

Addendum to the Plan

The issue of Income and how will the Program work

The City will have to assess how it wants any City supported housing program to work. The City has to ask the question as to whether any program offered by the City should use income as a base, in other words to serve low and moderate income people. This question was considered in City Manager's Option #3. The answer implicit and explicit in this plan is that, yes any future program should be geared to provide housing to low and moderate income residents.

Specifically under this proposal:

1/3 of the units maintained under rent control would be geared to those most in need, low-income residents, elderly, and people with disabilities.

1/3 of the units that would be vacancy decontrolled or preferably turned into home ownership opportunities for residents would be geared to the tenants who were in the moderate portion of the income spectrum.

1/3 of the units that would be decontrolled would be geared to those units that were in the highest income spectrum. The City would encourage large property owners not to dramatically raise rents.

As with the City Manager's Option #3, City efforts in this new housing program would be directed towards working with property owners on a building-by-building basis to identify units accessible for each of the three options, and in addition working with residents to select which of the three housing options would work. All City efforts would go into working with property owners and residents to provide secure housing situations for individuals and to prevent the displacement of residents. In addition the City would put serious efforts in the City to get banks involved to provide ownership opportunities for moderate income tenants.

DRAFT

C. Myers -

Table 2

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Submitted by: Jonathan S. Myers
To: The Cambridge City Council
November, 1994

A Compromise Plan: A Variation of City Manager's Option 3

The City of Cambridge recognizes the need to move forward. The City of Cambridge recognizes the need to provide substantial and permanent relief for property owners from existing rent control laws, as well as the need to provide protections and long-term preservation of housing for residents who form an essential part of the fabric of the City.

The City must balance together the individual rights of each individual with the unique characteristics of what is Cambridge.

The City will establish a 1/3, 1/3, 1/3 relationship for all properties that have served under current rent control laws. On a building by building basis owners will have the rights to designate units in the following way:

1/3 of the units eligible for immediate decontrol

1/3 of the units eligible for vacancy decontrol or sale for purchase by existing tenant

1/3 of the units remain rent controlled targeted for low-income and elderly residents, and those with disabilities

City will consider subsidy support for low-income tenants and will develop a match program to place residents into housing, as well as will work to actively bring the banks in the City into the discussion in working to develop home ownership opportunities for moderate income tenants.

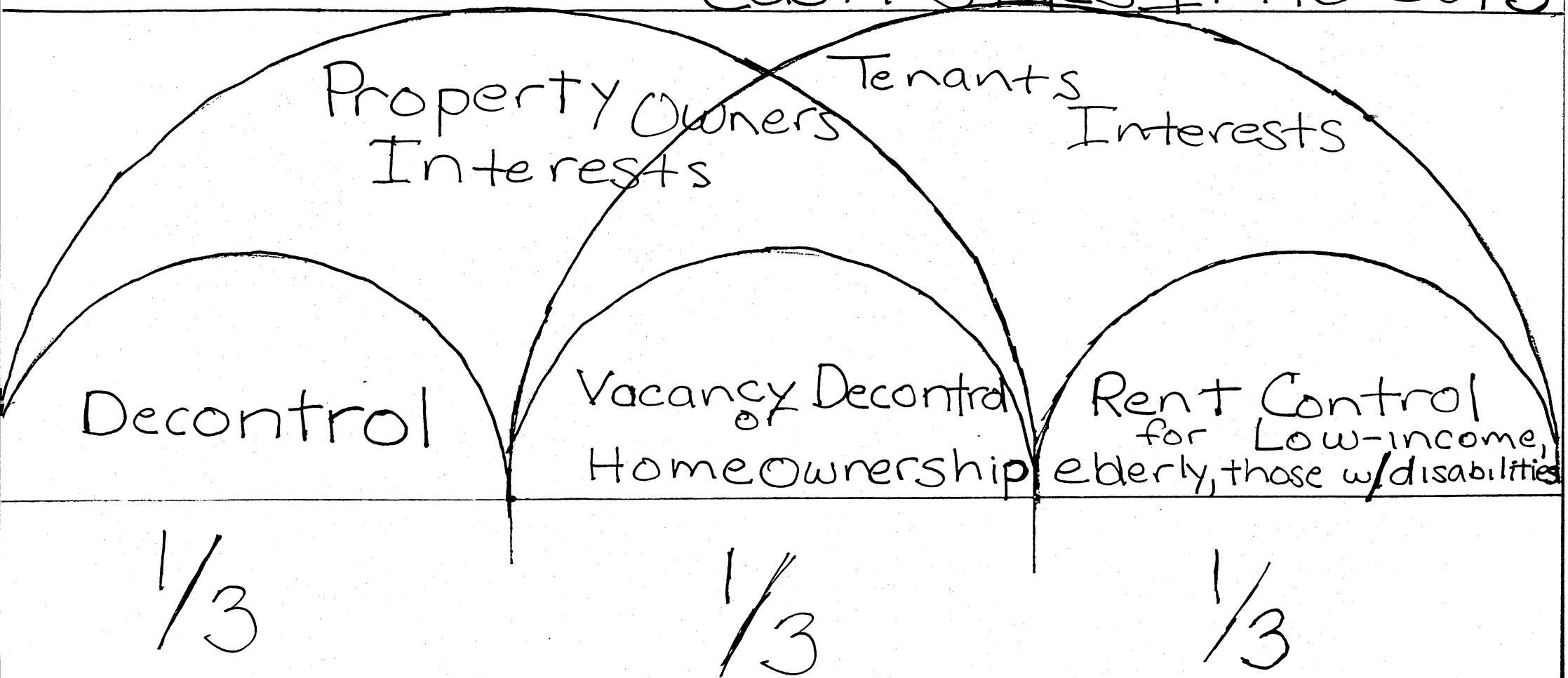
Benefits of the Plan

- Relief for Property owners- 2/3 of units removed from existing rent control laws
- Protection for Tenants- 2/3 of tenants prevented from immediate displacement
- Recognizes the income mix of Cambridge residents and offers a diverse range of options
- Offers affordable ownership opportunities to residents
- Provides balance between interests of owners and tenants
- Achieves long-term solubility for the City

Compromise Plan

Relief	x
Protections	x
Preservation	x
Administrative	x
Legislative	-

RECOGNIZING each sides Interests



$\frac{2}{3}$ of owners achieve relief from existing rent control system
 $\frac{2}{3}$ of tenants achieve preservation of their home.

2. *Cal 28*

Communications & Reports from
city officers *S* *SPH*

comm. from Councillor Myers transmitting
a Compromise Plan which is a variation
of the City Manager's Option Three.

In City Council,

November 16, 1994

11/16/94 TABLED

*11/17/94 No action
taken*

11/21/94 Placed on file