



City of Cambridge

56.

IN CITY COUNCIL

August 3, 1992

COUNCILLOR MYERS
COUNCILLOR TOOMEY
COUNCILLOR WALSH
COUNCILLOR DUEHAY
COUNCILLOR RUSSELL
COUNCILLOR SULLIVAN
COUNCILLOR WOLF
VICE MAYOR CYR
MAYOR REEVES

WHEREAS: The problem of the deterioration of the housing stock in the rent controlled buildings with the lowest rent structure in the City has been commonly acknowledged as one of the most serious conditions relating to the City's capacity to provide safe and affordable housing; and

WHEREAS: A major part of the problem is defined by a combination of very low rents, unsafe living conditions and a lack of attention or resources to make the necessary repairs to the building; and

WHEREAS: Current rent control records indicate that there are approximately 300 units in the City which are not rooming house units or owner occupied units where the rent is less than \$200/month; and

WHEREAS: The Rent Control Department's Field Study on Low Rents has indicated that many of these units are dilapidated with a serious need for repair and this information is borne out by the experience of rehab specialists such as CDD, HRI and Just-A-Start who are involved in doing housing rehab in the City; and

WHEREAS: This situation calls out for an immediate response on the part of the City to improve the living conditions in these units for the benefit of the tenants, landlords and the housing itself; now therefore be it

RESOLVED: That the City Council establish as a real priority the survey and rehabilitation of these 300 units which are those with the lowest rents in the City and seriously deteriorated living conditions; and be it further

RESOLVED: That the City Council call for the development of a comprehensive program which addresses the need for rehabilitation and that this policy be set forth as articulated by the Rent Control Committee in consultation with other Committees and in coordination with the City Manager and the Housing Cabinet; and be it further

City of Cambridge

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RESOLVED: That such a key component of this program will be affordable financing to make this approach work, the Chair and members of the Rent Control Subcommittee, in conjunction with the Mayor and the City Manager, must work to establish a dialogue with members of the banking community to request their involvement in addressing this housing issue in the City of Cambridge; now therefore be it

ORDERED: That the City Council request the City Manager and the Housing Cabinet to develop a program which addresses needs in the following areas:

1. A full report on the number of rent controlled units by address, area and owner of units with rents under \$200/month which are not owner occupied or rooming house units.
2. An approach to survey these units, aimed to work with owners to assess the condition of these units and to establish minimum standards for acceptable level of repair for these units.
3. Technical support aimed to outreach and work with owners to guide them through the process.
4. A pre-approval process, involving a rehab specialist, the tenant and the landlord to attempt to agree on the projected work and the rent increase. If no agreement can be reached, a clear and efficient process for the rent increase must be established for units in this category.
5. A process aimed to preserve the affordability of these units; and be it further

ORDERED: That the City Council calls on the City Manager to return back to the City Council with the outline for such a program by the end of October of 1992.

In City Council August 3, 1992.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, Temporary City Clerk.

A true copy;

D. Margaret Drury

ATTEST:-

D. Margaret Drury
Temporary City Clerk

COUNCILLOR MYERS

COUNCILLOR TOOMEY

COUNCILLOR WALSH

COUNCILLOR DUEHAY
RUSSELL

CYR

WOLF

SULLIVAN

50
NC
Mayor Reedes

WHEREAS: The problem of the deterioration of the housing stock in the rent controlled buildings with the lowest rent structure in the City has been commonly acknowledged as one of the most serious conditions relating to the City's capacity to provide safe and affordable housing; and

WHEREAS: A major part of the problem is defined by a combination of very low rents, unsafe living conditions, and a lack of attention or resources to make the necessary repairs to the building; and

WHEREAS: Current rent control records indicate that there are approximately 300 units in the City, which are not rooming house units or owner occupied units, where the rent is less than \$200/month.

WHEREAS: The Rent Control Department's Field Study on Low Rents has indicated that many of these units are in ~~very serious~~ ^{deteriorated} condition, with a serious need for repair, ^{and} this information is borne out by the experience of rehab specialists such as CDD, HRI, and Just-A-Start who are involved in doing housing rehab in the City.

