



City of Cambridge

IN CITY COUNCIL
January 19, 1976

Councillor Ackermann
Councillor Clem
Councillor Dushay
Councillor Graham
Councillor Vellucci

ORDERED:

That this City Council go on record as being in favor of filing legislation entitled "An Act Extending Rent and Eviction Controls to Tenants in FHA Developments in Cambridge".

In City Council January 19, 1976
Adopted by a yea and nay vote:
Yeas 5; Nays 4; Absent 0.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

Paul E. Healy
CITY CLERK



City of Cambridge

IN CITY COUNCIL
January 19, 1976

Councillor Ackermann
Councillor Clem
Councillor Duehay
Councillor Graham
Councillor Vellucci

ORDERED:

That this City Council go on record as being in favor of filing legislation entitled "An Act Extending Rent and Eviction Controls to Tenants in FHA Developments in Cambridge".

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Adopted by a yea and nay vote:
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January 19, 1976

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Councillor Clem
Councillor Duchay
Councillor Graham
Councillor Vellucci

ORDERED:

That this City Council go on record as being in favor of filing legislation entitled "An Act Extending Rent and Eviction Controls to Tenants in FHA Developments in Cambridge".

In City Council January 19, 1976
Adopted by a yea and nay vote:
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IN CITY COUNCIL
January 19, 1976

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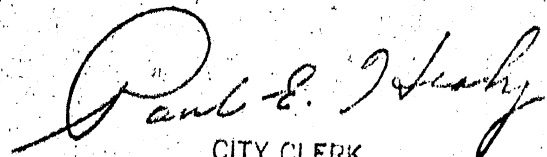
ORDERED:

That this City Council go on record as being in favor
of filing legislation entitled "An Act Extending Rent and Eviction
Controls to Tenants in MHFA Developments in Cambridge".

In City Council January 19, 1976
Adopted by a yea and nay vote:
Yeas 5; Nays 4; Absent 0.
Attest: Paul E. Healy, City Clerk

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ATTEST:


CITY CLERK



City of Cambridge

IN CITY COUNCIL
January 19, 1976

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Councillor Clem
Councillor Duehay
Councillor Graham
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January 19, 1976

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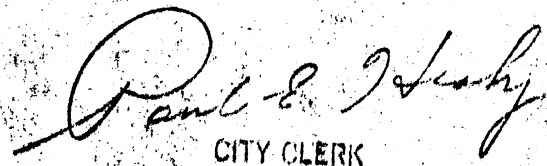
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Adopted by a ye and nay vote:
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Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:


CITY CLERK



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

February 3, 1976

Mr. Joseph Schuler
House Counsel
House of Representatives
State House
Boston, Mass.

Dear Mr. Schuler:

Pursuant to your request, of earlier today, I am forwarding to you a copy of the City Council order dated January 12, 1976 relative to the appointment of Councillor Alfred E. Vellucci as Acting Chairman of said Council. Councillor Vellucci has presided over the Council meetings since January 12th in this capacity.

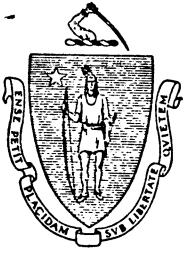
I am also enclosing a copy of the legal opinion of City Solicitor Edward D. McCarthy, dated January 21, 1974, regarding the senior member of the City Council performing the duties of Mayor until such time as the Council elects one of its members.

I hope this information will be beneficial to you.

Sincerely yours,

Joseph E. Connarton
Deputy City Clerk

JEC/cs
Enc.



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND SEVENTY- Six

AN ACT Extending Rent And Eviction Controls To Tenants In MHFA Developments In Cambridge.

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 declared in Section 1 of Chapter 842 of the Acts of 1970 continues to exist in the City of Cambridge, and is especially acute among tenants in privately-owned but government-subsidized housing, and that unless residential rents and evictions are regulated and controlled in said subsidized housing, such emergency and the inflationary pressures resulting therefrom, will produce serious threats to the public health, safety and general welfare of the citizens of said city, and that such emergency should be met immediately and with due regard for the rights and responsibilities of the city of Cambridge.

Section 2. Coverage. Notwithstanding the provisions of Section 3 (b) and 9 (d) of Chapter 842 of the Acts of 1970, or any similar provisions of any other general or special law, the provisions of said Chapter 842 as amended, or of any general or special law in effect in Cambridge which provides for regulation and/or control or rents and/or evictions, shall extend to rental

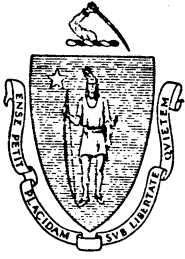
NOTE. - Use ONE side of paper ONLY. DOUBLE SPACE. Insert additional leaves, if necessary.

units that were or are financed, insured or subsidized, in whole or part, by any agency of the Commonwealth of Massachusetts, and which were initially occupied on or before January 1, 1976.

Section 3. Effective Date. This act shall take effect upon passage, or thirty days after acceptance of this act by the City of Cambridge, whichever is later. For the purposes of this section and of Section 2 and 6 (a) of Chapter 842 of the Acts of 1970, this act shall be deemed to have been accepted by the City of Cambridge on the date on which the City Council votes to approve of this Act. Upon the effective date of this act, all summary process actions against any tenant covered under Section 2 of this act shall be immediately suspended and stayed, and these actions shall not proceed any further until the landlord has been granted a certificate of eviction in compliance with Sections 9 (a) and 9 (b) of said Chapter 842.

