

# City of Cambridge

MASSACHUSETTS

In City Council 9/9/94, 199

*Reconsideration # 1*

	YEA	NAY	ABSENT	PRESENT
V.M. Kathleen L. Born				
Ms. Henrietta Davis				
Mr. Francis H. Duehay				
Mr. Anthony Galluccio				
Mr. Kenneth E. Reeves		✓		
Mr. Michael A. Sullivan				
Mr. Timothy J. Toomey, Jr.				
Ms. Katherine Triantafillou				
Mayor Sheila T. Russell				

*8 aff. 8-1-0.*



# City of Cambridge

**Amended Order by Substitution  
Reconsideration #1**

**IN CITY COUNCIL**

September 9, 1996

COUNCILLOR DUEHAY

**WHEREAS:** The area of Prescott and Ware Streets is an important transition area between institutional and residential uses. Harvard has agreed to encourage longer-term tenants in properties on Prescott and Ware Street due to the higher concentration of these units in this transitional zone, thereby undertaking affirmative marketing of these properties to longer-term affiliates, agreeing to enter into longer-term leases in these properties, and exploring the use of these units, especially the smaller buildings on Ware Street for use as faculty housing, and to continue discussions with representatives of existing neighborhood organizations; now therefore be it

**ORDERED:** That the above language be incorporated into and made a part thereto of Amended Committee Report Order #5 of June 24, 1996.

**In City Council September 9, 1996.  
Adopted by a ye and nay vote:-  
Yeas 8; Nays 1; Absent 0.  
Attest:- D. Margaret Drury, City Clerk.**

A true copy;

ATTEST:-

**D. Margaret Drury  
City Clerk**



# City of Cambridge

~~Committee Report #5-~~

Reconsideration #1 Amended  
Text Containing Substituted  
Language

IN CITY COUNCIL

~~June 24, 1996-~~  
September 9, 1996

- WHEREAS: The end of rent control has significantly reduced affordable housing opportunities in the City of Cambridge; and
- WHEREAS: Harvard University owns approximately five percent of the City's previously rent-controlled units; and
- WHEREAS: Harvard's physical resources support its critical teaching and research mission; and
- WHEREAS: Harvard University has proposed a housing program which would allocate approximately 26% of its overall formerly rent-controlled portfolio to use as affordable housing in Cambridge through either sales to the City or extended protection to tenants; and
- WHEREAS: The area of Prescott and Ware Streets is an important transition area between institutional and residential uses, Harvard has agreed to encourage longer-term tenants in properties on Prescott and Ware Street due to the higher concentration of these units in this transitional zone., thereby undertaking affirmative marketing of these properties to longer-term affiliates, agreeing to enter into longer-term leases in these properties, and exploring the use of these units, especially the smaller buildings on Ware Street for use as faculty housing, and to continue discussions with representatives of existing neighborhood organizations.
- WHEREAS: Harvard agrees to pay property taxes or an equivalent payment in lieu of taxes on the formerly rent controlled buildings to be retained by Harvard; and
- WHEREAS: The City and Harvard will jointly plan transition zones, as suggested in the Riverside neighborhood Study, in areas where higher density institutional uses now threaten low-rise residential zoning; and
- WHEREAS: Harvard has agreed to advocate that other Cambridge landlords follow its model of creating affordable housing; now therefore be it
- ORDERED: That the Cambridge City Council supports and endorses the program that Harvard University has proposed for its formerly rent-controlled housing. This program consists of the following inseparable components:
- For currently "protected households now in Harvard's formerly rent-controlled housing (i.e., designated families, elderly and the disables), the continuation of below-market rents consistent with those provided for in the expired statute (MGL Chapter 282) for as long as those households remain qualified based on the income criteria of said statute; and

- The offer of sale of 100 apartment units of Harvard-owned housing to the City (or to a City-designated non-profit agency) at below market-value prices for the creation of permanent affordable housing; and
- Use by Harvard of the remaining units to house Harvard affiliates (faculty, students and employees) through a process of gradual transition without eviction of tenants in good standing; and be it further

ORDERED: That the City Manager is hereby authorized to finalize arrangements with Harvard University concerning the financial terms for the affordable housing program, and to execute an agreement for implementation of Harvard's proposal; and be it further

ORDERED: That the City Manager be and hereby is requested to ensure that said agreement include an agreement that calls for Harvard to recognize its responsibility to pay either property taxes and/or an equivalent payment in lieu of taxes on the formerly rent controlled buildings to be retained by Harvard.

In City Council September 9, 1996.

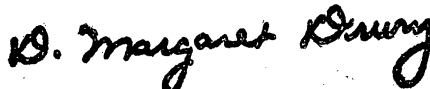
Adopted by a yea and nay vote:-

Yeas 8; Nays 1; Absent 0.

