



City of Cambridge

7.

IN CITY COUNCIL

December 18, 1989

COUNCILLOR WALTER J. SULLIVAN

ORDERED: That all items currently pending before the City Council with the exception of those items currently listed under "Unfinished Business" and not acted upon by the end of the 1989 legislative session be placed in the files of the City Clerk without prejudice, subject to recall by any member.

In City Council December 18, 1989.
Adopted by the affirmative vote of nine members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk.

City of Cambridge

In City Council July 25, 1988.....

The Ordinance

Committee

The Committee on Ordinances, comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, July 20, 1988 beginning at 8:37 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to review a proposal by Councillor William Walsh relative to proposed amendment to the General Ordinances establishing a \$5.00 per square foot fee to be paid to the Housing Trust Fund for condominium units.

Councillor William Walsh relinquished the Chair in order that he may speak on the motion.

Councillor Walsh stated this was not an attempt to do away with Rent Control, but rather to address an issue which has long been discussed; the right for a condominium unit to be exempt from Rent Control only if they comply with the provisions set forth in the proposal and providing for penalties for harassment or violation. He further stated that between 150 and 250 units would be affected.

Also speaking in favor of this amendment were: Mr. Douglas Lee of 33 Lexington Avenue, Mr. David Sullivan of 287 Huron Avenue, and Linda Rubin of 89 Ellery Street, all of whom stated this proposal would address the issue of hybrid buildings.

Councillor David Sullivan stated he was concerned that this proposal would affect many more properties than stated, and would only provide large profits for condominium owners.

Speaking in opposition to the proposal were: Robert Edbrooke, 20 Prescott Street and Michael Turk of 24 Prescott Street, both of whom stated many currently rent-controlled units than already stated would be affected.


Mayor Alfred Vellucci stated that although he was not committing his vote at this time, he was interested in any creative way to develop housing.

Councillor David Sullivan stated he would like to have further analysis done on this proposal by the City Manager, Community Development Department and the Rent Control Board.

At this time, Mayor Vellucci moved the proposed amendment be referred to the full City Council with a recommendation that it be tabled. The motion - prevailed.

The hearing was adjourned at 9:29 p.m.

For the Committee,


Councillor William H. Walsh
Chairman.

O-75 #4

REPORT**Committee on Ordinances**

Re: proposal introduced by Councillor Walsh concerning a proposed amendment to the General Ordinances establishing a \$5.00 per sq. ft. fee to be paid to the Affordable Housing Trust Fund for condominium units.

*Tabled by Councillor
David Sullivan
12/28/89 Placed on file
without prejudice
See Order # 7 of*

In City Council, 12/18/89.

July 25, 1988



City of Cambridge

7.

IN CITY COUNCIL

December 18, 1989

COUNCILLOR WALTER J. SULLIVAN

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Councillor William Walsh relinquished the Chair in order that he may speak on the motion.

Councillor Walsh stated this was not an attempt to do away with Rent Control, but rather to address an issue which has long been discussed; the right for a condominium unit to be exempt from Rent Control only if they comply with the provisions set forth in the proposal and providing for penalties for harassment or violation. He further stated that between 150 and 250 units would be affected.

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City of Cambridge

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Councillor William Walsh relinquished the Chair in order that he may speak on the motion.

Councillor Walsh stated this was not an attempt to do away with Rent Control, but rather to address an issue which has long been discussed; the right for a condominium unit to be exempt from Rent Control only if they comply with the provisions set forth in the proposal and providing for penalties for harassment or violation. He further stated that between 150 and 250 units would be affected.

Also speaking in favor of this amendment were: Mr. Douglas Lee of 33 Lexington Avenue, Mr. David Sullivan of 287 Huron Avenue, and Linda Rubin of 89 Ellery Street, all of whom stated this proposal would address the issue of hybrid buildings.

Councillor David Sullivan stated he was concerned that this proposal would affect many more properties than stated, and would only provide large profits for condominium owners.