WHEREAS: This situation calls out for an immediate response on the part of the City to improve the living conditions in these units for the benefit of the tenants, landlords, and the housing itself; now therefore be it

RESOLVED: That the City Council establish as a real priority the survey and rehabilitation of these 300 units which are those with the lowest rents in the City, and seriously deteriorated living conditions, ~~and that a major piece in city housing policy be geared to the restoration of the housing which is in need of repair; and be it further~~ ^{h.s}

RESOLVED: That the City Council call for the development of a comprehensive program which addresses the need for rehabilitation, and that this policy be set forth as articulated by the Rent Control Committee, in consultation with other committees, and in coordination with the City Manager and the Housing Cabinet; and be it further

^{swick}
RESOLVED: That a key component of this program will be affordable financing to make this approach work, ~~and that the Chair and members of the rent control subcommittee, in conjunction with the Mayor, and the City Manager work to establish a dialogue with members of the banking community for the purposes of presentation, and to request their involvement to assist in addressing this housing issue in the City of Cambridge; and be it further~~

RESOLVED: That the City Council request the City Manager and the Housing Cabinet to develop a program which addresses needs in the following areas;

1. A full report on the number of ^{rent controlled} units by address, area, and owner ~~in this category~~ ^{category. of units with rents under \$200/month} ^{which are not owner-occupied or rooming house}
2. An approach to survey ^{units} these units, aimed to work with owners to assess the condition of these units, and to establish minimum standards for acceptable level of repair for these units.
3. Technical support aimed to outreach and work with owners to guide them through the process.
4. A pre-approval process, involving a rehab specialist, the tenant, and the landlord to attempt to agree on the projected work, and the rent increase. If no agreement can be reached, a clear and efficient process for the rent increase must be established for units in this category.
5. A process aimed to preserve the affordability of these units; and be it further

RESOLVED: That the City Council calls on the City Manager to return back to the City Council with the outline for such a program by the end of October of 1992.

ADOPTED IN COMMITTEE ON JUNE 25, 1992 BY A VOICE
VOTE OF THREE MEMBERS.



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56.

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WHEREAS: The problem of the deterioration of the housing stock in the rent controlled buildings with the lowest rent structure in the City has been commonly acknowledged as one of the most serious conditions relating to the City's capacity to provide safe and affordable housing; and

WHEREAS: A major part of the problem is defined by a combination of very low rents, unsafe living conditions and a lack of attention or resources to make the necessary repairs to the building; and

WHEREAS: Current rent control records indicate that there are approximately 300 units in the City which are not rooming house units or owner occupied units where the rent is less than \$200/month; and

WHEREAS: The Rent Control Department's Field Study on Low Rents has indicated that many of these units are dilapidated with a serious need for repair and this information is borne out by the experience of rehab specialists such as CDD, HRI and Just-A-Start who are involved in doing housing rehab in the City; and

WHEREAS: This situation calls out for an immediate response on the part of the City to improve the living conditions in these units for the benefit of the tenants, landlords and the housing itself; now therefore be it

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RESOLVED: That the City Council call for the development of a comprehensive program which addresses the need for rehabilitation and that this policy be set forth as articulated by the Rent Control Committee in consultation with other Committees and in coordination with the City Manager and the Housing Cabinet; and be it further

RESOLVED: That such a key component of this program will be affordable financing to make this approach work, the Chair and members of the Rent Control Subcommittee, in conjunction with the Mayor and the City Manager, must work to establish a dialogue with members of the banking community to request their involvement in addressing this housing issue in the City of Cambridge; now therefore be it

ORDERED: That the City Council request the City Manager and the Housing Cabinet to develop a program which addresses needs in the following areas:

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5. A process aimed to preserve the affordability of these units; and be it further

ORDERED: That the City Council calls on the City Manager to return back to the City Council with the outline for such a program by the end of October of 1992.

AUG. - 3 1992

City Council _____

Adopted by the affirmative vote

of 9 members

K. Margaret Drury

City Clerk

TEMPORARY

NON-CONSENT ORDER #56 *S-562*

Councillor Myers re: Development of
program which addresses rehabilitation for
rent controlled buildings.

In City Council,

August 3, 1992

Order adopted