

✓ C. C. 108 *Vote of the City Council of Cambridge Endorsing*
House Bill 1957 City of Cambridge and urging the
Federal Court to MASSACHUSETTS *extend Rent Control*
legislation
 In City Council November 24 1975

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton		✓		
Mr. Danehy		✓		
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell		✓		
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan		✓		
	5	4	0	

- Order Adopted -

COUNCILLOR ACKERMANN Requested that copies
 of this order be sent to the legislators
 representing Cambridge

City of Cambridge

MASSACHUSETTS

In City Council November 24 1975

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton		✓		
Mr. Danehy		✓		
Mr. Dushay	✓			
Mrs. Graham	✓			
Mr. Russell		✓		
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan		✓		
	5	4	0	

COUNCILMAN ACKERMANN NOW MOVED FOR SUSPENSION
OF THE RULES IN ORDER TO MOVE RECONSIDERATION
- HOPING THAT SAME WOULD NOT PREVAIL -
THE QUESTION NOW CAME ON SUSPENSION
OF THE RULES AND THE RULE WAS CALLED
AND RESULTED AS FOLLOWS 5-4-0, AND THE
RULES WERE NOT SUSPENDED.



City of Cambridge

15.

IN CITY COUNCIL

November 17, 1975

Councillor Ackermann

WHEREAS:

Rent Control has had, on the whole, a beneficial effect on the City of Cambridge, has helped to stabilize the population and has discouraged real estate speculation, and

WHEREAS:

This City Council strongly hopes that the General Court will allow Rent Control to continue in the City of Cambridge with no weakening amendments and perhaps with certain improvements, now therefore be it

RESOLVED:

That this City Council goes on record endorsing House Bill 1957 sponsored by, among others, Representatives Thomas Mahoney, Charles Flaherty, Jr., and John Toomey, as well as the Massachusetts State Labor Council AFL-CIO and the Legislative Council for Older Americans, and be it further

RESOLVED:

That if House Bill 1957 fails to pass, the General Court is hereby urged to extend the present Legislative enabling Rent Control.

City Council

Adopted by yeas and nays Vote

Yeas

Nays

Absent

CITY CLERK

City Clerk

Order #15

C. Ackermann re: Rent Control

Calendar # 12

In City Council,
Nov. 17, 1975

*Charter
Right
By
L. Darby.*



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 876-6800

OFFICE OF
THE CITY CLERK

November 26, 1975

Honorable Members of the Great and General Court
State House
Boston, Massachusetts

Dear Representatives:

At the City Council meeting of November 24, 1975, I was requested to transmit to your Honorable Body the enclosed City Council resolution endorsing House Bill 1957, the same being An Act Making the Local Option Rent Control Enabling Act Permanent and Extending It To All Cities and Towns and Federal Housing Authority Developments.

Your kind attention in this matter will be greatly appreciated by the members of the City Council.

Very truly yours,

Paul E. Healy
City Clerk

PEH/cs

Enc.



City of Cambridge

Calendar #12

15.

IN CITY COUNCIL

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in City Council

Nov. 24, 1975

Adopted by yeas and nays Vote

Yeas 5 Nays 4 Absent 0

Paul E. Leahy
CITY CLERK City Clerk

1 SECTION 8. Section 9 of said chapter 842 is hereby amended
2 by striking out paragraph (d).

1 SECTION 9. Any city or town authorized by section of
2 chapter 842 of the Acts of 1970 to adopt the provisions of said
3 chapter 842 is hereby authorized to extend the provisions of said
4 chapter to FHA developments. Said provisions shall extend to
5 FHA developments upon the effective date of this act in all cities
6 and towns which have accepted the provisions of said chapter
7 842.

HOUSE No. 1957

The Commonwealth of Massachusetts

By Messrs. Businger of Brookline and Mahoney of Cambridge,
petition for legislation to make the local option rent control enabling
law permanent and extending it to all cities and towns and to federal
housing authority developments. Local Affairs.

Petition signed by:

John A. Businger
Thomas H. D. Mahoney
James Segel
Philip W. Johnston
Charles F. Flaherty, Jr.
Michael Joseph Connolly
Peter F. Harrington
Marie E. Howe
Doris Bunte
W. Paul White
Brian J. Donnelly
Richard F. Finnigan
John J. Finnegan
Norman S. Weinberg
Michael J. Daly

Melvin H. King
Mary H. Goode
Royal L. Bolling, Jr.
Robert L. Fortes
O. Roland Orlandi
John F. Melia
Dennis Kearney
Daniel F. Pokaski
Edward M. Dickson
James G. Collins
Mark E. Lawton
John J. Toomey

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Five.

AN ACT MAKING THE LOCAL OPTION RENT CONTROL ENABLING ACT
 PERMANENT AND EXTENDING IT TO ALL CITIES AND TOWNS AND
 FEDERAL HOUSING AUTHORITY DEVELOPMENTS.

Whereas, The deferred operation of this act would tend to
 defeat its purpose, which is to extend, forthwith, the provisions
 of the rent and eviction control law, therefore, it is hereby
 declared to be an emergency law necessary for the immediate
 preservation of the public peace, health, safety and convenience.

