.), (2) manner of recording decisions; ~~and~~ and (3) financial records (who keeps them, where are they kept, ^{exercise of} authority for releases) of funds).

Appendix A1 Continued

3. Operating Expenses

a. Each R.O. may charge market rates for 50% of its beds.

~~b. Non-Nonprofit R.O.s will~~

b. Expenses will be documented using the same criteria as that used in documenting expense deductions for the IRS in ~~prop~~ paying income tax

c. Non-profit R.O.s will dispose of net profits (if any) as follows:

- 50% to management and ownership of R.O.
- 20% to owner of property
- 30% to long term solution ~~to any~~ or mitigation of homelessness (new construction, economic development, client rehabilitation etc).

Appendix A2 Modular/Temporary Plumbing and HVAC

1. Emergency Housing Codes

• To be researched and defined by one or more RO's in conjunction with FEMA and Inspectional Services.

2. Definition of "Modular/Temporary"

Connects to and Disconnects from existing utilities (sewer, water, gas, electricity, telecommunication etc.) ~~at~~ with minimal expenditures of time and expense and with no appreciable effect on existing systems. (e.g. on hookup for a complete bathroom).

3. Central/Satellite Facilities:

Example: Centralized availability of hot water on demand

4. Levels of Austerity:

Example: Portable comfort stations as presently found on construction sites as opposed to functioning water closets

Appendix A2 (Contd)

5. Vents and /

- 5. Flexible vents and ductwork; heavy duty industrial extension cords; containerized natural gas or propane; leased heating units for cold months only.

Appendix B -- Owner's Good Faith Timetable.

1. Every ~~or~~ property ^{owner} should, without difficulty, ^{be} ~~able~~ ^{able} ~~respond~~ ^{respond} to answer the questions "What would you like to do and what do you plan to do with your property?" without fear or ~~in~~ ~~an~~ atmosphere of adversarial posturing and ~~or~~ rhetorical intimidation.

2. The attached questionnaire is suggested as a possible guide toward the achievement of this objective:

Appendix B Continued

Proposed Questionnaire to be
Submitted by any Concerned
Group or Individual to the Owner
of a Vacant Building:

Please

Instructions:

Please ~~like~~ enter an "L" for "I would like to" and ~~use~~ a "P"
~~to~~ for "I plan to" in the space provided. Number your priorities,
when necessary with a "1" for the highest "2" for next highest
etc. For your "P" responses, please indicate the time
frame you are talking about, explaining in greater detail
verbally (to 2 or more others) or in writing on a
separate sheet where necessary.

Appendix B Continued:

What would you like to do &/or what do you plan to ~~do~~ do with your property on _____?

1. Nothing.
 - a) Keep it empty
 - b) Rent it out as is ASAP
2. Nothing for now, but maybe put it on the market "as is" when prices seem to peak out.
3. Sell it soon, as is.
4. Fix it up and sell it
 - a) Same basic use as previously
 - b) Different " " " "
5. Fix it up and keep it
 - a) for my own use
 - b) to rent it out again

This proposal is intended to be part of a larger and wider ranging system of contingency ^{programs} ~~proposals~~ capable of dealing with almost any number of homeless persons and families caught in a number of possibly ~~non catastrophic~~ "non catastrophic" scenarios.

Submitted by:

Thomas C. Bleser

1. Thomas C. Bleser, P.O.
 - a. Sole Proprietor DBA ~~Thomas L. Dane~~ Dane
Thomas L. Dane or:
 - b. CEO
Sweat Equity of Cambridge/Boston Inc.
(proposed)

Carlos Gonzalez

2. 

Submitted by
Carlos Gonzalez
and Tom Plester

RECEIVED BY
OFFICE OF CITY CLERK

2009 MAR 27 PM 4: 55

CAMBRIDGE MA.

Any building, residential commercial or industrial, vacant for two weeks or more ^(or "shorter") must be legally considered

legally available for emergency shelter, and eligible to be temporarily retrofitted

with modular units of plumbing and

~~water~~ HVAC (heating ventilating and air conditioning) units, by responsible organizations, ^① to meet

emergency housing codes. * ^② During period

of occupancy, owners of occupied property will

have their interests protected in the

following manner:

RECEIVED BY
OFFICE OF CITY CLERK
CAMBRIDGE MA.
2009 MAR 27 PM 4: 54

① See Appendix A1 for definition of "responsible organization"

② * See Appendix A2 for general definition and specs.

1. Exemption from property taxes if privately owned
2. No carpenters' liens against property for improvements made incident to habitation except for:
 - a) corrections of code violations already cited prior to occupancy
 - b) improvements that would have been necessary anyway for post occupancy use.
3. No permanent damage to facilities as the result of plumbing/HVAC temporary modules temporarily installed.

4. Exemption from all tort liability and guaranteed assumption of all said liability by responsible organization under Samaritan Law.

5. No interference with owner's good faith timetable^③ for long range disposition ~~options~~ (sale, rehabilitation, razing) of building, including immediate vacation of premises when necessary.

(Continued on p. 10, infra)

③ See Appendix B for ~~owner's~~ definition of Owner's Good Faith Timetable.

Appendices

Appendix A1. "Responsible Organization"

- (hereinafter ~~there~~ referred to as "RO")
1. "Responsible Organization" is defined as any sole ~~prop~~ proprietorship (including DBA aliases), partnership or corporation; non-profit, not-for-profit, or for-profit--recognized by the community as to being both willing and ~~capable~~ able to accept financial, legal and moral ~~responsible~~ responsibility for housing the homeless.
 2. Each R.O. will, ^{file,} list, with the appropriate ~~city~~ Municipal agency, the following information.
 - a.) Existing or proposed articles of incorporation (if not a sole proprietorship)
 - b.) Written descriptions of: (1) formal decision making procedures (who participates, ~~the~~ criteria for a valid decision etc), (2) manner of recording decisions; ~~and~~ (3) financial records (who keeps them, where are they kept, ^{exercise of} authority for releases) of funds).

