



City of Cambridge

--45--

Calendar Item # 1
IN CITY COUNCIL

VICE MAYOR REEVES

~~April 22, 1991~~
April 29, 1991

WHEREAS: In Cambridge there are over 2300 units of housing which fall under the category of "Expiring Use." When these units were built in the 1970's developers received low interest mortgage loans and rent subsidies in exchange for renting a percentage of the units to low and moderate income tenants. These units had "use restrictions"; and

WHEREAS: The owner's mortgages include an important provision, the owner can prepay the mortgage after 20 years and all use restrictions are terminated. The owners are then free to do whatever they want with the property; and

WHEREAS: Approximately 1900 of 2300 Cambridge expiring use rental units are at risk of prepayment during the 1990's. The majority of the 1900 are dedicated to low and moderate income households. The units are spread between eight buildings which have prepayment dates between 1991 and 1994. Tenants in these buildings are at great risk of losing their homes; and

WHEREAS: In November, 1990, Congress passed the Low Income Housing Preservation and Resident Home Ownership Act. It presents tenants and owners both with opportunities for permanent preservation and risks for permanent loss of this affordable housing.

WHEREAS: In order to take advantage of the opportunities tenants, community organizations, and the City need to act quickly. Owners and tenants work together to preserve long term affordability and more importantly tenant ownership; and

WHEREAS: Concerned owners and tenants from these buildings are beginning to take action; and

WHEREAS: In February, 1991, the Cambridge Rainbow sponsored a forum on the new act. Many attended with representation from each building. Yet, the City of Cambridge's help is needed. Cambridge, as a part of its commitment to affordable housing; should allocate financial resources for a full time organizer. The organizer would work with tenants and owners to help them determine their future. Volunteer organizations such as the Cambridge Rainbow have been very helpful, but tenants and owners can not rely on them alone; and

WHEREAS: The City of Somerville's action to preserve Clarendon Hill models the type of support for which we are asking. The City provided financial resources so that an organizer could be hired to work with tenants at the 500 unit expiring use building. Today, Clarendon Hill is owned by the tenants and long-term affordability is no longer a dream but a reality. Support is needed to preserve affordability in Cambridge; now therefore be it

RESOLVED: That the Cambridge City Council requests the City Manager to favorably consider the funding of an Organizer, in conjunction with the Cambridge Task Force on Expiring Use Buildings, the City wide Tenants Committee, CEOC Tenant Services and other groups working on the expiring use issue, the organizer will work to prevent the loss of affordable housing and maximize all opportunities for tenant or non-profit ownership. The organizer would have the follow responsibilities:

I. Assessment and Information Gathering

For each building determine:

- A. Financial status (likeliness of owner to see)
- B. Tenant profile (number of low and moderate income individuals and families, elderly tenants, etc...)
- C. Tenant organization (past and present history)
- D. Date of prepayment
- E. Stated intention of owner
- F. Interests of tenants (preliminary contacts)

II. Tenant Organizing Campaign

Develop and implement a long range plan along with building tenants that both provides permanent affordability and responds to their needs. Tenant organizer will be responsible:

- A. Formation of an organizing committee made up of building tenants
- B. Assisting in organizing meeting of tenants, planning agendas, developing timelines, internal education, and whatever else the tenant committee needs re: preservation
- C. Assist in putting together a predevelopment team
- D. Other responsibilities to be determined

III. Resource Person. Helping tenants with:

- A. Organizing techniques
- B. Fundraising techniques
- C. Providing knowledge about city, state, and federal laws and resources
- D. Providing knowledge about funding, financial consultants
- E. Developing a long range plan

-\$25,000 salary
-benefits for position
-administrative costs

In City Council April 29, 1991.
Adopted by the affirmative vote of nine members.
Attest:- John E. Flynn, Deputy City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "John E. Flynn". The signature is written in a cursive style with a large, stylized "J" and "F".

John E. Flynn, Deputy City Clerk



City of Cambridge

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- WHEREAS: The owner's mortgages include an important provision, the owner can prepay the mortgage after 20 years and all use restrictions are terminated. The owners are then free to do whatever they want with the property; and
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- E. Developing a long range plan

- \$25,000 salary
- benefits for position
- administrative costs

Ch. M. Walsh
C. Walsh

LAW OFFICES OF

KENNETH E. REEVES

STEPHEN F. BOWZER

LEE G. JOHNSON

Bulfinch Square

43 Thorndike Street

Cambridge, MA 02141

(617) 225-2620

FAX # (617) 494-1745

TELECOPY MESSAGE

DATE:

TO:

Sandy Albano

ADDRESS:

PERSON SENDING:

Ken Reeves

NO. OF PAGES ATTACHED:
(Including cover page)

1

Any problems or questions should be directed to (617) 225-2620.