Speaking in opposition to the proposal were: Robert Edbrooke, 20 Prescott Street and Michael Turk of 24 Prescott Street, both of whom stated many currently rent-controlled units than already stated would be affected.

Mayor Alfred Vellucci stated that although he was not committing his vote at this time, he was interested in any creative way to develop housing.

Councillor David Sullivan stated he would like to have further analysis done on this proposal by the City Manager, Community Development Department and the Rent Control Board.

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Chairman.

City of Cambridge

In City Council July 25, 1988

The Ordinance

Committee

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Councillor William Walsh relinquished the Chair in order that he may speak on the motion.

Councillor Walsh stated this was not an attempt to do away with Rent Control, but rather to address an issue which has long been discussed; the right for a condominium unit to be exempt from Rent Control only if they comply with the provisions set forth in the proposal and providing for penalties for harassment or violation. He further stated that between 150 and 250 units would be affected.

Also speaking in favor of this amendment were: Mr. Douglas Lee of 33 Lexington Avenue, Mr. David Sullivan of 287 Huron Avenue, and Linda Rubin of 89 Ellery Street, all of whom stated this proposal would address the issue of hybrid buildings.

Councillor David Sullivan stated he was concerned that this proposal would affect many more properties than stated, and would only provide large profits for condominium owners.

Speaking in opposition to the proposal were: Robert Edbrooke, 20 Prescott Street and Michael Turk of 24 Prescott Street, both of whom stated many currently rent-controlled units than already stated would be affected.

Mayor Alfred Vellucci stated that although he was not committing his vote at this time, he was interested in any creative way to develop housing.

Councillor David Sullivan stated he would like to have further analysis done on this proposal by the City Manager, Community Development Department and the Rent Control Board.

At this time, Mayor Vellucci moved the proposed amendment be referred to the full City Council with a recommendation that it be tabled. The motion - prevailed.

The hearing was adjourned at 9:29 p.m.

For the Committee,

Councillor William H. Walsh
Chairman.

The Committee on Ordinances conducted a public hearing on Wednesday, July 20, 1988 beginning at 8:37 P.M. in the Suttrow Chamber City Hall. The purpose of the hearing was to review a proposal by Councilman Wilbur Walsh relative to proposed amendment to the General Ordinance establishing a \$5.00 per square foot fee to be paid to the Housing Trust Fund for condemnation work.

Councilman ^{Wilbur} Walsh requested the chair in order that he may speak on the motion. Councilman Walsh stated this was not an attempt to do away with Rat Control

but rather to address an issue which has long been discussed; the right for a condominium unit to be exempt from Rent Control is only if they comply with the provisions set forth in the proposal and provide for penalties for harassment or violation.

He further stated that between 150 and 250 units would be effected.

TD also speaking in favor of this amendment

were: Mr. Douglas Lee of 33 Leffingwell

Avenue, Mr. David Sullivan of 287 Huron Avenue

and Linda Rubin^{all of} whom stated this proposal would address
89 E 11th St

The issue of hybrid buildings.

Mr Councillor David Sullivan stated he was concerned that the proposal would affect many more properties than stated and would only provide large profits for condominium owners.

Mr Speaking in opposition to the proposal were Robert Edbrooke, 20 Prescott Street and Michael Turk 24 Prescott Street, both of whom stated many more than rent controlled units than already mentioned.

Mr Mayor Alfred Villucci stated that although he was not committing his vote at the time

(K)

He was interested in any creative way
to develop housing.

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would like to have further analysis
done on this proposal by the City Manager,
Community Development Department and the
Rent Control Board.

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the proposed amendment be referred to the
full City Council with a recommendation
that it be tabled.

The motion prevailed.

The hearing was adjourned at 9:29 P.M.

For the Committee
WAW

William B. Hanlon
4 Washington Avenue
Suite 19
Cambridge, MA 02140

JUL 21 11 09 58
July 20, 1988

City of Cambridge, Massachusetts
City Clerk,

I wish to express my support in favor of the legislation proposed by Councillor Walsh to amend ordinance 966 to exempt certain condominium units from the ordinance and allow owners to occupy their homes legally.