Appendix A1 Continued

3. Operating Expenses

a. Each R.O. may charge market rates for 50% of its beds.

~~b. Non-Nonprofit R.O.s will~~

b. Expenses will be documented using the same criteria as that used in documenting expense deductions for the IRS in ~~prop~~ paying income tax

c. Non-profit R.O.s will dispose of net profits (if any) as follows:

50% to management and ownership of R.O.

20% to owner of property

30% to long term solution ~~to~~ or mitigation of homelessness (new construction, economic development, client rehabilitation etc).

Handwritten initials/signature in the top left corner.

Appendix A2 Modular/Temporary Plumbing and HVAC

1. Emergency Housing Codes

• To be researched and defined by one or more RO's in conjunction with FEMA and Inspectional Services.

2. Definition of "Modular/Temporary"

Connects to and Disconnects from existing utilities (sewer, water, gas, electricity, telecommunication etc) ~~at~~ with minimal expenditures of time and expense and with no appreciable effect on existing systems. (Example: e.g. on hookup for a complete bathroom.

3. Central/Satellite Facilities:

Example: Centralized availability of hot water on demand

4. Levels of Austerity:

Example: Portable comfort stations as presently found on construction sites as opposed to functioning water closets

Appendix A2 (Contd)

5. Vents and

5. Flexible vents and ductwork; heavy duty industrial extension cords; containerized natural gas or propane; leased heating units for cold months only.
-

Appendix B -- Owner's Good Faith Timetable.

1. Every ~~to~~ property ^{owner} should, without difficulty, ^{be} ^{able} ^{respond} ^{to} answer the questions "What would you like to do and what do you plan to do with your property?" without fear or ~~in~~ ~~an~~ atmosphere of adversarial posturing and ~~or~~ rhetorical intimidation.

2. The attached questionnaire is suggested as a possible guide toward the achievement of this objective:

Appendix B Continued

Proposed Questionnaire to be
Submitted by any Concerned
Group or Individual to the Owner
of a Vacant Building:

Please

Instructions:

Please ~~also~~ enter an "L" for "I would like to" and ~~as~~ a "P"
~~to~~ for "I plan to" in the space provided. Number your priorities,
when necessary with a "1" for the highest "2" for next highest
etc. For your "P" responses, please indicate the time
frame you are talking about, explaining in greater detail
verbally (to 2 or more others) or in writing on a
separate sheet where necessary.

Appendix B Continued:

What would you like to do &/or what do you plan to ~~do~~ do with your property on _____?

- 1. Nothing.
 - a) Keep it empty
 - b) Rent it out as is ASAP
- 2. Nothing for now, but maybe put it on the market "as is" when prices seem to peak out.
- 3. Sell it soon, as is.
- 4. Fix it up and sell it
 - a) Same basic use as previously
 - b) Different " " " "
- 5. Fix it up and keep it
 - a) for my own use
 - b) to rent it out again

This proposal is intended to be part of a larger and wider ranging system of contingency ^{programs} ~~proposals~~ capable of dealing with almost any number of homeless persons and families caught in a number of possibly ~~non catastrophic~~ "non catastrophic" scenarios.

Submitted by:

Thomas C. Bleser

1. Thomas C. Bleser, P.O.
 - a. Sole Proprietor DBA ~~Thomas L. Dane~~ Dane
Thomas L. Dane or:
 - b. CEO
Sweat Equity of Cambridge/Boston Inc.
(proposed)

Carlos Gonzalez

2. 

Submitted by Carlos Gonzalez and Tom Pleser

RECEIVED BY
OFFICE OF CITY CLERK

2009 MAR 27 PM 4: 55

CAMBRIDGE MA.

Any building, residential commercial or industrial, vacant for two weeks or more ^(or "shorter")

more must be ~~legally~~ considered

legally available for emergency shelter, and eligible to be temporarily retrofitted

with modular units of plumbing and

~~water~~ HVAC (heating ventilating and air conditioning) units, ^{by responsible organizations,} to meet

emergency housing codes. * ⁽²⁾ During period

of occupancy, owners of occupied property will

have their interests protected in the

following manner:

RECEIVED BY
OFFICE OF CITY CLERK
CAMBRIDGE MA.
2009 MAR 27 PM 4: 54

① See Appendix A1 for definition of "responsible organization"

② * See Appendix A2 for general definition and specs.

1. Exemption from property taxes if privately owned
2. No carpenters' liens against property for improvements made incident to habitation except for:
 - a) corrections of code violations already cited prior to occupancy
 - b) improvements that would have been necessary anyway for post occupancy use.
3. No permanent damage to facilities as the result of plumbing/HVAC temporary modules temporarily installed.

4. Exemption from all tort liability and guaranteed assumption of all said liability by responsible organization under Samaritan Law.

5. No interference with owner's good faith timetable^③ for long range disposition ~~options~~ (sale, rehabilitation, razing) of building, including immediate vacation of premises when necessary.

(Continued on p. 10, infra)

③ See Appendix B for ~~owner's~~ definition of Owner's Good Faith Timetable.

