

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

April 5, 1971

To the Honorable, the City Council:

Pursuant to your request of March 29, 1971, I respond on the several subjects, as follows:

1. Use of Truck for Delivery of Surplus Food: I have previously advised your Honorable Body that our Public Works Department does have limited facilities for delivering surplus food products. It should be borne in mind that if this service were to expand greatly, it might become burdensome to effect deliveries to all parties. I know that Mr. Dunphy will do his utmost to make deliveries of surplus food products to those persons who cannot otherwise make delivery arrangements.
2. Allegations of Harassment at 1210 Massachusetts Avenue: An inquiry has been made of the various departments relative to allegations of harassment regarding the petition relating to a zoning variance at 1210 Massachusetts Avenue. Said investigation reveals that such allegations were not founded in fact. Upon notification by the petitioner of suspension of use, the petition was under the by-laws of the Board of Zoning Appeal denied on April 2, 1971. A copy of said decision is enclosed.
3. Allegations of Police Brutality: In connection with this matter I can advise your Honorable Body that the Committee to investigate police brutality and other matters has now been fully organized with the selection of the fifth member just last week. I know that this Committee is proceeding with its work. I can further advise your Honorable Body that our Police Department through its community relations program is taking steps to satisfy citizen concerns in many areas. One other area of investigation in this same matter is progressing as it relates to the so-called "Walton Case".
4. Progress in developing a new Building Code: I realize that the matter of a new building code has been under consideration for quite some time. I should like to advise your Honorable Body that I shall have a firm recommendation concerning such a code before your Honorable Body in the very near future.

To: The City Council (cont.)

April 5, 1971

5. Progress made relative to proposed rent freeze on all housing projects: I have discussed the matter of the proposed rent freeze on all housing projects in the City of Cambridge with the Executive Director of the Cambridge Housing Authority, Daniel F. Burns. Mr. Burns has communicated the following report to me in connection with this matter and I quote it in its entirety:

"This matter, which has been under study and negotiations for a considerable period of time, has created the financial crisis presently facing the Authority. Although annual reexaminations have been conducted by the Authority, no readjustments in rent have been made since 1967, which is a violation of the financial assistance contracts which the Authority has with the Federal and State governments, and the Authority has been notified that these readjustments must be made in the current year.

"When the Authority attempted to make adjustments in 1970, and representatives of the Tenant Senate objected, on July 28, 1970, the Authority voted to declare a moratorium on all increases in rent, until the matter could be studied and resolved. Decreases in rent, however, were put into effect.

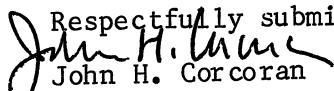
"A joint meeting of representatives of the City Council, the Authority and the Tenant Senate was held on August 4, 1970, and a Task Force was organized. Since then, two meetings have been held and a scheduled third meeting had to be cancelled because of lack of representation, although the Authority staff was ready. Mrs. Barbara Ackermann, Chairlady of the City Council Committee, was so notified on October 23, 1970. As a result, two additional meetings were held on November 6 and December 11, 1970.

"The crux of the situation revolves about the computation of rents on a 40 hour week income for the principal wage earner only, with all secondary incomes being excluded. The Authority has been advised on several occasions by the Department of Community Affairs that this system is contrary to State law and regulations. A recent definition of rent computation by HUD Secretary Romney also would not allow this system.

"Recent communications from the HUD Area Office have also pointed out to the Authority that its Operating Budget for fiscal 1971 reflects a deficit operation, and the application of the above formula would increase this deficit. It has also been pointed out to the Authority that unless it implements its current reexamination, with readjustments, it would lead to ultimate financial disaster and that the financial stability of the Authority would not withstand the current upward trends in the costs of maintaining property.

"The readjustment does not mean increases in all cases. A recent statistical study showed that 864 rents would not change, 212 rents would decrease and 594 would increase. These increases represent increases in income since the 1967 survey, a period of three years, during which the families with increased incomes have had the advantage of no increases in rent."

JHC/b

Respectfully submitted,

John H. Corcoran
City Manager

COMMUNICATION
from the City Manager trans-
mitting ~~one from~~ report on the
following subjects -

1. Use of a truck for delivery of surplus food
2. Allegations of harassment by city officials by tenant of 1210 Mass. Ave.
3. Allegations of police brutality
4. Progress in developing a new Bldg. Code
5. Progress made relative to a proposed rent freeze on all housing projects

April 5, 1971

in City Council April 5, 1971

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Paul E. Healey
City Clerk

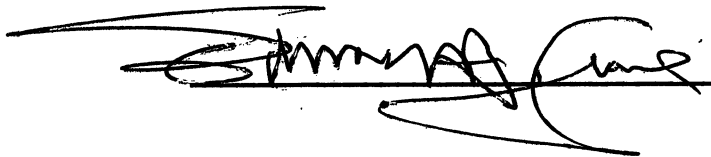
City of Cambridge RECEIVED BY
OFFICE OF CITY CLERK
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CAMBRIDGE, MASS.

Mr. Paul E. Healy,
City Clerk,
Cambridge, Mass.

Dear Sir:-

I hereby give you notice of my intention to move reconsideration of the vote of the City Council on April 5, 1971 adopting an order requesting the Rent Control Administrator to hold no hearing with respect to rent raises for any building whereof the landlord cannot show that it is completely free from violations of the Health and Housing Codes of the City of Cambridge.

Truly yours,

A handwritten signature in dark ink, appearing to be "Samuel [unclear]", written over a horizontal line.

City of Cambridge

Councillor Ackermann

In City Council,

April 5, 1971.

ORDERED:-

That the Rent Control Administrator be and hereby is requested to hold no hearing with respect to rent raises for any building whereof the landlord cannot show that it is completely free from violations of the Health and Housing Codes of the City of Cambridge.

City Council. April 5, 1971
Adopted by the affirmative vote
of 8 members
Paul E. Healy
City Clerk

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ORDER

Rent Control Administrator requested to hold no hearing with respect to rent raises for any building whereof the landlord cannot show that it is completely free from violations of the Health and Housing Codes of the City of Cambridge

April 5, 1971

*Reconsideration prevailed
and substitute order introduced*

Mrs. Ackermann

*LA 88
A*