



CITY OF CAMBRIDGE

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CITY OF MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139
TEL 498-9077

DEC 29 3 48 PM '83

CAMBRIDGE, MASS.

RENT CONTROL BOARD

ROGER MERVIS, EXECUTIVE DIRECTOR

M E M O R A N D U M

To: ✓ City Clerk, City Manager, Assessor's Office
From: Roger Mervis, Executive Director *RM*
Re: Citywide general adjustment of rents for
controlled rental units
Date: December 27, 1983

The Rent Control Board is considering a general adjustment of the legal maximum rents of all controlled rental units in the City to account for changes in real estate taxes (due to revaluation), for increases and decreases in other operating expenses (including heat), and for adjustments of net operating income.

The Board will hold a public hearing on the proposed general adjustment on Monday, January 23, 1984 at 7:00 p.m. at the Cambridge Rindge and Latin Auditorium. Notice of this public hearing, a copy of which is enclosed, will be published three times in the Cambridge Chronicle and in El Mundo, as well as in the newsletter of the Cambridge Organization of Portuguese Americans (COPA).

Kindly post the enclosed notice in the public area of your office, if possible. If you should receive any inquiries about the process or the hearing, please refer persons to Margaret Turner or Susan Theil of this office.



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CAMBRIDGE, MASS.

RENT CONTROL BOARD

ROGER MERVIS, EXECUTIVE DIRECTOR

OFFICIAL NOTICE

Notice is hereby given that the Cambridge Rent Control Board will hold a public hearing on Monday, January 23, 1984 at 7:00 p.m. at Cambridge Rindge and Latin High School Auditorium to consider general adjustments, by percentage, of the legal maximum rents of all controlled rental units within the City of Cambridge on account of:

- 1) Increases and decreases in real estate taxes due to revaluation and changes in tax rate;
- 2) Increases and decreases in heating expenses, including a consideration of energy efficiency of buildings;
- 3) Increases and decreases in other operating expenses including payroll, utilities, water and sewer, maintenance and insurance;
- 4) Adjustments of net operating income.

The Board will consider the establishment of such classes as will ensure the accurate apportionment of expense or income changes, including changes in real estate taxes due to revaluation, taking account of those buildings which have received individual rent adjustments.

The Board will consider procedures to ensure that energy conservation efforts are being undertaken by owners to lessen the impact of heat expense increases. The Board may establish classes based on conservation methods. The Board will also consider classifying buildings according to whether heat is supplied by the landlord or tenant.

In considering a general adjustment, the Board will receive information on increases and decreases in operating costs and net operating income. The Board will also receive information on possible energy conservation measures which may be incorporated into any general adjustment.

Following the Public Hearing, the Board will determine the need for a general adjustment. If it is determined that a general adjustment is necessary, the Board will determine the method of adjusting rents by general adjustment.

The Board desires to receive written presentations on the issues to be raised at the public hearing. Written presentations will be accepted from persons attending the hearing. Persons unable to attend the hearing may send written material to the Rent Control office during working hours.

All persons wishing to address the Board may submit their names and addresses prior to the public hearing and indicate if they wish to appear in opposition or in favor of a general adjustment. Persons submitting their names and addresses prior to the hearing shall be heard first by the Board. Persons wishing to address the Board should contact Margaret Turner at the Board's office, prior to the hearing.

Please make all inquiries to the Rent Control Board at telephone number 498-9077 or at the Board's office at 639 Massachusetts Avenue, 2nd floor, Cambridge, Massachusetts 02139.

The Public Hearing shall recess at 10:00 p.m. and resume, if necessary, at 7:00 p.m. on Monday, January 30, 1984.

By Order of the
Rent Control Board

11.

115-24

Comm. from Roger Mervis, Exec. Director,
Cambridge Rent Control Board Re: public
hearing to be held on the Board on Monday,
January 23, 1984 at 7:00 p.m. at the CRLS
Auditorium Re: a general adjustment of
the legal maximum rents of all controlled
rental units in the City to account for
changes in taxes & other increases/decreases
in operating expenses.

In City Council,

January 9, 1984

1/9/84

Placed on File