Appendices

Appendix A1. "Responsible Organization"

- (hereinafter ~~also~~ referred to as "R.O.")
1. "Responsible Organization" is defined as any sole ~~prop~~ proprietorship (including DBA aliases), partnership or corporation; non-profit, not-for-profit, or for-profit--recognized by the community as to being both willing and ~~capable~~ able to accept financial, legal and moral ~~responsible~~ responsibility for housing the homeless.
 2. Each R.O. will, ^{file,} ~~list,~~ with the appropriate ~~city~~ Municipal agency, the following information.
 - a.) Existing or proposed articles of incorporation (if not a sole proprietorship)
 - b.) Written descriptions of (1) formal decision making procedures (who participates, ~~the~~ criteria for a valid decision etc.), (2) manner of recording decisions; ~~and~~ (3) financial records (who keeps them, where are they kept, ^{excuses of} authority for releases) of funds).

Appendix A1 Continued

3. Operating Expenses

a. Each R.O. may charge market rates for 50% of its beds.

~~b. Non-Nonprofit R.O.s will~~

b. Expenses will be documented using the same criteria as that used in documenting expense deductions for the IRS in ~~prop~~ paying income tax

c. Non-nonprofit R.O.s will dispose of net profits (if any) as follows:

50% to management and ownership of R.O.

20% to owner of property

30% to long term solution ~~of any~~ or mitigation of homelessness (new construction, economic development, client rehabilitation etc).

Handwritten initials and scribbles in the top left corner.

Appendix A2 Modular/Temporary Plumbing and HVAC

1. Emergency Housing Codes

• To be researched and defined by one or more RO's in conjunction with FEMA and Inspectional Services.

2. Definition of "Modular/Temporary"

Connects to and Disconnects from existing utilities (sewer, water, gas, electricity, telecommunication etc) ~~at~~ with minimal expenditures of time and expense and with no appreciable effect on existing systems. (~~Examples~~ e.g. on hookup for a complete bathroom.

3. Central/Satellite Facilities:

Example: Centralized availability of hot water on demand

4. Levels of Austerity:

Example: Portable comfort stations as presently found on construction sites as opposed to functioning water closets

Appendix A2 (Contd)

5. Vents and

5. Flexible vents and ductwork; heavy duty industrial extension cords; containerized natural gas or propane; leased heating units for cold months only.
-

Appendix B -- Owner's Good Faith Timetable.

1. Every ~~or~~ property ^{owner} should, without difficulty, ^{be} ~~able~~ ^{able} ~~to~~ ^{respond to} answer the questions "What would you like to do and what do you plan to do with your property?" without fear or ~~in~~ ~~an~~ atmosphere of adversarial posturing and ~~or~~ rhetorical intimidation.

2. The attached questionnaire is suggested as a possible guide toward the achievement of this objective:

Appendix B Continued

Proposed Questionnaire to be
Submitted by any Concerned
Group or Individual to the Owner
of a Vacant Building:

Please

Instructions:

Please ~~also~~ enter an "L" for "I would like to" and ~~use~~ a "P"

~~to~~

for "I plan to" in the space provided. Number your priorities,

when necessary with a "1" for the highest "2" for next highest

etc. For your "P" responses, please indicate the time

frame you are talking about, explaining in greater detail

verbally (to 2 or more others) or in writing on a

separate sheet where necessary.

Appendix B Continued:

What would you like to do &/or what do you plan to ~~do~~ do with your property on _____?

- 1. Nothing.
 - a) Keep it empty
 - b) Rent it out as is ASAP
- 2. Nothing for now, but maybe put it on the market "as is" when prices seem to peak out.
- 3. Sell it soon, as is.
- 4. Fix it up and sell it
 - a) Same basic use as previously
 - b) Different " " " "
- 5. Fix it up and keep it
 - a) for my own use
 - b) to rent it out again

This proposal is intended to be part of a larger and wider ranging system of contingency ^{programs} ~~proposals~~ capable of dealing with almost any number of homeless persons and families caught in a number of possibly ~~non catastrophic~~ "non catastrophic" scenarios.

Submitted by:

Thomas C. Bleser

1. Thomas C. Bleser, P.O.
 - a. Sole Proprietor DBA ~~Thomas L. Dane~~ Dane Thomas L. Dane or:
 - b. CEO
Sweat Equity of Cambridge/Boston Inc.
(proposed)

Carlos Gonzalez

2. 

Submitted by Carlos Gonzalez and Don Pleser

RECEIVED BY
OFFICE OF CITY CLERK
MAR 27 PM 4: 55
CAMBRIDGE MA.

Any building, residential, commercial or industrial, vacant for two weeks or more ^(or "shorter")

more must be ~~legally~~ considered legally available for emergency shelter, and eligible to be temporarily retrofitted with modular units of plumbing and

~~water~~ HVAC (heating ventilating and air conditioning) units, by responsible organizations, ^① to meet

emergency housing codes. * ^② During period of occupancy, owners of occupied property will have their interests protected in the following manner:

RECEIVED BY
OFFICE OF CITY CLERK
MAR 27 PM 4: 54
CAMBRIDGE MA.

① See Appendix A1 for definition of "responsible organization"
② See Appendix A2 for general definition and specs.

1. Exemption from property taxes if privately owned
2. No carpenters' liens against property for improvements made incident to habitation except for:
 - a) corrections of code violations already cited prior to occupancy
 - b) improvements that would have been necessary anyway for post occupancy use.
3. No permanent damage to facilities as the result of plumbing/HVAC temporary modules temporarily installed.

4. Exemption from all tort liability and guaranteed assumption of all said liability by responsible organization under Samaritan Law.

5. No interference with owner's good faith timetable^③ for long range disposition ~~options~~ (sale, rehabilitation, razing) of building, including immediate vacation of premises when necessary.

(Continued on p. 10, infra)

③ See Appendix B for ~~owner's~~ definition of Owner's Good Faith Timetable.

