



CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9094

David E. Sullivan
City Councillor

January 27, 1986

To the Honorable, the City Council:

The attached materials provide background information which my colleagues may find useful in considering proposed Orders No. 9 and 10 on tonight's list. I believe that adoption of either order in its present form would devastate the city's rent control program.

Order No. 9 proposes to instruct the Inspectional Services Commissioner to conduct a citywide housing inspection program. I attach the minutes of a March 19, 1984 Rent Control Committee meeting and several press reports which discuss this proposal. I call my colleagues' attention to the comments of Councillor Vellucci, Housing Authority Director Daniel Wuenschel, and myself at that time. While not opposing the program in principle, we raised serious questions about financial assistance for landlords, mass evictions of tenants who have nowhere to go, and available resources to conduct the inspections. An interdepartmental study group appointed by the City Manager to address these problems never made a report. Especially given that the Inspectional Services Department cannot adequately inspect housing units for which it receives actual complaints, it would be folly to embark on a citywide inspection program without answering the very serious concerns raised in 1984.

Order No. 10 purports to require the Inspectional Services Commissioner to issue building permits regardless of whether the work violates the rent control laws. This would be simply illegal, as the Commissioner himself has repeatedly stated. The State Building Code, 780 CMR 114.1, provides in relevant part: "If (a building permit) application or the plans do not conform to the requirements . . . of all pertinent laws, (the commissioner) shall reject such application in writing citing the specific sections of . . . pertinent law." As long ago as the attached February 18, 1983 letter, the Commissioner correctly recognized the rent control removal permit ordinance as such a pertinent law, and based on advice of counsel he has refused to issue permits for work which would violate that law. I attach copies of the Commissioner's current policy, dated December 21, 1984, requiring Rent Control review of any work exceeding \$2,500 on a rent controlled unit. I also attach the City Manager's recent response dated December 16, 1985 to a request by Councillor Vellucci, pointing out that this same policy applies to demolitions. Any attempt to

alter these long-standing and carefully-thought-out policies would not only be illegal, but would waste precious city legal resources by requiring the Rent Control Board to seek court injunctions to prevent illegal work, rather than giving fair notice in advance to property owners and contractors by denying a building permit initially. Thus, to the extent that this order seeks to allow construction forbidden by the removal permit ordinance, it will surely fail; the only legal way to accomplish that end is an amendment to the ordinance itself, action I feel confident a majority of the Council will continue to oppose.

Thank you for your consideration of these important matters.

Sincerely,

A handwritten signature in cursive script that reads "David E. Sullivan".

David E. Sullivan

City of Cambridge

In City Council..... March 19, 1984.....

The Committee on Rent Control conducted a public hearing on Wednesday, March 14, 1984 beginning at 5:30 PM in the Ackermann Room at City Hall. The purpose of the hearing was to discuss the city-wide inspection program by the city's Inspectional Services Department.

Councillor David E. Sullivan, Chairman of the Committee, opened the meeting by stating that his concern was with the city-wide inspection program as it relates to rent controlled housing. He further stated his concern for the potential of this program to displace many Cambridge residents due to issuance of "vacate orders" and to major repairs ultimately mandated by these inspections. At this time Councillor David Sullivan requested Joseph Cellucci, Inspectional Services Commissioner, to outline the basis for the program and the inspection criteria.

Commissioner Cellucci responded by stating that the city-wide program was actually mandated in 1975 with the adoption of the state Building Code, however it had not been done. He further stated his department will be looking to determine if the minimum life safety and sanitary standards for multi-family dwellings units exists. This would include checking for smoke detectors, building structure, plumbing and electrical works. Commissioner Cellucci further stated that it was not his intent to displace people and create vacancies, but to ensure safe and decent housing throughout the city.

Councillor David Sullivan questioned the number of units involved as well as the process of the actual inspections. Commissioner Cellucci responded by stating that approximately 2800 to 3000 buildings are involved. He further stated that it was his intention to conduct these inspections two days a week and it will be done by street in alphabetical order.