I was born in Cambridge and have lived at 4 Washington Avenue since 1979. I was fortunate enough to be able to buy the apartment I was renting at the time, and am now a Trustee for my condominium association. There are many units in my "hybrid" building which are affected by this ordinance. These units are now effectively lost to low income renters in most cases. The proposed amendment is a practical way for the city to capture some of the capital appreciation that the owners of these units have realized over the past seven years, and to put the money (upwards of a million dollars) to work building some of the high quality, low income housing I hear talked about but never seem to see being built. Something like this could also be proposed for the now exempt owner occupiers like myself, who should not object to this sort of "windfall profits tax", if it would clear their units once and for all from legal cloud, and the proceeds would go to create new rental apartments. We are all former renters and our memories are not that short.

In my opinion there will continue to be a housing problem in the city until either (1.) there are appropriate incentives or subsidies to make it profitable for developers and landlords to go into the low income rental business, or (2.) the city goes into the low income rental business. Both of these avenues need to be explored.

In my experience the short sighted philosophy of relying almost exclusively on rent controls leads to poor maintenance of property, promotes speculative condominium conversion and is generally counter productive in the long run. Decent affordable housing is a basic human need, not the catch phrase it has become. New, imaginative thinking is needed to solve this problem. This amendment I think is a step in that direction.

Sincerely,



William Hanlon



City of Cambridge

9.

IN CITY COUNCIL

June 13, 1988

COUNCILLOR WALSH

WHEREAS: No response has been forthcoming from the City Manager or the City Solicitor to the March 7, 1988 Council Order calling for an Ordinance Amendment to the General Ordinances of the City of Cambridge which will place a 10 year limit to the duration of time during which members of Boards and Commissions may serve, as specified in the attached copy of same; and

WHEREAS: No response has been forthcoming from the City Manager or the City Solicitor to the April 25, 1988 Council Order calling for the draft of an Ordinance Amendment to Ordinance 966 whereby

"Notwithstanding anything to the contrary as contained in Ordinance 966, as amended, all condominium units for which a unit Deed has been recorded as of the date hereof shall be declared not subject to Ordinance 966 provided that said owner of said unit pay to the Affordable Housing Trust Fund of the City of Cambridge the sum of Five (\$5.00) Dollars per square foot and upon receipt of the same, the Cambridge Rent Control Board shall issue an exemption certificate within Forty-five (45) Days of receipt of same..."

now therefore be it

ORDERED: That, at the Council Session of June 27, 1988, the City Manager report back to the City Council with the requested response or, lacking those, provide the Council with a specific time framework within which the requested Amendments will be presented to the Council at the earliest possible date.

(2 Attachments)

6/13/88 - REFERRED TO THE COMMITTEE ON ORDINANCES



City of Cambridge

Councillor William H. Walsh

IN CITY COUNCIL

April 25, 1988

ORDERED: That the City Manager request the City Solicitor to draft an Ordinance amendment which will include the following:

Notwithstanding anything to the contrary as contained in Ordinance 966, as amended, all condominium units for which a unit Deed has been recorded as of the date hereof shall be declared not subject to Ordinance 966 provided that said owner of said unit pay to the Affordable Housing Trust Fund of the City of Cambridge the sum of Five (\$5.00) Dollars per square foot and upon receipt of the same, the Cambridge Rent Control Board shall issue an exemption certificate within Forty-five (45) Days of receipt of same. No eviction shall be allowed by the owner or subsequent owners against existing tenants for the purpose of owner-occupancy and owner-occupancy shall only be allowed when the unit becomes voluntarily vacated. In the event that any tenant is harassed by a landlord for the purpose of forcing said tenant to vacate, then said landlord, if harassment is proved, shall be subject to a fine of Five Hundred (\$500.00) Dollars per day.