SUBJECT/SPECIAL INSTRUCTIONS:

Sandy - could you type this up as a late order for Monday. Do in draft and for draft over for me to check. Also includes everything on back not crossed out.

- 2 -

I. Assessment and Information Gathering

For each building determine:

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IV. Salary requirements:

\$40,000 is the total figure being suggested for the budget of a full time organizer. This figure includes:

- \$25,000 salary
- benefits for position
- administrative costs

~~At Risk Tenant Housing Organizer~~

Submitted by the City-Wide At Risk Tenant Committee

HOUSING ORGANIZER ~~POSITION~~

Whereas In Cambridge there are over 2300 units of housing which fall under the category of "Expiring Use". When these units were built in the 1970's developers received low interest mortgage loans and rent subsidies in exchange for renting a percentage of the units to low and moderate income tenants. These units had "use restrictions". The owner's mortgages include an important provision, the owner can prepay the mortgage after 20 years and all use restrictions are terminated. The owners are then free to do whatever they want with the property. Approximately 1900 of the 2300 Cambridge expiring use rental units are at risk of prepayment during the 1990's. The majority of the 1900 are dedicated to low and moderate income households. The units are spread between eight buildings which have prepayment dates between 1991 and 1994. Tenants in these buildings are at great risk of losing their homes.

Whereas In November, 1990, Congress passed the Low Income Housing Preservation and Resident Home ownership Act. It presents tenants and owners with both ^{with} opportunities for permanent preservation and risks for permanent loss of this affordable housing. In order to take advantage of the opportunities tenants, community organizations, and the City need to act quickly. ^{Owners and Tenants} These groups can work together to preserve long term affordability and more importantly tenant ownership.

Whereas Concerned tenants from these buildings are beginning to take action. ^{Owners &} In February, 1991, the Cambridge Rainbow sponsored a forum on the new act. ^{Over 40} tenants attended with representation from each building. Yet, ~~we need~~ the City of Cambridge's help. ^{we believe} Cambridge, as part of its commitment to affordable housing, should allocate financial resources for a full time tenant organizer. The organizer would work with tenants to help them determine their future. Volunteer organizations such as the Cambridge Rainbow have been very helpful, but tenants can not rely on them alone. The City of Somerville's actions to preserve Clarendon Hill models the type of support for which we are asking. The City provided financial resources so that an organizer could be hired to work with tenants at the 500 unit expiring use building. Today, Clarendon Hill is owned by the tenants and long-term affordability is no longer a dream but a reality. ~~We need your~~ Support to preserve affordability in Cambridge.

Resolved: ^{Resolved} The Cambridge City Council requests the City Manager to favorably consider the funding of a Tenant organizer. In conjunction with the Cambridge Task Force on Expiring Use Buildings, the City wide Tenants Committee, CEOC Tenant Services and other groups working on the expiring use issue, the tenant organizer will work to prevent the loss of affordable housing and maximize all opportunities for tenant or non-profit ownership. The following details the organizer's responsibilities.

The organizer would have the following responsibilities

- OVER -



~~DRAFT~~
City of Cambridge

Sent to correct
and draft

Called to
final
corrections

IN CITY COUNCIL

VICE MAYOR REEVES

April 22, 1991

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CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4280

Transmittal Form

FAX NUMBER: 349-4287

DATE: 4-20-91

TO: 1 Gen

FROM: Sander

TOTAL NUMBER OF PAGES INCLUDING THIS PAGE 3

REMARKS: Correction made on 1st pg
deleted your pg 2 - I'm
sending entire 2nd pg resol.

MESSAGE CONFIRMATION

APR-20-'91 SAT 09:17

TERM ID: CITY COUNCIL

P-9999

TEL NO: 617 3546876

NO.	DATE	ST. TIME	TOTAL TIME	ID	DEPT CODE	OK	NG
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FAX # (617) 494-1745

TELECOPY MESSAGE

DATE:

4/19/11

TO:

Sandy Albano

ADDRESS:

City Council

PERSON SENDING:

Reeves

NO. OF PAGES ATTACHED:

2

(Including cover page)

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SUBJECT/SPECIAL INSTRUCTIONS:

KR772

DISK #20



City of Cambridge

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CHARTER RIGHT EXERCISED BY COUNCILLOR WALSH

Cal #1
Order # 45

S-560

NON-CONSENT

Vice Mayor Reeves: expiring use issue

IN City Council,

April 22, 1991

CHARTER RIGHT EXERCISED BY COUNCILLOR
WALSH

4/29/91 Order adapted