Appendices

Appendix A1. "Responsible Organization"

- (hereinafter ~~there~~ referred to as "RO")
1. "Responsible Organization" is defined as any sole ~~prop~~ proprietorship (including DBA aliases), partnership or corporation; non-profit, not-for-profit, or for-profit--recognized by the community as to being both willing and ~~capable~~ able to accept financial, legal and moral ~~responsible~~ responsibility for housing the homeless.
 2. Each R.O. will, ^{file,} ~~list,~~ with the appropriate ~~city~~ Municipal agency, the following information.
 - a.) Existing or proposed articles of incorporation (if not a sole proprietorship)
 - b.) Written descriptions of: (1) formal decision making procedures (who participates, ~~the~~ criteria for a valid decision etc), (2) manner of recording decisions; ~~and~~ (3) financial records (who keeps them, where are they kept, ^{exercise of} authority for releases) of funds).

Appendix A1 Continued

3. Operating Expenses

a. Each R.O. may charge market rates for 50% of its beds.

~~b. Non-Nonprofit R.O.s will~~

b. Expenses will be documented using the same criteria as that used in documenting expense deductions for the IRS in ~~prop~~ paying income tax

c. Non-nonprofit R.O.s will dispose of net profits (if any) as follows:

50% to management and ownership of R.O.

20% to owner of property

30% to long term solution ~~to any~~ or mitigation of homelessness (new construction, economic development, client rehabilitation etc).

Appendix A2 Modular/Temporary Plumbing and HVAC

1. Emergency Housing Codes

- To be researched and defined by one or more RO's in conjunction with FEMA and Inspectional Services.

2. Definition of "Modular/Temporary"

Connects to and Disconnects from existing utilities (sewer, water, gas, electricity, telecommunication etc) ~~at~~ with minimal expenditures of time and expense and with no appreciable effect on existing systems. (~~Examples~~ e.g. on hookup for a complete bathroom.

3. Central/Satellite Facilities:

Example: Centralized availability of hot water on demand

4. Levels of Austerity:

Example: Portable comfort stations as presently found on construction sites as opposed to functioning water closets

Appendix A2 (Contd)

5. Vents and

5. Flexible vents and ductwork; heavy duty industrial extension cords; containerized natural gas or propane; leased heating units for cold months only.
-

Appendix B -- Owner's Good Faith Timetable.

1. Every ~~to~~ property ^{owner} should, without difficulty, ^{be} ~~able~~ ^{able} ~~to~~ ^{respond to} answer the questions "What would you like to do and what do you plan to do with your property?" without fear or ~~in~~ ~~an~~ atmosphere of adversarial posturing and ~~or~~ rhetorical intimidation.

2. The attached questionnaire is suggested as a possible guide toward the achievement of this objective:

Appendix B Continued

Proposed Questionnaire to be submitted by any concerned Group or Individual to the Owner of a Vacant Building:

Please

Instructions:

Please ~~also~~ enter an "L" for "I would like to" and ~~as~~ a "P" for "I plan to" in the space provided. Number your priorities, when necessary with a "1" for the highest "2" for next highest etc. For your "P" responses, please indicate the time frame you are talking about, explaining in greater detail verbally (to 2 or more others) or in writing on a separate sheet where necessary.

Appendix B Continued:

What would you like to do &/or what do you plan to ~~do~~ do with your property on _____?

1. Nothing.
 - a) Keep it empty
 - b) Rent it out as is ASAP
2. Nothing for now, but maybe put it on the market "as is" when prices seem to peak out.
3. Sell it soon, as is.
4. Fix it up and sell it
 - a) Same basic use as previously
 - b) Different " " " "
5. Fix it up and keep it
 - a) for my own use
 - b) to rent it out again

This proposal is intended to be part of a larger and wider ranging system of contingency ^{programs} ~~proposals~~ capable of dealing with almost any number of homeless persons and families caught in a number of possibly ~~non catastrophic~~ "non catastrophic" scenarios.

Submitted by:

Thomas C. Bleser

1. Thomas C. Bleser, P.O.

a. Sole Proprietor DBA ~~Thomas L. Dane~~ Dane
Thomas L. Dane or:

b. CEO

Sweat Equity of Cambridge/Boston Inc.
(proposed)

2.



Carlos Gonzalez

Submitted ^{per} Carlos Gonzalez and Don Pleser

RECEIVED BY
OFFICE OF CITY CLERK

2009 MAR 27 PM 4: 55

CAMBRIDGE MA.

Any building, residential, commercial or industrial, vacant for two weeks or more ^(or "shorter")

more must be ~~legally~~ considered

legally available for emergency shelter, and eligible to be temporarily retrofitted

with modular units of plumbing and

~~water~~ HVAC (heating ventilating and air conditioning) units, ^{by responsible organizations,} to meet

emergency housing codes. * ⁽²⁾ During period

of occupancy, owners of occupied property will

have their interests protected in the

following manner:

RECEIVED BY
OFFICE OF CITY CLERK
CAMBRIDGE MA.
2009 MAR 27 PM 4: 54

① See Appendix A1 for definition of "responsible organization"

② * See Appendix A2 for general definition and specs.

1. Exemption from property taxes if privately owned
2. No carpenters' liens against property for improvements made incident to habitation except for:
 - a) corrections of code violations already cited prior to occupancy
 - b) improvements that would have been necessary anyway for post occupancy use.
3. No permanent damage to facilities as the result of plumbing/HVAC temporary modules temporarily installed.

4. Exemption from all tort liability and guaranteed assumption of all said liability by responsible organization under Samaritan Law.

5. No interference with owner's good faith timetable^③ for long range disposition ~~options~~ (sale, rehabilitation, razing) of building, including immediate vacation of premises when necessary.

(Continued on p. 10, infra)

③ See Appendix B for ~~owner's~~ Definition of Owner's Good Faith Timetable.