City of Cambridge

IN CITY COUNCIL

March 7, 1988

Mayor Vellucci
Councillor Danehy
Councillor Russell
Councillor Sullivan
Councillor Walsh

ORDERED: That the City Manager is hereby asked to have the City Solicitor prepare an Ordinance Amendment to the General Ordinances of the City of Cambridge for the next regularly scheduled meeting of Cambridge City Council stating that no present or future member shall serve a term on the below listed Boards and Commissions of the City of Cambridge for more than ten (10) years regardless whether such service has been continuous or consists of one (1) or more shorter terms which in the aggregate total ten (10) years and the City manager shall immediately give ninety (90) days notice to those members whose terms exceed ten (10) years on the following City of Cambridge Boards and Commissions:

Animal Commission, Arts Council, Assessment Methodology Review Committee, Board of Examiners, Building Code Board of Appeal, Cambridge Public Access Corporation, Cambridge Public Access Corporation Advisory Congress, Civic Unity Committee, Civilian Review Board, Conservation Commission, Consumer Advisory Committee, Council on Aging, Handicapped Commission, Historical Commission, Human Rights Commission, Human Services Commission, Nuclear Disarmament and Peace Establishment Commission, Planning Board, Recycling Committee, Redevelopment Authority, Rent Control, Scientific Advisory Committee, Status of Women Commission, Traffic and Parking Commission, Water Board; and be it also

ORDERED: That it is the sense of Cambridge City Council that if a vacancy shall exist on any board or commission of the City of Cambridge including the aforementioned but not limited thereto it shall be filled by the City Manager within ninety (90) days of the date of said vacancy or ninety (90) days from the date of resignation, death or removal of a member whichever shall be the shorter period.



City of Cambridge

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IN CITY COUNCIL

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(2 Attachments)

6/13/88 - REFERRED TO THE COMMITTEE ON ORDINANCES



City of Cambridge

Councillor William H. Walsh

IN CITY COUNCIL

April 25, 1988

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City of Cambridge

IN CITY COUNCIL

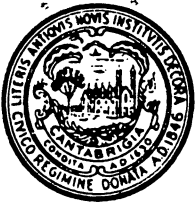
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Mayor Vellucci
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Councillor Walsh

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CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

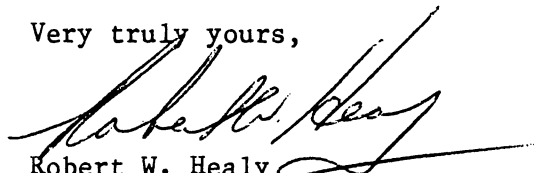
RICHARD C. ROSSI
Deputy City Manager

June 20, 1988

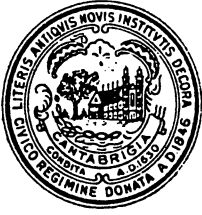
To the Honorable, the City Council:

In response to City Council Order No. 22 of April 25, 1988, I submit for your consideration a proposed amendment to Ordinance 966 regarding exemptions for condominium landlords who contribute to the Affordable Housing Trust.

Very truly yours,



Robert W. Healy
City Manager



City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That Chapter Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units" is hereby amended by creating a new Section 2 which shall read as follows:

Section 2. Exemptions for Contributions to the Affordable Housing Trust.

Notwithstanding anything to the contrary as contained in Ordinance 966, as amended, all condominium units for which a unit Deed has been recorded as of the date hereof shall be declared not subject to Ordinance 966 provided that said owner of said unit pay to the Affordable Housing Trust of the City of Cambridge the sum of Five (\$5.00) Dollars per square foot and upon receipt of the same, the Cambridge Rent Control Board shall issue an exemption certificate within Forty-Five (45) Days of receipt of same. No eviction shall be allowed by the owner or subsequent owners against existing tenants for the purpose of owner-occupancy and owner-occupancy shall only be allowed when the unit becomes voluntarily vacated. In the event that any tenant is harassed by a landlord for the purpose of forcing said tenant to vacate, then said landlord, if harassment is proved, shall be subject to a fine of Five Hundred (\$500.00) Dollars per day.