Attest:- D. Margaret Drury, City Clerk

A true copy;

ATTEST:-



D. Margaret Drury  
City Clerk



# City of Cambridge

Reconsideration #1 Amended  
Text Containing Substituted  
Language

IN CITY COUNCIL

September 9, 1996

**WHEREAS:** The end of rent control has significantly reduced affordable housing opportunities in the City of Cambridge; and

**WHEREAS:** Harvard University owns approximately five percent of the City's previously rent-controlled units; and

**WHEREAS:** Harvard's physical resources support its critical teaching and research mission; and

**WHEREAS:** Harvard University has proposed a housing program which would allocate approximately 26% of its overall formerly rent-controlled portfolio to use as affordable housing in Cambridge through either sales to the City or extended protection to tenants; and

**WHEREAS:** The area of Prescott and Ware Streets is an important transition area between institutional and residential uses, Harvard has agreed to encourage longer-term tenants in properties on Prescott and Ware Street due to the higher concentration of these units in this transitional zone., thereby undertaking affirmative marketing of these properties to longer-term affiliates, agreeing to enter into longer-term leases in these properties, and exploring the use of these units, especially the smaller buildings on Ware Street for use as faculty housing, and to continue discussions with representatives of existing neighborhood organizations.

**WHEREAS:** Harvard agrees to pay property taxes or an equivalent payment in lieu of taxes on the formerly rent controlled buildings to be retained by Harvard; and

**WHEREAS:** The City and Harvard will jointly plan transition zones, as suggested in the Riverside neighborhood Study, in areas where higher density institutional uses now threaten low-rise residential zoning; and

**WHEREAS:** Harvard has agreed to advocate that other Cambridge landlords follow its model of creating affordable housing; now therefore be it

**ORDERED:** That the Cambridge City Council supports and endorses the program that Harvard University has proposed for its formerly rent-controlled housing. This program consists of the following inseparable components:

- For currently "protected households now in Harvard's formerly rent-controlled housing (i.e., designated families, elderly and the disabled), the continuation of below-market rents consistent with those provided for in the expired statute (MGL Chapter 282) for as long as those households remain qualified based on the income criteria of said statute; and

- The offer of sale of 100 apartment units of Harvard-owned housing to the City (or to a City-designated non-profit agency) at below market-value prices for the creation of permanent affordable housing; and
- Use by Harvard of the remaining units to house Harvard affiliates (faculty, students and employees) through a process of gradual transition without eviction of tenants in good standing; and be it further

**ORDERED:** That the City Manager is hereby authorized to finalize arrangements with Harvard University concerning the financial terms for the affordable housing program, and to execute an agreement for implementation of Harvard's proposal; and be it further

**ORDERED:** That the City Manager be and hereby is requested to ensure that said agreement include an agreement that calls for Harvard to recognize its responsibility to pay either property taxes and/or an equivalent payment in lieu of taxes on the formerly rent controlled buildings to be retained by Harvard.

**In City Council September 9, 1996.**

**Adopted by a yeas and nays vote:-**

**Yeas 8; Nays 1; Absent 0.**

**Attest:- D. Margaret Drury, City Clerk**

**A true copy;**

**ATTEST:-**

**D. Margaret Drury  
City Clerk**

MOTION FOR RECONSIDERATION SUBMITTED BY COUNCILLOR

Sullivan

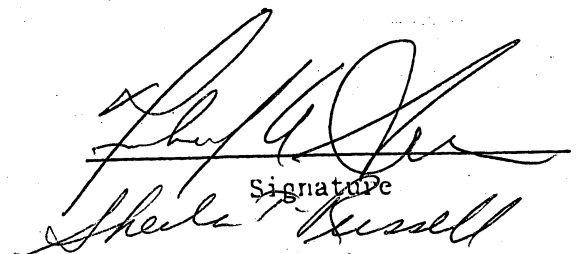
Russell

7-29-96

Date

Councillor Sullivan and Mayor Russell notified the City Clerk's Office of their intention to file reconsideration on the vote taken on July 29, 1996 adopting the order submitted by Councillors Reeves, Galluccio and Triantafyllou relative to the City and Harvard University conflict over ~~planned~~ university expansion.

RECEIVED BY  
OFFICE OF CITY CLERK  
96 JUL 29 PM 9:25  
CAMBRIDGE MA.

  
Signature



# City of Cambridge

63-

Calendar Item #4

IN CITY COUNCIL

~~June 24, 1996~~

July 29, 1996

COUNCILLOR REEVES  
COUNCILLOR GALLUCCIO  
COUNCILLOR TRIANTAFILLOU

WHEREAS: The City and Harvard University are in agreement that conflicts over planned university expansion or other activities can best be resolved through discussions between the university and representatives of affected neighborhoods and the city government which lead to mutually agreeable solutions; and

WHEREAS: The impacts of the proposed expansion of Harvard affiliate housing have, for over a year, been the subject of discussions of the Joint Committee for Neighborhood Harvard Consultation, which consists of representatives of the affected neighborhoods and Harvard University, and serious differences about the long-term impacts especially in the Prescott-Ware Street area remain; and

WHEREAS: It has heretofore been the policy of the City that the Prescott-Ware Street area is to be one of mixed institutional and non-institutional, residential use; now therefore be it

RESOLVED: That the City Council urges Harvard to continue its discussions with its neighbors, through the Joint Committee for Neighborhood Harvard Consultation, for the purpose of developing a mutually agreeable solution for maintaining the residential character and stability in the Prescott-Ware Street area and further urges that Committee to report back to the City Council within six months.

