



City of Cambridge

CALENDAR ITEM #13

IN CITY COUNCIL

June 25, 1979

COUNCILLOR GRAHAM

- WHEREAS: Chapter 36 of the Acts of 1976 declared the existence of a housing emergency in the City of Cambridge because of a substantial and increasing shortage of decent rental housing accommodations especially for families of low and moderate income and for elderly people on fixed incomes and accordingly continued the rent and eviction control program; and
- WHEREAS: That Act also declared the public policy of this city that conversion of rental housing units to condominium units was not a valid reason for evicting tenants; and
- WHEREAS: That policy is being avoided by the sale of individual condominium units to landlords who, under present Rent Control Board policy, are then able to occupy the units themselves, thus further aggravating the shortage of decent rental housing accommodations which it is the policy of this city to alleviate; and
- WHEREAS: The eviction of elderly tenants, those 62 years of age or older, imposes particularly harsh burdens on them because of their generally long stay in the community, hardship in relocating to another residence and usual inability to afford the purchase price of a condominium unit; now therefore be it
- ORDERED: That the Cambridge City Council hereby petitions the General Court under Section 8 of Article II, as amended by Article LXXXIX, of the Amendments to the Constitution, to enact the attached special law entitled "AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS".

In City Council June 25, 1979.
Adopted by a ye and nay vote:-
Yeas 5; Nays 2; Absent 2.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-

Councillor Sullivan has notified the City Clerk of his intention to move reconsideration on this item.

AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION
OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS.

Be it enacted by the Senate and House of Representatives in General Court
assembled, and by the authority of the same, as follows:

SECTION 1. Subsection (a) of Section 9 of Chapter 36 of the Acts of
1976 is hereby amended by striking out paragraph (8) and inserting in place
thereof the following paragraph:

(8) The landlord seeks to recover possession in good faith for
use and occupancy of himself, or his children, parents, brother, sister,
father-in-law, mother-in-law, son-in-law or daughter-in-law, except that
notwithstanding Chapter 183A of the General Laws, no action shall be brought
under this paragraph to recover possession of a condominium unit from a
tenant who is 62 years of age or older and who occupied the unit continuously
since before the recording of the master deed;

SECTION 2. This Act shall take effect upon its passage but shall
not impair any existing rights of a condominium unit purchaser who purchased
before its effective date.

AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION
OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS.

Be it enacted by the Senate and House of Representatives in General Court
assembled, and by the authority of the same, as follows:

SECTION 1. Subsection (a) of Section 9 of Chapter 36 of the Acts of 1976 is hereby amended by striking out paragraph (8) and inserting in place thereof the following paragraph:

(8) The landlord seeks to recover possession in good faith for use and occupancy of himself, or his children, parents, brother, sister, father-in-law, mother-in-law, son-in-law or daughter-in-law, except that notwithstanding Chapter 183A of the General Laws, no action shall be brought under this paragraph to recover possession of a condominium unit from a tenant who is 62 years of age or older and who occupied the unit continuously since before the recording of the master deed;

SECTION 2. This Act shall take effect upon its passage but shall not impair any existing rights of a condominium unit purchaser who purchased before its effective date.

HOUSE No. 5507

By Ms. Graham of Cambridge, petition of Saundra Graham and others (with the approval of the city council) for legislation to clarify the rent control law in the city of Cambridge relative to preventing the eviction of certain tenants in controlled condominium units. Local Affairs. [Local Approval Received.]

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Nine.

AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION OF CERTAIN TENANTS IN CONTROLLED CONDOMINIUM UNITS.

Be it enacted by the Senate and House of Representatives in General Court assembled and by the authority of the same, as follows:

1 SECTION 1. Subsection (a) of section 9 of chapter 36 of the
2 acts of 1976 is hereby amended by striking out paragraph (8) and
3 inserting in place thereof the following paragraph:

4 (8) the landlord seeks to recover possession in good faith for use
5 and occupancy of himself, or his children, parents, brother, sister,
6 father-in-law, mother-in-law, son-in-law, or daughter-in-law,
7 except that notwithstanding Chapter 183A of the General Laws,
8 no action shall be brought under this paragraph to recover posses-
9 sion of a condominium unit from a tenant who occupied the unit
10 continuously since before the recording of the master deed.

1 SECTION 2. This Act shall take effect upon its passage, but
2 shall not impair any existing rights of a condominium unit pur-
3 chaser who purchased before its effective date.