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ROBERT W. HEALY
City Manager

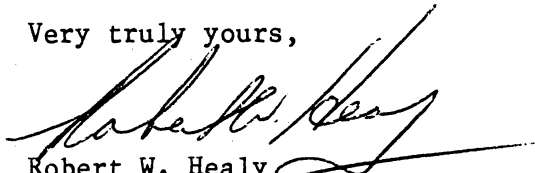
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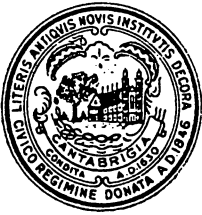
June 20, 1988

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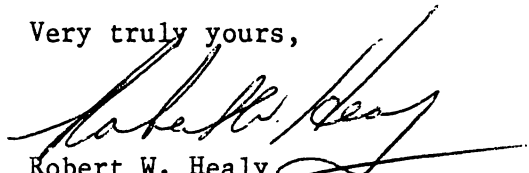
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Deputy City Manager

June 20, 1988

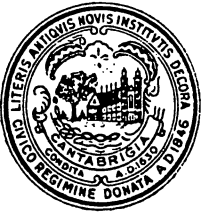
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City of Cambridge

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City of Cambridge

Councillor William H. Walsh

IN CITY COUNCIL

April 25, 1988

ORDERED: That the City Manager request the City Solicitor to draft an Ordinance amendment which will include the following:

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City of Cambridge

IN CITY COUNCIL

March 7, 1988

Mayor Vellucci
Councillor Danehy
Councillor Russell
Councillor Sullivan
Councillor Walsh

ORDERED:

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ORDERED:

That it is the sense of Cambridge City Council that if a vacancy shall exist on any board or commission of the City of Cambridge including the aforementioned but not limited thereto it shall be filled by the City Manager within ninety (90) days of the date of said vacancy or ninety (90) days from the date of resignation, death or removal of a member whichever shall be the shorter period.



City of Cambridge

9
IN CITY COUNCIL

Councillor William H. Walsh

June 13, 1988

WHEREAS: No response has been forthcoming from the City Manager or the City Solicitor to the March 7, 1988 Council Order calling for an Ordinance Amendment to the General Ordinances of the City of Cambridge which will place a 10 year limit to the duration of time during which members of Boards and Commissions may serve, as specified in the attached copy of same; and

WHEREAS: No response has been forthcoming from the City Manager or the City Solicitor to the April 25, 1988 Council Order calling for the draft of an Ordinance Amendment to Ordinance 966 whereby

" Notwithstanding anything to the contrary as contained in Ordinance 966, as amended, all condominium units for which a unit Deed has been recorded as of the date hereof shall be declared not subject to Ordinance 966 provided that said owner of said unit pay to the Affordable Housing Trust Fund of the City of Cambridge the sum of Five (\$5.00) Dollars per square foot and upon receipt of the same, the Cambridge Rent Control Board shall issue an exemption certificate within Forty-five (45) Days of receipt of same..."
(copy of complete Order is attached);

now therefore be it.

ORDERED: That, at the Council Session of June 27, 1988, the City Manager report back to the City Council with the requested responses or, lacking those, provide the Council with a specific time framework within which the requested Amendments will be presented to the Council at the earliest possible date.

(2 Attachments)



CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9094

William H. Walsh
City Councillor

June 17, 1988

Mr. Joseph E. Connarton
City Clerk - City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA. 02139

RE: City Council Orders # 9 and 15
Council Session of June 13, 1988

Dear Mr. Connarton:

As both of the above Orders were referred to the Ordinance Committee at the Council Session of June 13, 1988, I will appreciate it if, at your earliest convenience, you will set a date in early July where two separate hearings will take place on the same evening on the referenced Orders.

As you are aware, one Order calls for drafting an amendment to Ordinance 966 concerning condo units for which a unit deed has been recorded as of the date of the order being declared not subject to Ordinance 966 provided the owner pay the sum of \$5.00 per sq. ft. to the Affordable Housing Trust. The other Order concerns the terms for members of Boards and Commissions.

Thank you for your customary cooperation. I look forward to receiving notification of the hearing date shortly.