In response to a question by Councillor David Sullivan, Commissioner Cellucci stated that only two such inspections have been done based on complaints received in his office; specifically at property located at 69 Harvey Street and 991 Massachusetts Avenue. In further response to the Councillor's questioning, Commissioner Cellucci stated that once violations were identified, the appropriate law would be cited to the property owner with a specified time for said violations to be corrected. He further stated that depending on the severity of the violation would depend on the time in which the property owner would be given to repair same. An immediate life threatening situation he said, would obviously require immediate action.

In response to a question by Councillor David Sullivan regarding the exact circumstances under which a vacate order would be issued, Commissioner Cellucci stated that one would be issued only if a public safety threat existed such as an

electrical malfunction or in a "no heat" situation. He further stated that only two such orders have been issued, one involving eight units and a second involving four units.

At this time Councillor David Sullivan stated that he believed that the first priority in any "no heat" call should be getting the heat back on rather than attempting to vacate a unit. He further stated that "we concede defeat if we vacate rental units."

He further stated that the City Solicitor's office should be requested to seek injunctions to get needed repairs done while allowing tenants to remain in the building.

At this time Councillor Vellucci questioned what would happen if an inspection is made in which it is determined that major repairs are required but the property owner has no financial resources from which to draw.

Mr. Richard Rossi, Deputy City Manager, responded by stating that Commissioner Cellucci, Michael Rosenberg of the Community Development Department, Daniel Wuenschel of the Housing Authority, Roger Mervis of the Rent Control Board, and himself have held several meetings in an effort to address that very point. He further stated that the city should have in place a mechanism by which financial assistance is offered at possibly a federally subsidized rate to the property owner who can not seek or afford conventional financing. He further stated that within the next six months this group hopes to have such a proposal prepared and presented to the Commonwealth.

In response to questioning by Councillor David Sullivan, Mr. Daniel Wuenschel stated that the Housing Authority could and would be willing to serve as a resource in a couple of ways in terms of both temporary and/or permanent housing facilities as well as through housing subsidies. He further outlined to the committee his prior experience with a similar code enforcement program in Philadelphia. He stated that such a program must be placed in such a way so as not to have people displaced without either financial assistance and/or relocation facilities available. Furthermore, he stated that financial subsidies would allow for minimum relocation.

At this time the committee heard from Mr. Robert Irvin, a Harvard Law student, who outlined some of the economic problems resulting in the vacate order issued at 991 Massachusetts Avenue, not the least of which he said would result in an \$80.00 per month increase per apartment once the repairs are completed.

At this time in response to questions from Councillor David Sullivan, Roger Mervis, Executive Director of the Rent Control Board, stated that although the Rent Control Board has no policy on the program yet, the Board does generally tend to follow the lead of Commissioner Cellucci regarding such hazardous situations. He further praised the level of cooperation he has received from Mr. Cellucci's department and also the other members of the group working on this program. In further response to Councillor David Sullivan, Mr. Mervis stated that he feels there can be competing statutory responsibilities between the Rent Control Board and its purpose and that of the Health and Sanitary Codes.

At this time Councillor Vellucci pointed out to those present, several cases in which a fire occurred involving children living in substandard buildings.

The Committee also heard from Mr. William Noble, Robert Levite, Wanda Katz, and Doug Thayer, all of whom expressed varying points of concern relative to the program.

At this time Councillor David Sullivan requested that the city-wide inspection program be postponed until such time as a comprehensive program for assistance for tenants and property owners can be established and reviewed by this committee. This was agreed by both Mr. Rossi and Mr. Cellucci.

The hearing was adjourned at 6:56 PM.

For the Committee,

Councillor David E. Sullivan
Chairman

DES/smc

UPDATE CAMBRIDGE

NEIGHBORHOOD NOTES



PHOTO BY RICHARD FELDMAN

An eviction at 991 Massachusetts Ave. raised concerns about a pending citywide building inspection.

Citywide Housing Inspection Delayed

City Inspectional Services Director Joseph Cellucci has ordered a six-month delay in a plan to conduct a city-wide building inspection program in response to claims by some city officials that the inspections could cause excessive evictions.