City of Cambridge

IN CITY COUNCIL

June 11, 1979

COUNCILLOR GRAHAM

- WHEREAS: Chapter 36 of the Acts of 1976 declared the existence of a housing emergency in the City of Cambridge because of a substantial and increasing shortage of decent rental housing accommodations especially for families of low and moderate income and for elderly people on fixed incomes and accordingly continued the rent and eviction control program; and
- WHEREAS: That Act also declared the public policy of this city that conversion of rental housing units to condominium units was not a valid reason for evicting tenants; and
- WHEREAS: That policy is being avoided by the sale of individual condominium units to landlords who, under present Rent Control Board policy, are then able to occupy the units themselves, thus further aggravating the shortage of decent rental housing accommodations which it is the policy of this city to alleviate; and
- WHEREAS: The eviction of elderly tenants, those 62 years of age or older, imposes particularly harsh burdens on them because of their generally long stay in the community, hardship in relocating to another residence and usual inability to afford the purchase price of a condominium unit; now therefore be it
- ORDERED: That the Cambridge City Council hereby petitions the General Court under Section 8 of Article II, as amended by Article LXXXIX, of the Amendments to the Constitution, to enact the attached special law entitled "AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS".

CHARTER RIGHT BY COUNCILLOR CRANE

AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION
OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS.

Be it enacted by the Senate and House of Representatives in General Court
assembled, and by the authority of the same, as follows:

SECTION 1. Subsection (a) of Section 9 of Chapter 36 of the Acts of 1976 is hereby amended by striking out paragraph (8) and inserting in place thereof the following paragraph:

(8) The landlord seeks to recover possession in good faith for use and occupancy of himself, or his children, parents, brother, sister, father-in-law, mother-in-law, son-in-law or daughter-in-law, except that notwithstanding Chapter 183A of the General Laws, no action shall be brought under this paragraph to recover possession of a condominium unit from a tenant who is 62 years of age or older and who occupied the unit continuously since before the recording of the master deed;

SECTION 2. This Act shall take effect upon its passage but shall not impair any existing rights of a condominium unit purchaser who purchased before its effective date.

To the Honorable Senate and House of Representatives of The Commonwealth of Massachusetts
in General Court assembled.

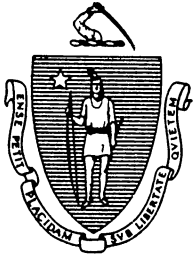
The undersigned, citizens of Cambridge, respectfully
petition for the passage of the accompanying bill or resolve, and/or for legislation

AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION OF
CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS.

Petitioners are requested to sign names and addresses legibly.

Maya Ben Orman
Aryed Pellmar
Ondra A. Lytle
Sandra Graham
Laurie H. Dunbar
Thomas W. Dune

2 Willard St. Cambridge
42 Porter St Cambridge
103 Fresh Pond Parkway Cambridge
189 Western Ave. Cambridge
26 Lowell St. Cambridge
19 Richard Ave Cambridge



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND SEVENTY-NINE

AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Subsection (a) of Section 9 of Chapter 36 of the Acts of 1976 is hereby amended by striking out paragraph (8) and inserting in place thereof the following paragraph:

(8) The landlord seeks to recover possession in good faith for use and occupancy for himself, or his children, parents, brother, sister, father-in-law, mother-in-law, son-in-law or daughter-in-law, except that notwithstanding Chapter 183A of the General Laws, no action shall be brought under this paragraph to recover possession of a condominium unit from a tenant who is 62 years of age or older and who occupied the unit continuously since before the recording of the master deed;

SECTION 2. This Act shall take effect upon its passage but shall not impair any existing rights of a condominium unit purchaser who purchased before its effective date.

NOTE. — Use ONE side of paper ONLY. DOUBLE SPACE. Insert additional leaves, if necessary.

PETITION—HOUSE

Rep.

of

presents the petition of

PLEASE LEAVE THIS SPACE BLANK.

[Accompanied by bill, House, No.]

HOUSE OF REPS., 197 .

Referred to the Committee on

Sent up for concurrence.

....., Clerk.

SENATE, 197 .

The Senate concurs.

....., Clerk.

To the Honorable Senate and House of Representatives of The Commonwealth of Massachusetts
in General Court assembled.

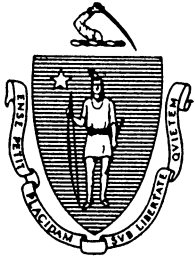
The undersigned, citizens of Cambridge, respectfully
petition for the passage of the accompanying bill or resolve, and/or for legislation

AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION OF
CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS.

Petitioners are requested to sign names and addresses legibly.

