

~~C. A. [unclear]~~
The League of Women Voters of Cambridge
15 Brattle St., Cambridge, Mass. 02138

December 7, 1970

Mr. Paul Healey, City Clerk

In 1969, the League of Women Voters of Cambridge came to the following consensus on Rent Control: "The League supports rent control as an effective tool for maintaining the supply of low- and middle-income housing in Cambridge." In 1970 the League concluded that no housing units should be exempt from rent control because of being above a given rent level. The League opposes across-the-board rent adjustment during the initial five years of rent control as these increases will defeat the purpose of rent control.

We believe that the administration of rent control is so important that a permanent Rent Control Administrator should be appointed without delay. We also believe that the law should be followed as written and therefore question how there can be automatic exemption of some units since such exemption appears to be not in accordance with the law. (Section 8 of Chapter 842, General Laws, Commonwealth of Massachusetts)

Nancy K Evans, President

Alternates: Herb Ch'lin Urban Committee

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Mayor Velleucci:

In 1969, the League of Women Voters of Cambridge came to the following consensus on Rent Control: "The League supports rent control as an effective tool for maintaining the supply of low- and middle-income housing in Cambridge." In 1970 the League concluded that no housing units should be exempt from rent control because of being above a given rent level. The League opposes across-the-board rent adjustment during the initial five years of rent control as these increases will defeat the purpose of rent control.

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Nancy K. Evans, President
Catherine M. Hanlon, Chair, Urban Committee

City of Cambridge

In City Council,
December 7, 1970.

ORDERED:-

That this City Council approves and endorses the following proposals submitted by the Rent Control Administrator of the City of Cambridge, Philip M. Cronin -

1. That a public hearing will be held on December 16, 1970 at 7:00 P.M. in Rindge Auditorium with three successive publications in the local newspapers to inform all landlords and tenants of this hearing which will be held under the provisions of Section 8-B of the Rent Control Law which provides for a general adjustment of rent levels in buildings subject to the Rent Control Ordinance after a public hearing.
2. That at the hearing outlined above the Rent Control Administrator will hear evidence from landlords and tenants who will present their individual viewpoints and after the hearing the Rent Control Administrator will decide upon the evidence presented what is a fair net increase across the board above the March 17th rent level and establish a percentage increase of all rental units at that time.
3. That the Rent Control Administrator proposes a moratorium of all temporary adjustments that have been given and all temporary adjustments previously granted will end at midnight December 31, 1970
4. That the Rent Control Administrator will conduct hearings on petitions of aggrieved persons, landlords and tenants alike, subsequent to January 1, 1971

and be it further

ORDERED:-

That the Rent Control Administrator be directed to use every possible means of communication to inform all people concerned of the hearing to be held on December 16, 1970 and their rights under the Rent Control Law and the fact that there has been a rent roll-back to the March 17th level, and be it further

ORDERED:-

That the following recommendations proposed by the Cambridge Legal Services, Inc. be incorporated into the above order -

1. The immediate appointment of a permanent, full-time Rent Control Administrator for the City of Cambridge.
2. The immediate revocation of all orders purporting to give preferential exemptions to certain property owners.
3. The scheduling of a public hearing under section 8 of the Act to determine whether there should be a general adjustment of maximum rent, by percentage, for the benefit of all landlords to compensate for increases in taxes. Such a hearing should be limited to the question of what percentage increase, if any, is required to indemnify the majority of Cambridge landlords.

City of Cambridge

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4. The postponing of individual adjustment hearings until such a general adjustment has been considered and acted upon.
5. The publication of an unequivocal statement of policy regarding evictions. No certificates of eviction should be issued for nonpayment of rent increases pending the outcome of litigation in the Supreme Judicial Court to determine what rent was owed in November and thereafter. No certificates should be issued for other causes until a permanent administrator has been appointed and regulations and procedures for the conduct of eviction hearings have been adopted.

In City Council December 7, 1970.

Adopted as amended by the affirmative vote of 9 members.

Attest:- Paul E. Healy, City Clerk.

A true copy,

Attest:- Paul E. Healy, City Clerk.

CAMBRIDGE LEGAL SERVICES, INC.
12 HOWARD STREET
CAMBRIDGE, MASSACHUSETTS 02139

AREA CODE 617
TELEPHONE 600-1100 - 1101

STAFF:

RONALD L. CHENEY, DIRECTOR
CARAH M. RANEY, STAFF ATTORNEY
JOHN L. MASON, JR., STAFF ATTORNEY
WESLEY J. MARSHALL, JR., STAFF ATTORNEY
JOHN D. ROADHOUSE, STAFF ATTORNEY

The staff of Cambridge Legal Services urgently requests the City Council and the City Manager to do all in their power to accomplish the following objective: That the Rent Control Act be administered in an orderly, nondiscriminatory, and lawful manner, in accordance with its spirit and provisions, and with full cognizance of the seriousness of the rental housing emergency in Cambridge.