Sincerely,

Wm H. Walsh
William H. Walsh

WHW/gf

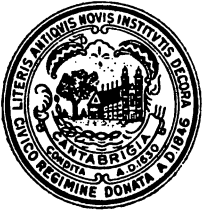
Check w/ Deane

Donna -

This is the same as
for Conlan, et al.

I've taken out the
ones which were returned

Liza



City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

That Chapter Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units" is hereby amended by creating a new Section 2 which shall read as follows:

Section 2. Exemptions for Contributions to the Affordable Housing Trust.

Notwithstanding anything to the contrary as contained in Ordinance 966, as amended, all condominium units for which a unit Deed has been recorded as of the date hereof shall be declared not subject to Ordinance 966 provided that said owner of said unit pay to the Affordable Housing Trust of the City of Cambridge the sum of Five (\$5.00) Dollars per square foot and upon receipt of the same, the Cambridge Rent Control Board shall issue an exemption certificate within Forty-Five (45) Days of receipt of same. No eviction shall be allowed by the owner or subsequent owners against existing tenants for the purpose of owner-occupancy and owner-occupancy shall only be allowed when the unit becomes voluntarily vacated. In the event that any tenant is harassed by a landlord for the purpose of forcing said tenant to vacate, then said landlord, if harassment is proved, shall be subject to a fine of Five Hundred (\$500.00) Dollars per day.



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 20, 1988

To the Honorable, the City Council:

In response to City Council Order No. 22 of April 25, 1988, I submit for your consideration a proposed amendment to Ordinance 966 regarding exemptions for condominium landlords who contribute to the Affordable Housing Trust.

Very truly yours,

Robert W. Healy
City Manager

Agenda Item No. 6

Re: enclosed proposed amendment to Ordinance No. 966 regarding exemptions for condominium landlords who contribute to the Affordable Housing Trust.

In City Council,

June 27, 1988

6-27-88

Referred to the Ordinance
Committee.



City of Cambridge

9.

IN CITY COUNCIL

June 13, 1988

COUNCILLOR WALSH

WHEREAS: No response has been forthcoming from the City Manager or the City Solicitor to the March 7, 1988 Council Order calling for an Ordinance Amendment to the General Ordinances of the City of Cambridge which will place a 10 year limit to the duration of time during which members of Boards and Commissions may serve, as specified in the attached copy of same; and

WHEREAS: No response has been forthcoming from the City Manager or the City Solicitor to the April 25, 1988 Council Order calling for the draft of an Ordinance Amendment to Ordinance 966 whereby

"Notwithstanding anything to the contrary as contained in Ordinance 966, as amended, all condominium units for which a unit Deed has been recorded as of the date hereof shall be declared not subject to Ordinance 966 provided that said owner of said unit pay to the Affordable Housing Trust Fund of the City of Cambridge the sum of Five (\$5.00) Dollars per square foot and upon receipt of the same, the Cambridge Rent Control Board shall issue an exemption certificate within Forty-five (45) Days of receipt of same..."

now therefore be it

ORDERED: That, at the Council Session of June 27, 1988, the City Manager report back to the City Council with the requested response or, lacking those, provide the Council with a specific time framework within which the requested Amendments will be presented to the Council at the earliest possible date.

(2 Attachments)

6/13/88 - REFERRED TO THE COMMITTEE ON ORDINANCES

Order #9

0-144

C. Walsh order re: that the City Manager report on June 27th in response to two orders: the 1st submitted on March 7th calling for a General Ordinance amendment to place a 10 year limit on the duration of members' terms on Boards & Commissions; the 2nd submitted April 25th calling for drafting an amendment to Ordinance 966 concerning condo units for which a unit deed has been recorded as of the date of the order being declared not subject to Ordinance 966 provided the owner pay the sum of \$5.00 per sq. ft. to the Affordable Housing Trust.

*12/28/89 - Placed on file
without prejudice*

In City Council,

June 13, 1988

6-13-88

*Referred to the
Ordinance Committee.*

*Copy sent to Committee Walsh, Ordinance
Committee Chair 6/16/88 mhr*