The inspection was ordered to bring the city into compliance with amendments to a 1975 state building code, says Cellucci. Under the amended code, all multi-family residential buildings must be inspected annually, he adds.

"The major objective of the inspection is going to be to upgrade houses that aren't up to standard," says Community Development Department Housing Director Michael Rosenberg.

In Cambridge, where city officials estimate 75 percent of existing residential structures were built before 1900, Rosenberg predicts that inspectors will uncover a "large number" of violations.

"Not only are a lot of the buildings old, a lot are wood-frame buildings on lots very close together," Rosenberg adds. "The possible danger from fire can't be taken seriously enough."

Cellucci says safety, not evictions, are his main concern, and that he will only be enforcing the "minimum basic requirements" of the building code. "If I went by the black word there would be a real catastrophe," he says.

Earlier this month, City Councillor David Sullivan called a meeting of the city council committee on rent control, and other city officials to air his concerns about the adverse impact he believes the inspection process may have on the city's housing market.

After this meeting, Cellucci received permission from state officials to delay the inspection process for six months, while a special group, headed by Assistant City Manager Richard Rossi, discusses the matter further.

The group will begin meeting in early April, Rossi says.

Sullivan's concerns about building inspections were aroused after he was contacted by a tenant at 991 Massachusetts Ave. who had been evicted by the inspectional services department. The department found the apartment lacked an adequate secondary exit.

The inspection was not part of the city wide program, says Sullivan, but nevertheless served to raise questions about the consequences of the inspection process.

Cambridge Housing Authority Director Daniel Wuenschel says he is concerned that the inspection will reduce the already scarce number of housing units in Cambridge. Wuenschel adds that he does not want the city to expect the housing authority to take action on tenants evicted due to the inspection.

To help the city inspection process and decrease the number of evictions, Wuenschel says the authority is looking into possible subsidies for home owners to finance improvements.

The community development department plans earmark some of the \$1 million in annual federal home rehabilitation funds for for homeowners threatened with possible eviction due to the inspection, says Rosenberg.

City building inspection delayed to develop plan

By Jack Hayes
Staff writer

The prospect of many Cambridge residents being turned out of their homes led city officials last week to put a hold on a city-wide housing inspection that would have affected as many as 2800 multi-family dwellings.

Concerned about reports that several local residents were asked to vacate their apartments as a result of building code violations found during inspections of their buildings, City Councillor David Sullivan called a special meeting of the city council's rent control committee to discuss the city-wide housing inspection originally scheduled to begin this month.

Officials of four city agencies agreed at the meeting to work together to formulate a comprehensive plan to fulfill a state requirement that all buildings in the city be inspected for health and safety hazards.

The plan is expected to take at least six months to produce, thereby delaying the start of the inspection process.

City Inspectional Services Director Joseph Cellucci made it known last month that his department was on the verge of beginning inspections of all buildings of three or more housing units.

Before the inspection had really gotten underway, however, problems began to crop up that caused some tenants and city officials to question whether the inspection was being undertaken too hastily.

Sullivan said last week that he had received complaints from residents of a Mass. Ave. building who said they had been asked to vacate their apartments following a comprehensive building inspection.

According to Cellucci, an "order to vacate" was issued to tenants in eight

(Continued from page 8)

CAMBRIDGE (MASS.) CHRONICLE

Building inspection

(Continued from page 3)

apartments at 991 Mass. Ave. when it was discovered that only one means of exiting the building was available to the tenants in case of fire. He noted that two means of egress are required by the state building code.

The comprehensive inspection of the building, Cellucci said, was the type of inspection that would be conducted under the city-wide inspection.

"I am concerned about the shortage of housing in this city," Sullivan said at the meeting. "One thing that concerns me is that as a result of this (city-wide inspection) program, we could find ourselves with substantially less housing."

Sullivan and others at the meeting warned that if orders to vacate were issued to very many households during the city-wide inspection, a housing crisis of major proportions might result.