House, No.

BILL



The Commonwealth of Massachusetts

IN THE YEAR ONE THOUSAND NINE HUNDRED AND SEVENTY- Six

AN ACT Extending Rent And Eviction Controls To Tenants In MHFA Developments In Cambridge.

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

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House, No.....

BILL

To the Honorable Senate and House of Representatives of The Commonwealth of Massachusetts
in General Court assembled.

The undersigned, citizens of Cambridge, respectfully
petition for the passage of the accompanying bill or resolve, and/or for legislation

An Act Extending Rent And Eviction Controls To Tenants In MHFA Developments
in Cambridge.

Petitioners are requested to sign names and addresses legibly.

PETITION—HOUSE

Rep.

of

presents the petition of

PLEASE LEAVE THIS SPACE BLANK.

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[Accompanied by bill], House, No.]

HOUSE OF REPS., 197 .

Referred to the Committee on

Sent up for concurrence.

....., Clerk.

SENATE, 197 .

The Senate concurs.

....., Clerk.

To the Honorable Senate and House of Representatives of The Commonwealth of Massachusetts
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in Cambridge.

Petitioners are requested to sign names and addresses legibly.

AN ACT EXTENDING RENT AND EVICTION CONTROLS TO TENANTS IN MHFA DEVELOPMENTS IN CAMBRIDGE

SECTION 1. Declaration of Emergency. The General Court finds and declares that the serious public emergency declared in Section 1 of Chapter 842 of the Acts of 1970 continues to exist in the City of Cambridge, and is especially acute among tenants in privately-owned but government-subsidized housing, and that unless residential rents and evictions are regulated and controlled in said subsidized housing, such emergency and the inflationary pressures resulting therefrom, will produce serious threats to the public health, safety and general welfare of the citizens of said city, and that such emergency should be met immediately and with due regard for the rights and responsibilities of the city of Cambridge.

SECTION 2. Coverage. Notwithstanding the provisions of Sections 3(b) and 9(d) of Chapter 842 of the Acts of 1970, or any similar provisions of any other general or special law, the provisions of said Chapter 842 as amended, or of any general or special law in effect in Cambridge which provides for regulation and/or control of rents and/or evictions, shall extend to rental units that were or are financed, insured or subsidized, in whole or part, by any agency of the Commonwealth of Massachusetts, and which were initially occupied on or before January 1, 1976.

SECTION 3. Effective Date. This act shall take effect upon passage, or 30 days after acceptance of this act by the City of Cambridge, whichever is later. For the purposes of this section and of Sections 2 and 6(a) of Chapter 842 of the Acts of 1970, this act shall be deemed to have been accepted by the City of Cambridge on the date on which the City Council votes to approve of this Act. Upon the effective date of this act, all summary process actions against any tenant covered under Section 2 of this act shall be immediately suspended and stayed, and these actions shall not proceed any further until the landlord has been granted a certificate of eviction in compliance with Sections 9(a) and 9(b) of said Chapter 842.

A. Vellum
A. Kerman

CITY OF CAMBRIDGE

10

Glenn
Kelman
Buckley

In City Council
January 19, 1976

WHEREAS:--

Tenants in housing which is privately owned, but which is subsidized by the Federal Housing Administration (FHA) or the Massachusetts Housing Finance Agency (MHFA), are low and moderate income tenants who are among those who have the greatest need for protection against arbitrary rent increases and unjust evictions, yet these tenants are arbitrarily and unjustly deprived of those protections because they are not presently allowed to be covered by the rent control law in effect in Cambridge, Chapter 842 of the Acts of 1970, and

WHEREAS:--

The deprivation of rent and eviction control protections for FHA and MHFA tenants has resulted in a serious emergency in the city of Cambridge, detrimental to the public peace, health, safety and convenience, including, most recently, approval by FHA of a \$60 rent increase for tenants in Walden Square (240 units) allowing their landlord to charge \$228 monthly for a one-bedroom apartment and \$248 monthly for a two-bedroom apartment, and approval by FHA of a \$15 rent increase for tenants at Rindge Towers (750 units) allowing their landlord to charge \$190 for a one-bedroom apartment and \$210 for a two-bedroom apartment, and including the lack of any real protections against unjust evictions. therefore be it

ORDERED:--

as soon as possible

That the City Council approves and hereby urges passage without amendment by the Great and General Court of the attached home rule bills, entitled: An Act Extending Rent and Eviction Controls to Tenants in FHA Developments in Cambridge, and An Act Extending Rent and Eviction Controls to Tenants in MHFA Developments in Cambridge.

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#10

City of Cambridge

MASSACHUSETTS

In City Council

January 26

1976

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem	✓			
Mr. Clinton		✓		
Mr. Danehy		✓		
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell		✓		
Mr. Sullivan		✓		
Mr. Vellucci	✓			

5 4

Order Adopted



City of Cambridge

Councillor Ackermann
 Councillor Clem
 Councillor Duehay
 Councillor Graham
 Councillor Vellucci

10
 IN CITY COUNCIL
 January 19, 1976

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Paul E. Healy
 CITY CLERK

Order #10

S-21

C. Ackermann, Clem, Duehay, Graham, Vellucci
urging the Legislature to adopt legislation
placing MHFA and FHA housing developments under
Rent Control.

In City Council,

Jan. 19, 1976

1/19/76

Order Adopted

legislation filed by

2 separate Bills

with 6 signatures