Appendices

Appendix A1. "Responsible Organization"

- (hereinafter ~~also~~ referred to as "RO")
1. "Responsible Organization" is defined as any sole ~~prop~~ proprietorship (including DBA aliases), partnership or corporation; non-profit, not-for-profit, or for-profit--recognized by the community as to being both willing and ~~capable~~ able to accept financial, legal and moral ~~responsibility~~ responsibility for housing the homeless.
 2. Each R.O. will, ^{file,} list, with the appropriate ~~city~~ Municipal agency, the following information.
 - a.) Existing or proposed articles of incorporation (if not a sole proprietorship)
 - b.) Written descriptions of (1) formal decision making procedures (who participates, ~~the~~ criteria for a valid decision etc.), (2) manner of recording decisions; ~~and~~ and (3) financial records (who keeps them, where are they kept, ^{exercise of} authority for releases) of funds).

Appendix A1 Continued

3. Operating Expenses

a. Each R.O. may charge market rates for 50% of its beds.

~~b. Non-Nonprofit R.O.s will~~

b. Expenses will be documented using the same criteria as that used in documenting expense deductions for the IRS in ~~prop~~ paying income tax

c. Non-nonprofit R.O.s will dispose of net profits (if any) as follows:

50% to management and ownership of R.O.

20% to owner of property

30% to long term solution ~~of any~~ or mitigation of homelessness (new construction, economic development, client rehabilitation etc).

Appendix A2 Modular/Temporary Plumbing and HVAC

1. Emergency Housing Codes

- To be researched and defined by one or more RO's in conjunction with FEMA and Inspectional Services.

2. Definition of "Modular/Temporary"

Connects to and Disconnects from existing utilities (sewer, water, gas, electricity, telecommunication etc.) ~~at~~ with minimal expenditures of time and expense and with no appreciable effect on existing systems. (~~Examples~~ e.g. one hookup for a complete bathroom.

3. Central/Satellite Facilities:

Example: ~~Centralized~~ availability of hot water on demand

4. Levels of Austerity:

Example: Portable comfort stations as presently found on construction sites as opposed to functioning water closets

Appendix A2 (Contd)

5. Vents and /

- 5. Flexible vents and ductwork; heavy duty industrial extension cords; containerized natural gas or propane; leased heating units for cold months only.

Appendix B -- Owner's Good Faith Timetable.

1. Every ~~to~~ property ^{owner} should, without difficulty, ^{be} ~~able~~ ^{able} ~~to~~ ^{respond} ~~to~~ answer the questions "What would you like to do and what do you plan to do with your property?" without fear or ~~in~~ ~~an~~ atmosphere of adversarial posturing and ~~or~~ rhetorical intimidation.

2. The attached questionnaire is suggested as a possible guide toward the achievement of

this objective:

Appendix B Continued

Proposed Questionnaire to be
 Submitted by any Concerned
 Group or Individual to the Owner
 of a Vacant Building:

Please

Instructions:

Please ~~also~~ enter an "L" for "I would like to" and ~~or~~ a "P"

~~to~~

for "I plan to" in the space provided. Number your priorities,

when necessary with a "1" for the highest "2" for next highest

etc. For your "P" responses, please indicate the time

frame you are talking about, explaining in greater detail

verbally (to 2 or more others) or in writing on a

separate sheet where necessary.

Appendix B Continued:

What would you like to do &/or what do you plan to ~~do~~ do with your property on _____?

1. Nothing. a) Keep it empty
 b) Rent it out as is ASAP
2. Nothing for now, but maybe put it on the market "as is" when prices seem to peak out.
3. Sell it soon, as is.
4. Fix it up and sell it
 - a) Same basic use as previously
 - b) Different " " " "
5. Fix it up and keep it
 - a) for my own use
 - b) to rent it out again

This proposal is intended to be part of a larger and wider ranging system of contingency ~~proposals~~ ^{programs} capable of dealing with almost any number of homeless persons and families caught in a number of possibly ~~non catastrophic~~ "non catastrophic" scenarios.

Submitted by:

Thomas C. Bleser

1. Thomas C. Bleser, P.O.
 - a. Sole Proprietor DBA ~~Thomas L. Dane~~ Dane
Thomas L. Dane or:
 - b. CEO
Sweat Equity of Cambridge/Boston Inc.
(proposed)

Carlos Gonzalez

2. 

Submitted by Carlos Gonzalez and Don Fleener

RECEIVED BY OFFICE OF CITY CLERK

2009 MAR 27 PM 4: 55

CAMBRIDGE MA.

Any building, residential, commercial or industrial, vacant for two weeks or more ^(or "shorter")

more must be ~~legally~~ considered

legally available for emergency shelter, and eligible to be temporarily retrofitted

with modular units of plumbing and

~~water~~ HVAC (heating ventilating and air conditioning) units, ^{by responsible organizations,} to meet

emergency housing codes. * ^② During period

of occupancy, owners of occupied property will

have their interests protected in the

following manner:

RECEIVED BY OFFICE OF CITY CLERK
2009 MAR 27 PM 4: 54
CAMBRIDGE MA.

① See Appendix A1 for definition of "responsible organization"

② * See Appendix A2 for general definition and specs.

1. Exemption from property taxes if privately owned
2. No carpenters' liens against property for improvements made incident to habitation except for:
 - a) corrections of code violations already cited prior to occupancy
 - b) improvements that would have been necessary anyway for post occupancy use.
3. No permanent damage to facilities as the result of plumbing/HVAC temporary modules temporarily installed.

4. Exemption from all tort liability and guaranteed assumption of all said liability by responsible organization under Samaritan Law.

5. No interference with owner's good faith timetable^③ for long range disposition ~~options~~ (sale, rehabilitation, razing) of building, including immediate vacation of premises when necessary.