Toward this end, we urge that the following steps be taken by those responsible for its administration:

1. The immediate appointment of a permanent, full-time Rent Control Administrator for the City of Cambridge.
2. The immediate revocation of all orders purporting to give preferential exemptions to certain property owners.
3. The scheduling of a public hearing under section 8 of the Act to determine whether there should be a general adjustment of maximum rent, by percentage, for the benefit of all landlords to compensate for increases in taxes. Such a hearing should be limited to the question of what percentage increase, if any, is required to indemnify the majority of Cambridge landlords.
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7 December 1970

TO: The Cambridge City Council
FROM: Cambridge Citizens for Participation Politics

We demand that the Cambridge City Council consider and act upon the following resolutions, adopted after our public hearing last evening, in order to ameliorate the present rent control crisis:

1. NO EXEMPTIONS. All exemptions should be cancelled. Individual landlords should be granted exemptions only after legal hearings on individual buildings indicate such exemptions to be necessary.
2. CONTACT ALL TENANTS AND LANDLORDS. The people of Cambridge must be informed of their rights under the rent control law. They must be informed that there is a rent roll-back to the March, 1970 levels.
3. STANDARDS ON HEARINGS. Before exemption hearings begin a public hearing must take place to determine what standards will apply at the actual rental exemption hearings.
4. FULL TIME ADMINISTRATOR. The city of Cambridge cannot continue to operate a rent control office without a permanent and fair administrator. All efforts must be made for such an immediate and reasonable appointment.
5. NO EVICTIONS. Evictions, or threats of eviction, due to tenant payment of the legal rolled-back (March) rent, must be prohibited.

Respectfully submitted,

Doreen Blanc

Doreen Blanc,
Chairman
Cambridge CPP

7 December 1970

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Doreen Blanc
Doreen Blanc,
Chairman
Cambridge CPP

December 7, 1970

RESOLUTION

Whereas: there has been so much confusion amongst both landlords and tenants regarding the implementation of the Rent Control Act in Cambridge; and

Whereas: it is well established that owners' expenses and costs exceeded 10% in 1970, including such items as the 20% increase in the 1970 Cambridge tax rate, 30% in cost of fuel, 20% in insurance, and 30% in mortgage money, etc.

Therefore be it resolved that this Council request the Officials in charge of the Administration of Rent Control in Cambridge to establish the base rent for all affected units at the level that existed on March 17, 1970. Be it further resolved that all the rental units involved be granted an across the board 10% increase in rent over the March 17, 1970 rent level, with said 10% rent increase to be effective as of December 1, 1970, and be it further resolved that both of the above recommendations be implemented to take effect at the same time.

Presented To The Cambridge City Council

By: Carl F. Barron

December 7, 1970

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Presented To The Cambridge City Council

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December 7, 1970

RESOLUTION

BE IT RESOLVED THAT, pursuant to the actions of the distinguished Judge M. Ammi Cutter of the Supreme Judicial Court of the Commonwealth of Massachusetts, (and, incidentally, a Cambridge resident) in the case of Marshall House, Inc. vs The Town of Brookline, on December 4, 1970, which involved the application of State Law, Chapter 842 of The Acts of 1970, there be an immediate moratorium in landlord--tenant relations until such time as the full bench of the Supreme Judicial Court shall have an opportunity to hear and adjudicate this rent law, Chapter 842, of The Acts of 1970. Said moratorium shall be effective as of the date of November 21, 1970. It is anticipated that this adjudication will be made by the Supreme Judicial Court within eight weeks.

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Presented To The Cambridge City Council

By: Carl F. Barron

City of Cambridge

Councillor Ackermann

In City Council,
November 30, 1970.

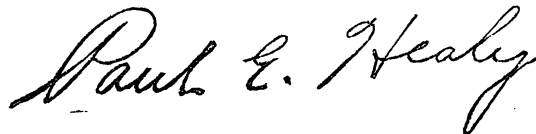
ORDERED:-

That the City Clerk be directed to write to Mr. Leon Charkoudian, Commissioner, State Department of Community Affairs to inquire whether any landlords may be exempted from a general roll-back of rent before hearings have been held as specified in the Rent Control ordinance adopted by the City of Cambridge, Chapter 842 of the Acts of 1970.

In City Council November 30, 1970.
Adopted by the affirmative vote of 7 members.
Attest:- Paul E. Healy, City Clerk.

A true copy,

Attest:-



City Clerk.

City of Cambridge

December 2, 1970.

Mr. Leon Charkoudian,
Commissioner,
State Dept. of Community Affairs,
100 Cambridge Street,
Boston, Massachusetts.

Dear Sir:-

Enclosed you will find copy of an order adopted at a meeting of the City Council held on November 30th, 1970 which is self explanatory.

Your early reply in this matter will be greatly appreciated by all concerned.

Truly yours,

Paul E. Healy,
City Clerk.

City of Cambridge

Councillor Ackermann

In City Council,
November 30, 1970.

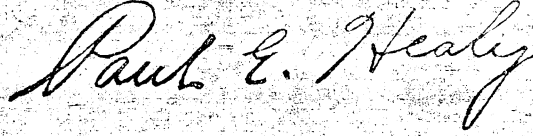
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In City Council November 30, 1970.
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A true copy,

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City Clerk.

CAMBRIDGE TENANTS ORGANIZING COMMITTEE

595 Massachusetts Ave.

Cambridge, Mass.

RECEIVED BY
OFFICE OF CITY CLERK

DEC 4 11 09 AM 1970
December 4, 1970

CAMBRIDGE, MASS.

Mr. Paul Healy
City Clerk
Cambridge, Mass.

Dear Sir:

The Cambridge Tenants Organizing Committee requests space on the agenda of the Monday, December 7, 1970, City Council meeting to present its views on the administration of the rent control law, a matter of great public concern at this time.

Sincerely,

Robert Pearlman
Robert Pearlman

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Communication from Robert Pearlman for Cambridge Tenants Organizing Committee requesting that they be placed on the Agenda for the Council meeting of Dec. 7th to present their views on the administration of the Rent Control law.

December 7, 1970.

*- Hearing held -
- Order Adopted -*

S

CTOC OFFICE 354-2064
ROBERT PEARLMAN 354-~~1619~~ 1619