Daniel Wuenschel of the Cambridge Housing Authority said that when a large-scale building inspection was conducted a few years ago in Philadelphia, 4,000 to 5,000 families were displaced from their homes because of unsafe conditions.

"It is not our intent to go out and displace people and vacate buildings," Cellucci said, explaining that his primary concern is for the safety of tenants. He said that, when serious violations are discovered by his inspectors, landlords are

first ordered to correct them. If improvements are not made by the landlord, he said, tenants may be asked to leave for their own safety.

"Our priority ought to be to fix the buildings, not vacate them," Sullivan, a long-time tenant advocate, said.

Cellucci responded saying that if a landlord does not comply with an order to correct building code violations within a reasonable period of time, a criminal complaint against him can be filed in court.

"My experience is that a criminal complaint is pretty useless," Sullivan said. "I've never seen a landlord put in jail for violating state sanitary and building codes."

As an alternative to a criminal complaint, Sullivan suggested that the Department of Inspectional Services seek an injunction from superior court to force the landlord to make necessary repairs.

City Councillor Alfred Vellucci added that "what we need is a department to assist all the landlords in the city who are having problems" keeping up their buildings.

Last Thursday, Cellucci said the state Dept. of Public Safety okayed his request for a postponement of the city-wide inspection. The department, he said, had been putting pressure on him to conduct the inspection which should have been completed by 1980.

—JACK HAYES

No exit

City Councillor Alfred Vellucci underscored the prevalence of building code violations in the city last week when

he pointed out that City Hall itself appeared to be in violation of at least one fire safety regulation.

During a meeting at City Hall in which a city-wide building inspection was being discussed, Vellucci observed that only one means of escape — the central staircase — was available to persons inside the building in case of fire. The state building code requires "two means of egress" from every building.

Inspectional Services Director Joseph Cellucci, also present at the meeting, agreed that a violation seemed to exist, and said that he would contact the Department of Public Works which is responsible for the upkeep of city buildings to see about correcting the problem.

Cellucci said that a reasonable way of bringing City Hall into compliance with the building code would be to put a fire escape in the well area behind the building.

Of course, the folks at City Hall had better be nice to Joe, since he does have the power to issue an Order to Vacate when a building is found in non-compliance.

AMBRIDGE

Talks Over Citywide Building Inspection Continue

After an attempt to conduct a citywide inspection of all multi-family housing structures in Cambridge was halted by protests from some city officials fearing widespread tenant evictions, a team of officials is now drafting guidelines for a renewed inspection effort.

The new process, which city inspectional services director Joseph Cellucci hopes will begin in October, will include a check for health and safety hazards in the approximately 1,800 city buildings which fall under the inspection guidelines. The structures will also be checked for compliance with building codes. All apartment buildings with three or more units will be included in the inspection.

Although 100 letters were sent out last February notifying residents of the start of the inspection, Cellucci says the inspection never began because tenant advocates claimed the inspection would cause unnecessary evictions and the plan did not contain adequate tenant protections.

According to Cellucci, the state building codes requires all multi-family buildings be inspected every five years. "It's going to take five years to go around once, and to gain one hundred percent compliance might take another five years," Cellucci says.

A study group composed of Cellucci and representatives from various city departments, including the rent control board, housing authority, human services, and community development department, began meeting in April to draft a new inspection plan. Although the group planned to renew the inspection in the fall, Cellucci says it is "still in the talking stage," and he has set October as his target date for the program's start.

But Steven Herzberg, an independent housing consultant to the community development department who was hired to coordinate the interdepartment study group and write a final report, says he doubts any inspections will begin before 1985.

According to Herzberg, the difficulty of implementing the program is the city's extensive rent control regulations. "Tenants are concerned this is a way to force them out," while "landlords are afraid the city will come down hard on them and

they won't have the financing to do the (required) repairs," Herzberg says, adding that the study group is trying to develop a mechanism to prevent both extremes.

"The overriding concern is that you have people in buildings that average about one hundred years old that haven't been looked at for a long time," Herzberg says.

