



City of Cambridge

Calendar Item No. 1

-13-

COUNCILLOR DUEHAY
COUNCILLOR GRAHAM
COUNCILLOR D. SULLIVAN
COUNCILLOR WOLF

IN CITY COUNCIL
~~January 13, 1986~~
January 27, 1986

WHEREAS: The continuation of strong, effective rent control in Cambridge depends in part on whether all landlords receive a fair net operating income, as required by both the Constitution and the Rent Control Act, while protecting tenants against excessive rents; and

WHEREAS: Additional steps can be taken, consistent with continued strong tenant protection, to ensure that this goal is met, particularly for small landlords; therefore, be it

ORDERED: That the City Manager request the Rent Control Board to pursue the following policies, so as to ensure that small landlords receive a fair net operating income:

1. Emphasize regular general rent adjustments for operating expenses and income whenever possible, tailored to the particular circumstances of each building, to avoid the need for small landlords to file paperwork, attend hearings, and hire lawyers and accountants, in order to receive justified rent adjustments.

2. To the extent that small landlords must still take initiative to receive rent increases, hold annual workshops for such landlords to inform them of correct procedures.

3. Initiate a special general adjustment as soon as possible for "Class D" buildings (those for which no individual adjustment has ever been sought and which lack 1967 base year rent data), to adjust for factors not considered for them in 1985, including net operating income and certain operating expenses. "Class D" includes about 35 percent of all 4 to 6 unit rent controlled buildings.

4. Ascertain whether any rents are arbitrarily low because of atypical 1967 base year rents, and devise a procedure to correct any such situations;

and be it further

ORDERED: That the City Manager report periodically to the City Council on the implementation of these policies.

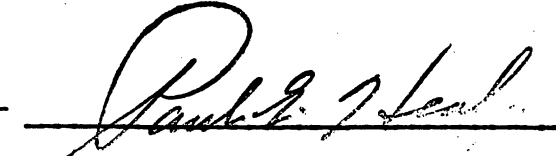
In City Council January 27, 1986.

Adopted by the affirmative vote of 9 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

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

Paul E. Healy, City Clerk.



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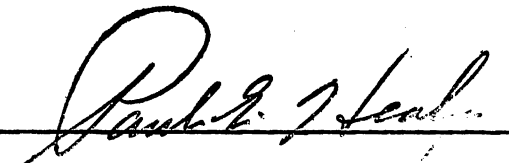
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Order #13

F-28

Councillors Duehay, Graham, D. Sullivan &
Wolf order re: City Manager to request the
Rent Control Board to pursue certain pol-
icies to ensure that small landlords receive
a fair net operating income.

1/13/1986

Charter Right

By

Councillor William Walsh

1/27/86

CWW Order Referred

In City Council,

January 13, 1986

ON
Voice Vote -
1/13/86 9-0-0

CP
CH
EPS
CWW

CV
MS
RF
A

1/27/86