

January 21, 1980

INTRODUCED BY CITY MANAGER JAMES L. SULLIVAN

AMENDED ORDER AS SUBMITTED BY THE CITY MANAGER

CALENDAR ITEM NO. 4

AN ORDER CONCERNING AN APPROPRIATION FOR THE FISCAL YEAR BEGINNING JULY 1, 1979

ORDERED: That the following transfer be made in the General Fund of the City of Cambridge:

FROM	AMOUNT	TO	AMOUNT
Reserve		Rent Control	
Extraordinary Expenditures	\$18,550	Salaries and Wages	\$16,250
		Other Ordinary Maintenance	<u>2,300</u>
			\$18,550


REASON(S)

To meet increasing workload.

In City Council January 21, 1980
Adopted by a yeas and nays vote:
Yeas 9; Nays 0; Absent 0.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:





CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

14.

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

October 15, 1979

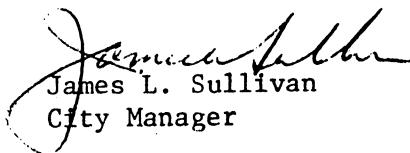
To the Honorable, the City Council:

The attached transfer request in the amount of \$23,495.00 for the Rent Control Board is needed to insure that issues and questions currently before the Rent Control Board are answered in a timely manner.

I have attached a copy of Mr. Stanton's memo which clearly outlines the request. If you notice, there is a slight difference between Mr. Stanton's request and my recommendation. This is due to the fact that the original request projected the additional employees to begin work on November 1, 1979, while I am recommending a starting date of January 1, 1980.

Passage of the enclosed order is strongly recommended.

Very truly yours,


James L. Sullivan
City Manager

JLS/nwc



CITY OF CAMBRIDGE

639 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139
TEL 498-9077

RENT CONTROL BOARD

PETER D. STANTON, EXECUTIVE DIRECTOR

September 26, 1979

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, MA 02139

Re: Supplemental Appropriation for Rent Control Department

Dear Mr. Sullivan:

Please accept this letter as the Rent Control Department's request for a supplemental appropriation to its budget for fiscal 1979-1980. This request is made reluctantly, but is necessary in my judgement, in order to ensure that the requests of the citizens of the City of Cambridge who are affected by work of this Department can be addressed in a reasonable period of time.

At the present time, the resources of the Rent Control Department are being stressed to the breaking point due to a drastic increase in cases required to be processed. During the City Council budget hearing in the spring, this Department has requested funding for a seventh Hearing Examiner's position which we felt was necessary due to the large increase in the number of Rent Adjustment Petitions filed with the Board. This request was turned down by the Council.

I believe the increase in Rent Adjustment Petitions is the result of our efforts over the past twelve (12) months to encourage more small landlords to apply to the Board for increases in rent levels. I have impressed on my staff, the Council's desire to make it easier for small landlords to deal with the Board's procedures. I feel that we have been very successful in this effort and that this is reflected in this effort and that this is reflected in the large increase in the number of Petitions we have received. However, due to our staff limitations, we cannot process the required hearings in a reasonable length of time. This could undermine our efforts to assist the small Cambridge landlord.

Mr. James L. Sullivan
City Manager

September 26, 1979

Also due to the "Chicarelli case" the Rent Control Department is required to process an unanticipated large increase in Applications for Certificates of Eviction. The Third District Court has recently indicated that the Board will be required to decide all issues concerning the rent due the Chicarelli's. The attorney for the Chicarelli family has informed me that he expects to bring Applications for around 250 Certificates of Eviction against tenants in Chicarelli properties. The Board is currently receiving some of these Applications.

I have recently met with Judge Sherman regarding these matters and he informed me that it was his strong desire that the Rent Control Board deal with all "Chicarelli evictions" in a rapid fashion. The Judge was shocked when I informed him that the Board only employed six (6) Hearing Examiner's to hear all cases. He told me to request additional personnel to accomplish these Hearings.

I can graphically display the increase in case load with the following:

	<u>1977-1978</u>	<u>1978-1979</u>	<u>1979-1980</u>
Rent Adjustment Petitions	176	233	290
Eviction Applications	622	558	850
Tenant Complaints	69	108	110
Special Cases	64	56	66
Gen. Adjustment Cases	548	0	750
Other Hearings	<u>0</u>	<u>0</u>	<u>200</u>
	1479	955	2266

Of course, all cases filed with the Board shall be heard and completed, but due to the large increase in cases there will be unavoidable delays in processing cases. As I have previously stated the Board employs six (6) individuals as Hearing Examiners. During this fiscal year each Hearing Examiner will be assigned approximately 378 cases. In the two previous fiscal years each Hearing Examiner averaged 203 assigned cases each year.