The study group's work comes at a time when the inspectional services department is under fire from residents for a variety of alleged offenses, including poor enforcement practices, a bias against renters and sexual harassment by inspectors. Herzberg points out that the complaints of inadequate or overzealous enforcement are contradictory, and that the harassment charges are largely secondhand. There will only be two or three specially trained inspectors involved in the multi-unit program, he notes, and an effort to choose people "sensitive to the needs of tenants and landlords" will be made.

Rent control board director Roger Mervis says he would like to see rehabilitation done on substandard buildings done without displacing tenants. If inspectors discover safety or health hazard too grave to allow occupancy in a unit, tenants should be guaranteed the right to return to the apartment after repairs are made, Mervis adds.

The inspection, claims Mervis, could also threaten rent-controlled apartment dwellers because landlords may use violations to remove units from the rent control rolls, either by not bringing the buildings up to code and keeping them vacant or through merging units which can sometimes make a building exempt from rent-control.

One solution the study group is exploring is to provide financial incentives to property owners to bring buildings up to code through low-interest community development department loans. The housing authority is currently considering offering temporary lodging to tenants who are displaced by the building inspection. In its five or six meetings so far, Mervis says, these departments have all "shown a willingness" to cooperate.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9013

BUILDING DEPARTMENT

JOSEPH J. CELLUCCI

SUPT. OF BUILDINGS AND
INSPECTOR OF BUILDINGS

February 18, 1983

Mr. Richard Fraiman
Chatham Realty Trust
P.O. Box 286
Cambridge, Massachusetts
02138

RE: 88 Hancock Street
Cambridge, Massachusetts

Dear Mr. Fraiman:

This is to notify you that the application for an electrical permit filed by you on February 4, 1983 for electrical work at 88 Hancock Street, Cambridge will not be approved. The reason is that said premises are subject to Rent Control, in whole or in part, and the electrical work proposed to be done is part of a program of rehabilitation, repair or improvement of a nature for which removal permits under the Cambridge Removal Permit Ordinance are required. Since you have not obtained said permits, the rehabilitation, repair or the improvement would constitute a violation of the removal permit ordinance. Under Section 114.1 of the Massachusetts State Building Code, I am directed to issue permits only if the proposed work conforms to all pertinent laws. As the electrical permit applied for by you on February 4, 1983 does not conform to the law, the removal permit ordinance being such a pertinent law, Section 114.1 of the Massachusetts State Building Code directs me to reject that permit.

In view of the above, I also am informing you that the building permit issued to you on February 9, 1983 for work at these premises was erroneously issued. Since the work pursuant to it will not conform to the removal permit ordinance, you should not carry out work under that permit.

Sincerely yours,

Joseph J. Cellucci
Building Commissioner

JJC:esf



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Inspectional Services Staff

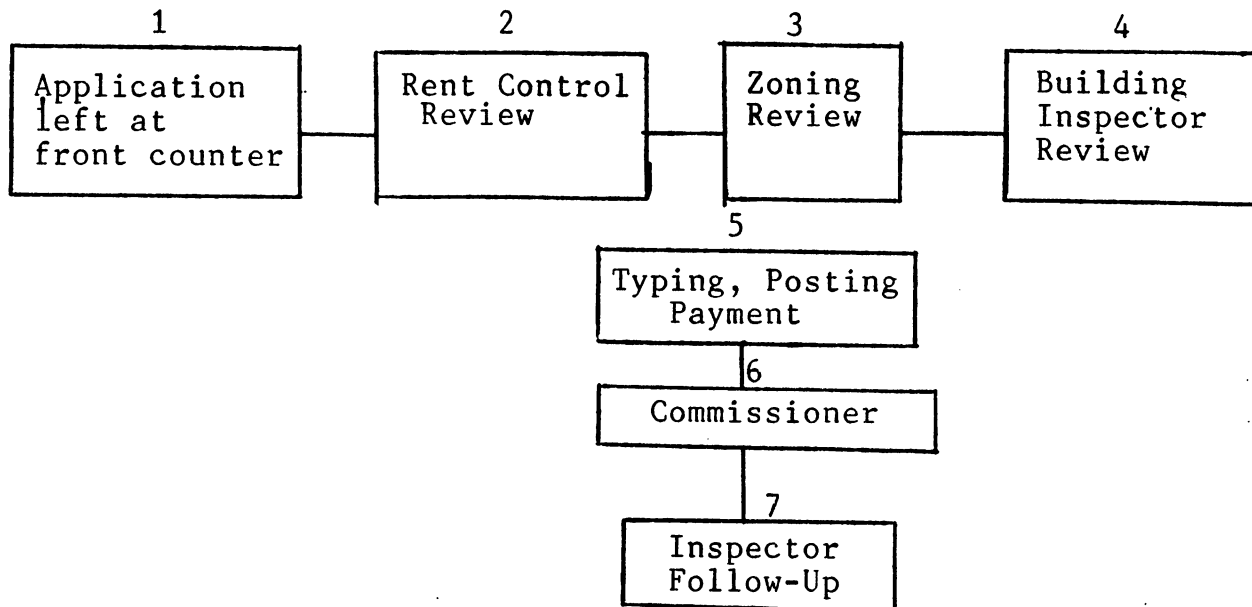
From Joseph J. Cellucci, Commissioner
Inspectional Services J.J.C.