Maya Ben Pomeroy
Alyce Pellucio
Quil A. Lytle
Sandra Graham
Laurie H. Dunbar
Thomas W. Dune

2 Willard St. Cambridge
42 Porter St Cambridge
103 Fresh Pond Parkway Cambridge
189 Western Ave. Cambridge
26 Lowell St. Cambridge
19 Richard Ave Cambridge



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND SEVENTY-NINE

AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTON OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Subsection (a) of Section 9 of Chapter 36 of the Acts of 1976 is hereby amended by striking out paragraph (8) and inserting in place thereof the following paragraph:

(8) The landlord seeks to recover possession in good faith for use and occupancy for himself, or his children, parents, brother, sister, father-in-law, mother-in-law, son-in-law or daughter-in-law, except that notwithstanding Chapter 183A of the General Laws, no action shall be brought under this paragraph to recover possession of a condominium unit from a tenant who is 62 years of age or older and who occupied the unit continuously since before the recording of the master deed;

SECTION 2. This Act shall take effect upon its passage but shall not impair any existing rights of a condominium unit purchaser who purchased before its effective date.

PETITION—HOUSE

Rep.

of

presents the petition of

PLEASE LEAVE THIS SPACE BLANK.

[Accompanied by bill, House, No.]

HOUSE OF REPS., 197 .

Referred to the Committee on

Sent up for concurrence.

....., Clerk.

SENATE, 197 .

The Senate concurs.

....., Clerk.

RECEIVED BY
OFFICE OF CITY CLERK
MOTION FOR RECONSIDERATION SUBMITTED BY COUNCILLOR

WALTER J. SULLIVAN

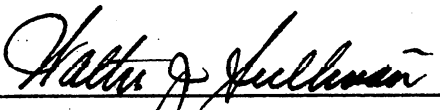
JUN 26 1 21 PM '79

CAMBRIDGE, MASS.

JUNE 26, 1979

Date

Councillor Sullivan has notified the City Clerk of his intention to move reconsideration of the vote of the City Council on June 25, 1979 adopting an order introduced by Councillor Graham regarding the filing of legislation entitled "AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS".


Signature

#2 on Call of Meeting

City of Cambridge

MASSACHUSETTS

In City Council

July 16 1979

	YEA	NAY	ABSENT	PRESENT
Mr. Crane	✓			
Mr. Duehay		✓		
Mr. Frisoli			✓	
Ms. Graham		✓		
Ms. Preusser		✓		
Mr. Sullivan	✓			
Mr. Vellucci		✓		
Mr. Wylie		✓		
Mayor Danehy	✓			
	3	5	1	

- Motion to Reconsider Failed - Re
Filing of legislation entitled -

An Act to Clarify the Cambridge
Rent Control Law as preventing the
Eviction of certain Elderly Tenants in
Controlled Condominium Units -



City of Cambridge

CALENDAR ITEM #13

IN CITY COUNCIL

June 25, 1979

COUNCILLOR GRAHAM

- WHEREAS: Chapter 36 of the Acts of 1976 declared the existence of a housing emergency in the City of Cambridge because of a substantial and increasing shortage of decent rental housing accommodations especially for families of low and moderate income and for elderly people on fixed incomes and accordingly continued the rent and eviction control program; and
- WHEREAS: That Act also declared the public policy of this city that conversion of rental housing units to condominium units was not a valid reason for evicting tenants; and
- WHEREAS: That policy is being avoided by the sale of individual condominium units to landlords who, under present Rent Control Board policy, are then able to occupy the units themselves, thus further aggravating the shortage of decent rental housing accommodations which it is the policy of this city to alleviate; and
- WHEREAS: The eviction of elderly tenants, those 62 years of age or older, imposes particularly harsh burdens on them because of their generally long stay in the community, hardship in relocating to another residence and usual inability to afford the purchase price of a condominium unit; now therefore be it
- ORDERED: That the Cambridge City Council hereby petitions the General Court under Section 8 of Article II, as amended by Article LXXXIX, of the Amendments to the Constitution, to enact the attached special law entitled "AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS".

In City Council June 25, 1979.

Adopted by a yea and nay vote:-

Yeas 5; Nays 2; Absent 2.

Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-

S-3A
403A

Order #16

C. Graham re: filing of legislation entitled "AN ACT TO CLARIFY THE CAMBRIDGE RENT CONTROL LAW AS PREVENTING THE EVICTION OF CERTAIN ELDERLY TENANTS IN CONTROLLED CONDOMINIUM UNITS".

6/11/79 Charter
Right by C. Crane

In City Council,

June 11, 1979

CHARTER RIGHT BY COUNCILLOR CRANE 6/11/79

6/25/79 ~~Councilman~~ ~~Crane~~
Order Adopted

5-2-2

~~Copy sent~~ Councillor
Sullivan filed
reconsideration

7/16/79 Reconsideration

FAILED 3-5-1

7/19/79 sent to legislature