Mr. James L. Sullivan
City Manager

September 26, 1979

Therefore based on the above, the Rent Control Department requests a supplemental appropriation as follows:

- | | |
|---|-------------|
| A. Four (4) part-time Hearing Examiners -
20 hours per week @ \$7.3650 per hour
- to start no earlier than November 1,
1979 - appropriation required | \$20,160.00 |
| B. Two (2) part-time clerk/typist - 20
hours per week @ \$4.8912 per hour
- to start no earlier than November 1,
1979 - appropriation required | 6,110.00 |
| C. Additional supplies | 600.00 |
| Additional printing and reproduction | 1,000.00 |
| Additional postage and advertising | 700.00 |

Total supplemental appropriation requested = \$28,570.00

Supplemental appropriation by account codes are as follows:

001-3-36-06-00-00-1-00	\$26,270.00
001-3-36-06-00-00-3-01	600.00
001-3-36-06-00-00-3-02	1,000.00
001-3-35-06-00-00-3-03	300.00
001-3-36-06-00-00-3-04	<u>400.00</u>
	\$28,570.00

Very truly yours,



Peter D. Stanton
Executive Director

PDS:mm
cc: CRCB

City of Cambridge

MASSACHUSETTS

In City Council

July 21

1980

18 530 Amount

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

9 0 0 0

City of Cambridge

MASSACHUSETTS

Agenda #10 Appropriation of \$23,495.00 to the Rent Control Board. In City Council January 14 1980

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin D. Crane	✓			
Mr. Thomas W. Danahy	/			
Mr. Francis H. Duchay				
Ms. Sandra Graham				
Mr. Leonard J. Russell				
Mr. David E. Sullivan				
Mr. Walter J. Sullivan				
Mr. Alfred Vellucci				
Mr. David A. Wylie				

\$18,530

Revised figure

600 Harmony

700 Passage

CV Copy of Rent Control Board Ordinance with ordinance and regs @ 11:15 to all CC



CITY OF CAMBRIDGE

639 MASSACHUSETTS AVENUE

CAMBRIDGE, MASSACHUSETTS 02139

TEL 498-9077

RENT CONTROL BOARD

PETER D. STANTON, EXECUTIVE DIRECTOR

January 3, 1980

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, MA 02139

Re: Hiring law students as part-time
Hearing Examiners

Dear Mr. Sullivan:

Pursuant to your request for information concerning the use of law students as Hearing Examiners, I submit the following.

There have been several instances during the administration of the Rent Control Board where law students have been hired as part-time Hearing Examiners. I have no objection to having law students in these positions. I do not believe, however that law students should be given preference over anyone else desiring a position as a part-time Hearing Examiner.

Generally, my experience has been that law students are not as satisfactory as law school graduates. I believe this is because the pressures of law school and studying for the bar examination out-weigh their obligation to their job. However, a few of the law students the Board has hired have been excellent Hearing Examiners.

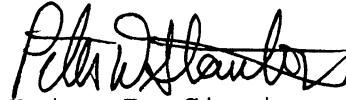
I believe that whoever is chosen to fill a part-time Hearing Examiner's position should receive payment for their work. The work of a Hearing Examiner requires consideration of situations which are considered very serious by the parties seeking a resolution and often involve substantial sums of money. The work of a Hearing Examiner must be conducted by someone working as a paid employee and not as a volunteer. I do not believe that the position of Hearing Examiner can be effectively accomplished by someone working as a volunteer. The work of the Hearing Examiners is the essence of this Department and we cannot expect good competent people to seek the positions unless they are paid a reasonable wage.

RECEIVED
JAN 10 1980

RECEIVED
JAN 4 10 37 AM '79
OFFICE OF THE
CITY MANAGER

In conclusion, I would like to see these part-time positions filled by the best qualified persons available. I object to any hiring restrictions being placed on these positions. This Department has, in my opinion, always recommended for appointment to Hearing Examiner positions, those persons judged to be most qualified based on our review pursuant to the City's normal hiring procedures. I would strongly recommend against any change in this procedure.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter D. Stanton". The signature is written in a cursive style with some loops and flourishes.

Peter D. Stanton
Executive Director

PDS:mm



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

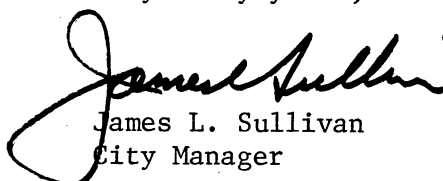
January 14, 1980

To the Honorable, the City Council:

Enclosed please find copy of a report from the Rent Control Board in response to Councillor Crane's request for additional information relative to a request for a supplement to the Rent Control budget in the amount of \$23,495.

Also enclosed is a copy of the original request and related materials.

Very truly yours,


James L. Sullivan
City Manager

JLS/mbf
Encs.

Cal #3

Agenda #10

F-13

Additional information from the Rent Control Board re: previous request for a supplement to the Rent Control budget in the amount of \$23,495.00.

1/14/1980

Chancia Right

By

COUNCILMAN VELLOCCI

In City Council,

January 14, 1980

Request for REC
OFFICIALS to appear
Before City Council

1/24/1980

Order Adopted

9-0-0

on Amended

Amount of \$18530