(Continued on p. 10, infra)

③ See Appendix B for ~~owner's~~ definition of Owner's Good Faith Timetable.

Appendices

Appendix A1. "Responsible Organization"

- (hereinafter ~~also~~ referred to as "RO")
1. "Responsible Organization" is defined as any sole ~~prop~~ proprietorship (including DBA aliases), partnership or corporation; non-profit, not-for-profit, or for-profit--recognized by the community as to being both willing and ~~capable~~ able to accept financial, legal and moral ~~responsible~~ responsibility for housing the homeless.
 2. Each R.O. will, ^{file,} ~~list,~~ with the appropriate ~~city~~ Municipal agency, the following information.
 - a.) Existing or proposed articles of incorporation (if not a sole proprietorship)
 - b.) Written descriptions of (1) formal decision making procedures (who participates, ~~the~~ criteria for a valid decision etc), (2) manner of recording decisions; ~~and~~ (3) financial records (who keeps them, where are they kept, ^{exercise of} authority for releases) of funds).

Appendix A1 Continued

3. Operating Expenses

a. Each R.O. may charge market rates for 50% of its beds.

~~b. Non-Nonprofit R.O.s will~~

b. Expenses will be documented using the same criteria as that used in documenting expense deductions for the IRS in ~~prop~~ paying income tax

c. Non-nonprofit R.O.s will dispose of net profits (if any) as follows:

50% to management and ownership of R.O.

20% to owner of property

30% to long term solution ~~to~~ or mitigation of homelessness (new construction, economic development, client rehabilitation etc).

Appendix A2 Modular/Temporary Plumbing and HVAC

1. Emergency Housing Codes

• To be researched and defined by one or more RO's in conjunction with FEMA and Inspectional Services.

2. Definition of "Modular/Temporary"

Connects to and Disconnects from existing utilities (sewer, water, gas, electricity, telecommunication etc.) ~~at~~ with minimal expenditures of time and expense and with no appreciable effect on existing systems. (~~at~~ e.g. on hookup for a complete bathroom.

3. Central/Satellite Facilities:

Example: Centralized availability of hot water on demand

4. Levels of Austerity:

Example: Portable comfort stations as presently found on construction sites as opposed to functioning water closets

Appendix A2 (Contd)

5. Vents and

5. Flexible vents and ductwork; heavy duty industrial extension cords; containerized natural gas or propane; leased heating units for cold months only.
-

Appendix B -- Owner's Good Faith Timetable.

1. Every ~~to~~ property ^{owner} should, without difficulty, ^{be} ^{able} ^{respond} ^{to} answer the questions "What would you like to do and what do you plan to do with your property?" without fear or ~~in~~ ~~an~~ atmosphere of adversarial posturing and ~~or~~ rhetorical intimidation.

2. The attached questionnaire is suggested as a possible guide toward the achievement of this objective:

Appendix B Continued

Proposed Questionnaire to be
 Submitted by any Concerned
 Group or Individual to the Owner
 of a Vacant Building:

Please

Instructions:

Please ~~also~~ enter an "L" for "I would like to" and ~~as~~ a "P"

~~to~~

for "I plan to" in the space provided. Number your priorities,

when necessary with a "1" for the highest "2" for next highest

etc. For your "P" responses, please indicate the time

frame you are talking about, explaining in greater detail

verbally (to 2 or more others) or in writing on a

separate sheet where necessary.

Appendix B Continued:

What would you like to do &/or what do you plan to ~~do~~ do with your property on _____?

1. Nothing.
 - a) Keep it empty
 - b) Rent it out as is ASAP
2. Nothing for now, ~~but~~ maybe put it on the market "as is" when prices seem to peak out.
3. Sell it soon, as is.
4. Fix it up and sell it
 - a) Same basic use as previously
 - b) Different " " " "
5. Fix it up and keep it
 - a) for my own use
 - b) to rent it out again

This proposal is intended to be part of a larger and wider ranging system of contingency ^{programs} ~~proposals~~ capable of dealing with almost any number of homeless persons and families caught in a number of possibly ~~non catastrophic~~ "non catastrophic" scenarios.

Submitted by:

Thomas C. Bleser

1. Thomas C. Bleser, P.O.
 - a. Sole Proprietor DBA ~~Thomas L. Dane~~ Dane
Thomas L. Dane or:
 - b. CEO
Sweat Equity of Cambridge/Boston Inc.
(proposed)

Carlos Gonzalez

2. 

Submitted by Carlos Jimenez and Don Fleener

RECEIVED BY
OFFICE OF CITY CLERK
MAR 27 PM 4:55
CAMBRIDGE MA.

Any building, residential, commercial or industrial, vacant for two weeks or more ^(or "shorter")

more must be ~~legally~~ considered

legally available for emergency shelter, and eligible to be temporarily retrofitted with modular units of plumbing and

~~water~~ HVAC (heating ventilating and air conditioning) units, by responsible organizations, ^① to meet

emergency housing codes. * ^② During period

of occupancy, owners of occupied property will

have their interests protected in the

following manner:

RECEIVED BY
OFFICE OF CITY CLERK
MAR 27 PM 4:54
CAMBRIDGE MA.

① See Appendix A1 for definition of "responsible organization"

② * See Appendix A2 for general definition and specs.

1. Exemption from property taxes if privately owned
2. No carpenters' liens against property for improvements made incident to habitation except for:
 - a) corrections of code violations already cited prior to occupancy
 - b) improvements that would have been necessary anyway for post occupancy use.
3. No permanent damage to facilities as the result of plumbing/HVAC temporary modules temporarily installed.

4. Exemption from all tort liability and guaranteed assumption of all said liability by responsible organization under Samaritan Law.