Subject Building Permit Flow Chart

Date 12/21/84

Reference

Effective today 12/20/84 administrative policy for issuance of a building permit is as follows:



- 1) Building permit applications will be left at the front counter for initial review of the plan reviewer. This application will be time stamped and a form 21 payment receipt issued if the permit is approved immediately at the discretion of appropriate inspectors. Under no condition are electrical, plumbing, gas-fitting or building permits to be issued immediately for renovation or reconstruction for jobs over \$2,500.00 of a rent controlled unit. These permit applications should not be issued until at least a 3 day review period by rent control has elapsed. In addition the person leaving off the plans should be told to call back after 3 days to find out if the plans have been approved. All permit applications which apply to rent control units above \$2,500. must be referred directly to John Pasquarello or Gilbert Silvestre for forwarding and approval by the rent control department. These permits will be reviewed by rent control as agreed in the memorandum of understanding.

The present building permit application forms require substantial information and great adherence to details. It is the responsibility of the person receiving the application to make sure these permits are filled out completely and accurately. Applications submitted for plumbing, gas-fitting or electrical permits must be determined if the dollar cost of construction is over \$2,500.

- 2) All applications for permits with a construction or renovation cost of over \$2,500. of a rent controlled unit must be referred to John Pasquarello or Gilbert Silvestre. They will keep a log of permits referred to rent control and their status.
- 3) Building permit applications which reflect zoning laws or exterior renovation and construction will be forwarded to District Building Inspector for review. The first step in the zoning review will be checking the BZA file for appeals and applicable variance conditions. It is the responsibility of the plan reviewer to determine if the permit must be forwarded to the Building Inspector for review.
- 4) If a building permit application has been reviewed by the assigned zoning person it will then be forwarded to the applicable building inspector for compliance with appropriate building codes. If an application does not require zoning approval then steps 3 and 4 become consolidated and a function of the building inspector.
- 5) Upon signatures of the building inspector the permit will then be returned to the permit clerk. A tray or box will be provided where approved permits can be placed. It will be primarily the responsibility of this clerk to answer inquires as to when the building permit card is ready to be picked up. The actual typing of the permit card can be done at the discretion of the permit clerk. These permit cards can be typed as received from the inspectors or done when the person returns to pay the permit fee.
- 6) Zerox copies of building permit applications will be forwarded to the District Inspectors for review after the building card has been issued. The Commissioner will receive zerox copies which are issued for rent control properties.
- 7) The inspector will follow up on necessary inspections and sign off when the job is completed.