In City Council July 29, 1996

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury  
City Clerk

RECONSIDERATION FILED BY COUNCILLOR SULLIVAN AND MAYOR RUSSELL



# City of Cambridge

63.

IN CITY COUNCIL

June 24, 1996

COUNCILLOR REEVES  
COUNCILLOR GALLUCCIO  
COUNCILLOR TRIANTAFILLOU

**WHEREAS:** The City and Harvard University are in agreement that conflicts over planned university expansion or other activities can best be resolved through discussions between the university and representatives of affected neighborhoods and the city government which lead to mutually agreeable solutions; and

**WHEREAS:** The impacts of the proposed expansion of Harvard affiliate housing have, for over a year, been the subject of discussions of the Joint Committee for Neighborhood Harvard Consultation, which consists of representatives of the affected neighborhoods and Harvard University, and serious differences about the long-term impacts especially in the Prescott-Ware Street area remain; and

**WHEREAS:** It has heretofore been the policy of the City that the Prescott-Ware Street area is to be one of mixed institutional and non-institutional, residential use; now therefore be it

**RESOLVED:** That the City Council urges Harvard to continue its discussions with its neighbors, through the Joint Committee for Neighborhood Harvard Consultation, for the purpose of developing a mutually agreeable solution for maintaining the residential character and stability in the Prescott-Ware Street area and further urges that Committee to report back to the City Council within six months.

**CHARTER RIGHT WAS EXERCISED BY COUNCILLOR DUEHAY.**

peers

63-

~~Comm. Rep. H. G.~~

Proposed additions to Councilor Duehay's resolution on Harvard University's Formerly Rent-Controlled Units, June 24, 1996.

Submitted by John Pitkin, 18 Fayette Street

WHEREAS the City and Harvard University are in agreement that conflicts over planned university expansion or other activities can best be resolved through discussions between the university and representatives of affected neighborhoods and the city government which lead to mutually agreeable solutions, and

WHEREAS the impacts of the proposed expansion of Harvard affiliate housing have, for over a year, been the subject of discussions of the Joint Committee for Neighborhood Harvard Consultation, which consists of representatives of the affected neighborhoods and Harvard University, and serious differences about the long-term impacts especially in the Prescott-Ware Street area remain,

WHEREAS it has heretofore been the policy of the City that the Prescott-Ware Street area is to be one of mixed institutional and non-institutional, residential use,

RESOLVED that the City Council urges Harvard to continue its discussions with its neighbors, through the Joint Committee for Neighborhood Harvard Consultation, for the purpose of developing a mutually agreeable solutions for maintaining the residential character and ~~future~~ <sup>future</sup> stability of the Prescott-Ware Street area and further urges that Committee to report back to the City Council within six months

FD

Ch. Act



# City of Cambridge

63.

IN CITY COUNCIL

June 24, 1996

## COUNCILLOR REEVES

**WHEREAS:** The City and Harvard University are in agreement that conflicts over planned university expansion or other activities can best be resolved through discussions between the university and representatives of affected neighborhoods and the city government which lead to mutually agreeable solutions; and

**WHEREAS:** The impacts of the proposed expansion of Harvard affiliate housing have, for over a year, been the subject of discussions of the Joint Committee for Neighborhood Harvard Consultation, which consists of representatives of the affected neighborhoods and Harvard University, and serious differences about the long-term impacts especially in the Prescott-Ware Street area remain; and

**WHEREAS:** It has heretofore been the policy of the City that the Prescott-Ware Street area is to be one of mixed institutional and non-institutional, residential use; now therefore be it

**RESOLVED:** That the City Council urges Harvard to continue its discussions with its neighbors, through the Joint Committee for Neighborhood Harvard Consultation, for the purpose of developing a mutually agreeable solution for maintaining the residential character and stability in the Prescott-Ware Street area and further urges that Committee to report back to the City Council within six months.

**CHARTER RIGHT WAS EXERCISED BY COUNCILLOR DUEHAY.**

Consent Order #63

Rec. #1

Councillors Reeves, Triantafillou and Galluccio  
Urge Harvard to continue its discussion  
with its neighbors, thru the Joint  
Committee for Neighborhood Harvard  
Consultation, for the purpose of  
developing a mutually agreeable *CM-375*  
solution for maintaining the residential  
character and stability in the Prescott-  
Ware Street areas.

9-9-96

Reconsideration prevailed on a  
voice vote of eight members.  
Councillor Reeves recorded in the  
negative.  
Motion to amend by substitution  
submitted by Councillor Duehay -  
Carried.

**ORDER ADOPTED**

8-1-0

In City Council June 24, 1996

CHARTER RIGHT WAS EXERCISED BY COUNCILLOR  
DUEHAY.

7/29/96 Order adopted

Reconsideration filed by  
C. Sullivan & M. Russell