5. No interference with owner's good faith timetable^③ for long range disposition ~~options~~ (sale, rehabilitation, razing) of building, including immediate vacation of premises when necessary.

(Continued on p. 10, infra)

③ See Appendix B for ~~owner's~~ definition of Owner's Good Faith Timetable.

Appendices

Appendix A1. "Responsible Organization"

- (hereinafter ~~there~~ referred to as "RO")
1. "Responsible Organization" is defined as any sole ~~prop~~ proprietorship (including DBA aliases), partnership or corporation; non-profit, not-for-profit, or for-profit--recognized by the community as to being both willing and ~~capable~~ able to accept financial, legal and moral ~~responsible~~ responsibility for housing the homeless.
 2. Each R.O. will, ^{file,} ~~list,~~ with the appropriate ~~city~~ Municipal agency, the following information.
 - a.) Existing or proposed articles of incorporation (if not a sole proprietorship)
 - b.) Written descriptions of (1) formal decision making procedures (who participates, ~~the~~ criteria for a valid decision etc.), (2) manner of recording decisions; ~~and~~ (3) financial records (who keeps them, where are they kept, ^{exercise of} authority for releases) of funds).

Appendix A1 Continued

3. Operating Expenses

a. Each R.O. may charge market rates for 50% of its beds.

~~b. Non-Nonprofit R.O.s will~~

b. Expenses will be documented using the same criteria as that used in documenting expense deductions for the IRS in ~~prop~~ paying income tax

c. Non-nonprofit R.O.s will dispose of net profits (if any) as follows:

50% to management and ownership of R.O.

20% to owner of property

30% to long term solution ~~of any~~ or mitigation of homelessness (new construction, economic development, client rehabilitation etc).

Handwritten initials/signature in the top left corner.

Appendix A2 Modular/Temporary Plumbing and HVAC

1. Emergency Housing Codes

• To be researched and defined by one or more RO's in conjunction with FEMA and Inspectional Services.

2. Definition of "Modular/Temporary"

Connects to and Disconnects from existing utilities (sewer, water, gas, electricity, telecommunication etc) ~~at~~ with minimal expenditures of time and expense and with no appreciable effect on existing systems. (Example: e.g. on hookup for a complete bathroom.

3. Central/Satellite Facilities:

Example: Centralized availability of hot water on demand

4. Levels of Austerity:

Example: Portable comfort stations as presently found on construction sites as opposed to functioning water closets

Appendix A2 (Contd)

5. Vents and

- 5. Flexible vents and ductwork; heavy duty industrial extension cords; containerized natural gas or propane; leased heating units for cold months only.

Appendix B -- Owner's Good Faith Timetable.

1. Every ~~to~~ property ^{owner} should, without difficulty, ^{be able} answer ^{responses to} the questions "What would you like to do and what do you plan to do with your property?" without fear or ~~in~~ ~~an~~ atmosphere of adversarial posturing and ~~or~~ rhetorical intimidation.

2. The attached questionnaire is suggested as a possible guide toward the achievement of this objective:

Appendix B Continued

Proposed Questionnaire to be
Submitted by any Concerned
Group or Individual to the Owner
of a Vacant Building:

Please

Instructions:

Please ~~like~~ enter an "L" for "I would like to" and ~~use~~ a "P"

~~to~~

for "I plan to" in the space provided. Number your priorities,

when necessary with a "1" for the highest "2" for next highest

etc. For your "P" responses, please indicate the time

frame you are talking about, explaining in greater detail

verbally (to 2 or more others) or in writing on a

separate sheet where necessary.

Appendix B Continued:

What would you like to do &/or what do you plan to ~~do~~ do with your property on _____?

1. Nothing.
 - a) Keep it empty
 - b) Rent it out as is ASAP
2. Nothing for now, but maybe put it on the market "as is" when prices seem to peak out.
3. Sell it soon, as is.
4. Fix it up and sell it
 - a) Same basic use as previously
 - b) Different " " " "
5. Fix it up and keep it
 - a) for my own use
 - b) to rent it out again


This proposal is intended to be part of a larger and wider ranging system of contingency ^{programs} ~~proposals~~ capable of dealing with almost any number of homeless persons and families caught in a number of possibly ~~non catastrophic~~ "non catastrophic" scenarios.

Submitted by:

Thomas C. Bleser

1. Thomas C. Bleser, P.O.
 - a. Sole Proprietor DBA ~~Thomas L. Dane~~ Dane
Thomas L. Dane or:
 - b. CEO
Sweat Equity of Cambridge/Boston Inc.
(proposed)

Carlos Gonzalez

2. 

Submitted by
Carlos Gonzalez
and Tom Pleser

RECEIVED BY
OFFICE OF CITY CLERK

1989 MAR 27 PM 4:55

CAMBRIDGE MA.

Any building, residential, commercial or

industrial, vacant for two weeks or
(or "shorter")

more must be legally considered

legally available for emergency shelter,

and eligible to be temporarily retrofitted

with modular units of plumbing and

~~water~~ HVAC (heating ventilating
, by responsible organizations,^①

and air conditioning) units, to meet

emergency housing codes.*^② During period

of occupancy, owners of occupied property will

have their interests protected in the

following manner:

RECEIVED BY
OFFICE OF CITY CLERK
1989 MAR 27 PM 4:54
CAMBRIDGE MA.

① See Appendix A1 for definition of "responsible organization"

② See Appendix A2 for general definition and specs.

1. Exemption from property taxes if privately owned.
2. No carpenters' liens against property for improvements made incident to habitation except for:
 - a) corrections of code violations already cited prior to occupancy
 - b) improvements that would have been necessary anyway for post occupancy use.
3. No permanent damage to facilities as the result of plumbing/HVAC temporary modules temporarily installed.