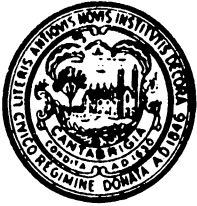
Note:

Before a building permit application is approved that involves sanitary issues such as renovations or construction of a restaurant it must first be referred to the Sanitary Inspectors for approval. In addition the procedure to follow for permit applications forwarded to rent control will be as follows:

- 1) A log will be kept listing the date and time these permits are referred to and returned from rent control.
- 2) Between 10:30 and 11:30 A.M. on a daily basis permits being referred to rent control should be picked up by a representative of the rent control department.
- 3) The permit applications should be returned within 72 hours from rent control. Gilbert Silvestre will be responsible for assuring these permits are returned from rent control within the specified time.

JJC/tp

cc: Joseph Cellucci, Commissioner
Inspectional Services Staff



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

December 16, 1985

To the Honorable, the City Council:

In response to Awaiting Report No. 7 regarding the demolition of buildings, please be advised as follows. The issuance of demolition permits is governed by the provisions of the Massachusetts State Building Code as well as by city policy.

To guard against the unwarranted demolition of buildings in Cambridge, the demolition application issued by the Inspectional Services Department requires the signatures of each city inspector as well as approval by the following city departments: Rent Control, Historical Commission, Traffic, Police, Water, Public Works, and Fire. Cambridge Electric and Commonwealth Gas Company must also approve the application for demolition prior to permit approval.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Robert W. Healy", is written over a horizontal line.

Robert W. Healy
City Manager



CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9094

David E. Sullivan
City Councillor

January 27, 1986

To the Honorable, the City Council:

The attached materials provide background information which my colleagues may find useful in considering proposed Orders No. 9 and 10 on tonight's list. I believe that adoption of either order in its present form would devastate the city's rent control program.

Order No. 9 proposes to instruct the Inspectional Services Commissioner to conduct a citywide housing inspection program. I attach the minutes of a March 19, 1984 Rent Control Committee meeting and several press reports which discuss this proposal. I call my colleagues' attention to the comments of Councillor Vellucci, Housing Authority Director Daniel Wuenschel, and myself at that time. While not opposing the program in principle, we raised serious questions about financial assistance for landlords, mass evictions of tenants who have nowhere to go, and available resources to conduct the inspections. An interdepartmental study group appointed by the City Manager to address these problems never made a report. Especially given that the Inspectional Services Department cannot adequately inspect housing units for which it receives actual complaints, it would be folly to embark on a citywide inspection program without answering the very serious concerns raised in 1984.

Order No. 10 purports to require the Inspectional Services Commissioner to issue building permits regardless of whether the work violates the rent control laws. This would be simply illegal, as the Commissioner himself has repeatedly stated. The State Building Code, 780 CMR 114.1, provides in relevant part: "If (a building permit) application or the plans do not conform to the requirements . . . of all pertinent laws, (the commissioner) shall reject such application in writing citing the specific sections of . . . pertinent law." As long ago as the attached February 18, 1983 letter, the Commissioner correctly recognized the rent control removal permit ordinance as such a pertinent law, and based on advice of counsel he has refused to issue permits for work which would violate that law. I attach copies of the Commissioner's current policy, dated December 21, 1984, requiring Rent Control review of any work exceeding \$2,500 on a rent controlled unit. I also attach the City Manager's recent response dated December 16, 1985 to a request by Councillor Vellucci, pointing out that this same policy applies to demolitions. Any attempt to

alter these long-standing and carefully-thought-out policies would not only be illegal, but would waste precious city legal resources by requiring the Rent Control Board to seek court injunctions to prevent illegal work, rather than giving fair notice in advance to property owners and contractors by denying a building permit initially. Thus, to the extent that this order seeks to allow construction forbidden by the removal permit ordinance, it will surely fail; the only legal way to accomplish that end is an amendment to the ordinance itself, action I feel confident a majority of the Council will continue to oppose.

Thank you for your consideration of these important matters.

Sincerely,

A handwritten signature in cursive script that reads "David E. Sullivan". The signature is written in dark ink and is positioned above the printed name.

David E. Sullivan

6.

5 30

Comm. from Councillor David Sullivan transmitting background information on rent control in connection with proposed orders 9 & 10 of this evening.

In City Council,

January 27, 1986

1/27/86