*Be it enacted by the Senate and House of Representatives in
 General Court assembled, and by the authority of the same, as
 follows:*

SECTION 1. *Declaration of Emergency.* The General Court
 finds and declares that the serious public emergency with respect
 to the housing of a substantial number of citizens in certain
 areas of the Commonwealth first declared in section 1 of chapter
 842 of the Acts of 1970 has continued and in many areas of the
 Commonwealth has measurably increased, due primarily to
 conditions beyond the control of the Commonwealth and the
 cities and towns thereof, which conditions include sharply
 increased inflation, further increased costs of construction and
 finance, insufficient new housing construction, the failure of
 federal housing programs to provide sufficient housing units at
 rents within the means of low and moderate income persons,
 continuing population growth and formation of separate
 households, and the worsening state of the national economy, all
 of which have resulted in the continuation of the substantial and
 increasing shortage of rental housing accommodations, especially
 for families and elderly persons of low and moderate income in
 many areas of the Commonwealth, including those not formerly
 within the purview of said chapter 842, and have also resulted in
 continuing and increasing abnormally high rents and increased
 likelihood of arbitrary evictions; that said emergency may,

unless appropriate measures are taken, continue throughout the
 foreseeable future; and that unless residential rents and eviction
 of tenants continue to be regulated and controlled, such
 emergency and the further inflationary pressures resulting
 therefrom will produce serious threats to the public health,
 safety and general welfare of the citizens of the Commonwealth;
 and that such emergency should continue to be met by the
 Commonwealth immediately and with due regard for the rights
 and responsibilities of its local communities.

SECTION 2. Chapter 842 of the Acts of 1970 is hereby
 amended by striking out section 13, as most recently amended
 by chapter 360 of the Acts of 1974.

SECTION 3. Section 2 of said chapter 842 of the Acts of
 1970 is hereby amended by striking out, in the first sentence, the
 words "with a population of fifty thousand or over,".

SECTION 4. Section 3 of said chapter 842 is hereby amended
 by striking paragraph (7) of subsection (b).

SECTION 5. Section 3 of said chapter 842 is hereby further
 amended by inserting after the word "date", in line 16, the
 words: — except that this exemption shall not apply to FHA
 developments.

SECTION 6. Said section 3 of said chapter 842 is hereby
 further amended by inserting after the word "subsidy", in line
 29, the words: — provided, however, that the coverage of this act
 shall extend to FHA developments.

SECTION 7. Said section 3 of said chapter 842 is hereby
 further amended by adding the following paragraph: —
 (e) "FHA developments", any rental units in housing
 developments which are financed, insured or subsidized, in
 whole or part, by any federal government unit or agency,
 regardless of when built.



Rent Control Action Report

A LEGISLATIVE SUMMARY & STATUS REPORT

Rent Control expires December 31, 1975, unless the Massachusetts Legislature extends the present state enabling legislation, (known as Chapter 842 of the Acts of 1970).

The House Ways & Means Committee now has before it H.5984, reported to it by the Local Affairs Committee. This bill would very effectively destroy rent control in Massachusetts. It completely ignores virtually all of the recommendations of its own \$40,000 "Harbridge House Study" on rent control. H.5984 is a bill the landlord's lobbyist describes as "a law we can live with." It interferes with the home rule rights of cities and towns by completely changing the law they have been administering for several years.

There are in fact two, very different, bills dealing with rent control pending in House Ways & Means. They are:

H.1957 - (co-sponsored by Representatives John Businger, Thomas Mahoney, James Segel, Philip Johnston, Charles Flaherty, jr, Michael Joseph Connolly, Peter Harrington, Marie Howe, Doris Bunte, W.Paul White, Brian Donnelly, Richard Finnigan, John J. Finnegan, Norman Weinberg, Michael J. Daly, Melvin King, Mary Goode, Royal Bolling, Jr., Robert Fortes, O. Roland Orlandi, John Melia Dennis Kearney, Daniel Pokaski, Edward Dickson, James Collins, Mark Lawton, John Toomey; the Massachusetts State Labor Council AFL-CIO and some 50 other labor unions, the Legislative Council for Older Americans, and tenant and community organizations from every part of the state. S.991 is an identical bill, with nine Senators as sponsors.)

This bill would--

- 1) Make rent control part of the General Laws (by eliminating an expiration date),
- 2) Extend rent control to tenants in FHA subsidized but privately owned apartment developments,
- 3) Extend the right to adopt rent control, on a local-option basis, to towns under 50,000 in population,
- 4) Eliminate the present exemption for higher rent housing from rent control.

H.5984 - (drafted by Local Affairs Committee, with support from the major landlord lobbyist; eight Local Affairs members "dissented" on the report.)

This bill --

- 1) Only extends the rent control enabling law 3 years, and does not include FHA tenants at all,
- 2) Provides that if a landlord applies for a rent increase and the Rent Board cannot act in 60 days the tenant must pay the whole rent increase, including a two-month retroactive increase,
- 3) Sets up a formula for rent increases more favorable to landlords than at present,
- 4) Would prohibit all cities and towns under 50,000 population from adopting rent control (while the present law allows rent control in all 39 Massachusetts cities,
- 5) Would require that city or town have prior approval from DCA in order to adopt rent control, in violation of home rule rights.

With the state of the economy, high unemployment, and rising fuel costs, effective rent control as proposed in H.1957 is one clear, and fiscally responsible, way the Legislature can help people control the cost of living, by controlling the excess profits of absentee landlords.



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in City Council Nov. 24, 1975
 Adopted by Yeas and nays Vote
 Yeas 3 Nays 4 Absent 0

Paul E. Leahy
 CITY CLERK City Clerk

Order #15

5-454

C. Ackermann resolutions on Rent Control

11/24/75

Resolution # 12 Nov 24/75

C. Ackermann Moved

Adoption-

Roll Call 5-4-0-

Order Adopted-

See Enclised roll call-

File Record-

Copies sent to Registrar

from Cambridge on

Nov 26/75

In City Council,

Nov. 17, 1975

Chatter Right By
C. Daneky 11/17/75