4. Exemption from all tort liability and guaranteed assumption of all said liability by responsible organization under Samaritan Law.

5. No interference with owner's good faith timetable^③ for long range disposition ~~options~~ (sale, rehabilitation, razing) of building, including immediate vacation of premises when necessary.

(Continued on p. 10, infra)

③ See Appendix B for ~~owner's~~ Definition of Owner's Good Faith Timetable.

Appendices

Appendix A1. "Responsible Organization"

- (hereinafter ~~shall~~ referred to as "R.O.")
1. "Responsible Organization" is defined as any sole ~~prop~~ proprietorship (including DBA aliases), partnership or corporation; non-profit, not-for-profit, or for-profit--recognized by the community as to being both willing and ~~capable~~ able to accept financial, legal and moral ~~responsibility~~ responsibility for housing the homeless.
 2. Each R.O. will, ^{file,} ~~list,~~ with the appropriate ~~city~~ Municipal agency, the following information.
 - a.) Existing or proposed articles of incorporation (if not a sole proprietorship)
 - b.) Written descriptions of (1) formal decision making procedures (who participates, ~~the~~ criteria for a valid decision etc), (2) manner of recording decisions; ~~and~~ and (3) financial records (who keeps them, where are they kept, ^{execuses of} authority for releases) of funds).

Appendix A1 Continued

3. Operating Expenses

a. Each R.O. may charge market rates for 50% of its beds.

~~b. Non-Nonprofit R.O.s will~~

b. Expenses will be documented using the same criteria as that used in documenting expense deductions for the IRS in ~~prop~~ paying income tax

c. Non-profit R.O.s will dispose of net profits (if any) as follows:

- 50% to management and ownership of R.O.
- 20% to owner of property
- 30% to long term solution ~~of any~~ or mitigation of homelessness (new construction, economic development, client rehabilitation etc).

Handwritten initials/signature in the top left corner.

Appendix A2 Modular/Temporary Plumbing and HVAC

1. Emergency Housing Codes

• To be researched and defined by one or more RO's in conjunction with FEMA and Inspectional Services.

2. Definition of "Modular/Temporary"

Connects to and Disconnects from existing utilities (sewer, water, gas, electricity, telecommunication etc.) ~~at~~ with minimal expenditures of time and expense and with no appreciable effect on existing systems. (e.g. one hookup for a complete bathroom).

3. Central/Satellite Facilities:

Example: Centralized availability of hot water on demand

4. Levels of Austerity:

Example: Portable comfort stations as presently found on construction sites as opposed to functioning water closets

Appendix A2 (Contd)

5. Vents and /

5. Flexible vents and ductwork; heavy duty industrial extension cords; containerized natural gas or propane; leased heating units for cold months only.

Appendix B -- Owner's Good Faith Timetable.

1. Every ~~or~~ property ^{owner} should, without difficulty, ^{be} ^{able} ^{respond} ^{to} answer the questions "What would you like to do and what do you plan to do with your property?" without fear or ~~or~~ in ~~an~~ atmospheres of adversarial posturing and ~~or~~ rhetorical intimidation.

2. The attached questionnaire is suggested as a possible guide toward the achievement of this objective:

Appendix B Continued

Proposed Questionnaire to be
Submitted by any Concerned
Group or Individual to the Owner
of a Vacant Building:

Please

Instructions:

Please ~~also~~ enter an "L" for "I would like to" and ~~or~~ a "P"
~~to~~ for "I plan to" in the space provided. Number your priorities,
when necessary with a "1" for the highest "2" for next highest
etc. For your "P" responses, please indicate the time
frame you are talking about, explaining in greater detail
verbally (to 2 or more others) or in writing on a
separate sheet where necessary.

Appendix B Continued:

What would you like to do &/or what do you plan to ~~do~~ do with your property on _____?

- 1. Nothing.
 - a) Keep it empty
 - b) Rent it out as is ASAP
- 2. Nothing for now, ~~but~~ maybe put it on the market "as is" when prices seem to peak out.
- 3. Sell it soon, as is.
- 4. Fix it up and sell it
 - a) Same basic use as previously
 - b) Different " " " "
- 5. Fix it up and keep it
 - a) for my own use
 - b) to rent it out again

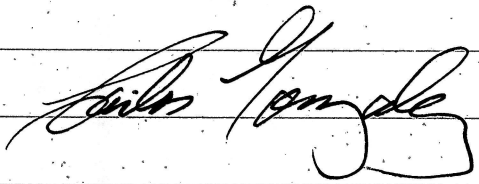
This proposal is intended to be part of a larger and wider ranging system of contingency ^{programs} ~~proposals~~ capable of dealing with almost any number of homeless persons and families caught in a number of possibly ~~non catastrophic~~ "non catastrophic" scenarios.

Submitted by:

Thomas C. Bleser

1. Thomas C. Bleser, R.O.
 - a. Sole Proprietor DBA ~~Thomas C. Bleser~~ ~~(aka) Dane~~ Thomas L. Dane or:
 - b. CEO
Sweat Equity of Cambridge/Boston Inc.
(proposed)

Carlos Gonzalez

2. 

RECEIVED BY RECEIVED BY
OFFICE OF CITY CLERK OFFICE OF CITY CLERK

1989 MAR 27 PM 4:55 1989 MAR 27 PM 4:55

CAMBRIDGE MA CAMBRIDGE MA

6.

0-42

Petition of Carlos Gonzalez to amend all applicable ordinances, relative to making any building which has been vacant for two weeks or more, whether the building be residential, commercial or industrial, legally available for emergency shelter purposes.

In City Council,

April 3, 1989

4-3-89

Referred to the
City Solicitor.

Copy sent to the City Solicitor
4/5/89 wlr