

Calendar #10  
City of Cambridge  
MASSACHUSETTS

In City Council 12/17 1979

*C. Wylie Remove from the Table -*

	YEA	NAY	ABSENT	PRESENT
Mr. Crane		✓		
Mr. Duehay	✓			
Mr. Frisoli		✓		
Ms. Graham			✓	
Ms. Preusser	✓			
Mr. Sullivan		✓		
Mr. Vellucci			✓	
Mr. Wylie	✓			
Mayor Danahy		✓		

*3 4 2*

*Motion to Suspend Rules to Remove from Table*

*Passed 3-4-2*

October 15, 1979

INTRODUCED BY CITY MANAGER JAMES L. SULLIVAN

AN ORDER CONCERNING AN APPROPRIATION FOR THE FISCAL YEAR BEGINNING JULY 1, 1979

ORDERED: That the following transfer be made in the General Fund of the City of Cambridge:

<u>FROM</u>	<u>AMOUNT</u>	<u>TO</u>	<u>AMOUNT</u>
Reserve		Rent Control	
Extraordinary Expenses	23,495	Salaries and Wages	21,195
		Other Ordinary Maintenance	2,300
			<hr/>
			23,495

REASON(S)

To meet increasing workload

# City of Cambridge

MASSACHUSETTS

Agenda #14 Transfer of \$23,495.00 in the Rent Control Board.

In City Council October 15 1979

	YEA	NAY	ABSENT	PRESENT
Mr. Crane				
Mr. Duehay				
Mr. Frisoli				
Ms. Graham				
Ms. Preusser				
Mr. Sullivan				
Mr. Vellucci				
Mr. Wylie				
Mayor Danahy				



# CITY OF CAMBRIDGE

639 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL 498-9077

RENT CONTROL BOARD

PETER D. STANTON, EXECUTIVE DIRECTOR

September 26, 1979

Mr. James L. Sullivan  
City Manager  
City Hall  
Cambridge, MA 02139

Re: Supplemental Appropriation for Rent Control Department

Dear Mr. Sullivan:

Please accept this letter as the Rent Control Department's request for a supplemental appropriation to its budget for fiscal 1979-1980. This request is made reluctantly, but is necessary in my judgement, in order to ensure that the requests of the citizens of the City of Cambridge who are affected by work of this Department can be addressed in a reasonable period of time.

At the present time, the resources of the Rent Control Department are being stressed to the breaking point due to a drastic increase in cases required to be processed. During the City Council budget hearing in the spring, this Department has requested funding for a seventh Hearing Examiner's position which we felt was necessary due to the large increase in the number of Rent Adjustment Petitions filed with the Board. This request was turned down by the Council.

I believe the increase in Rent Adjustment Petitions is the result of our efforts over the past twelve (12) months to encourage more small landlords to apply to the Board for increases in rent levels. I have impressed on my staff, the Council's desire to make it easier for small landlords to deal with the Board's procedures. I feel that we have been very successful in this effort and that this is reflected in this effort and that this is reflected in the large increase in the number of Petitions we have received. However, due to our staff limitations, we cannot process the required hearings in a reasonable length of time. This could undermine our efforts to assist the small Cambridge landlord.

Mr. James L. Sullivan  
City Manager

September 26, 1979

Also due to the "Chicarelli case" the Rent Control Department is required to process an unanticipated large increase in Applications for Certificates of Eviction. The Third District Court has recently indicated that the Board will be required to decide all issues concerning the rent due the Chicarelli's. The attorney for the Chicarelli family has informed me that he expects to bring Applications for around 250 Certificates of Eviction against tenants in Chicarelli properties. The Board is currently receiving some of these Applications.

I have recently met with Judge Sherman regarding these matters and he informed me that it was his strong desire that the Rent Control Board deal with all "Chicarelli evictions" in a rapid fashion. The Judge was shocked when I informed him that the Board only employed six (6) Hearing Examiner's to hear all cases. He told me to request additional personnel to accomplish these Hearings.

I can graphically display the increase in case load with the following:

	<u>1977-1978</u>	<u>1978-1979</u>	<u>1979-1980</u>
Rent Adjustment Petitions	176	233	290
Eviction Applications	622	558	850
Tenant Complaints	69	108	110
Special Cases	64	56	66
Gen. Adjustment Cases	548	0	750
Other Hearings	<u>0</u>	<u>0</u>	<u>200</u>
	1479	955	2266

Of course, all cases filed with the Board shall be heard and completed, but due to the large increase in cases there will be unavoidable delays in processing cases. As I have previously stated the Board employs six (6) individuals as Hearing Examiners. During this fiscal year each Hearing Examiner will be assigned approximately 378 cases. In the two previous fiscal years each Hearing Examiner averaged 203 assigned cases each year.

Mr. James L. Sullivan  
City Manager

September 26, 1979

Therefore based on the above, the Rent Control Department requests a supplemental appropriation as follows:

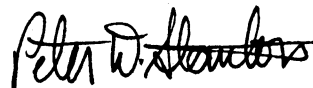
- A. Four (4) part-time Hearing Examiners -  
20 hours per week @ \$7.3650 per hour  
- to start no earlier than November 1,  
1979 - appropriation required \$20,160.00
- B. Two (2) part-time clerk/typist - 20  
hours per week @ \$4.8912 per hour  
- to start no earlier than November 1,  
1979 - appropriation required 6,110.00
- C. Additional supplies 600.00
- Additional printing and reproduction 1,000.00
- Additional postage and advertising 700.00

Total supplemental appropriation requested = \$28,570.00

Supplemental appropriation by account codes are as follows:

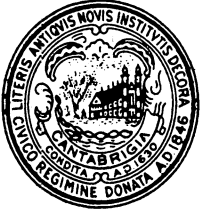
001-3-36-06-00-00-1-00	\$26,270.00
001-3-36-06-00-00-3-01	600.00
001-3-36-06-00-00-3-02	1,000.00
001-3-35-06-00-00-3-03	300.00
001-3-36-06-00-00-3-04	<u>400.00</u>
	\$28,570.00

Very truly yours,



Peter D. Stanton  
Executive Director

PDS:mm  
cc: CRCB



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

October 15, 1979

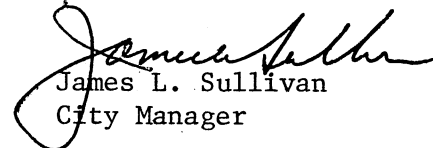
To the Honorable, the City Council:

The attached transfer request in the amount of \$23,495.00 for the Rent Control Board is needed to insure that issues and questions currently before the Rent Control Board are answered in a timely manner.

I have attached a copy of Mr. Stanton's memo which clearly outlines the request. If you notice, there is a slight difference between Mr. Stanton's request and my recommendation. This is due to the fact that the original request projected the additional employees to begin work on November 1, 1979, while I am recommending a starting date of January 1, 1980.

Passage of the enclosed order is strongly recommended.

Very truly yours,

  
James L. Sullivan  
City Manager

JLS/nwc

02/10

F-14

Transfer of \$23,495.00 in the Rent Control Board.

12/17/79 Resolved

Wylie Motion for Table

Under Suspension of the

Rules

Suspension Failed on Roll

Call 3-4-2

In City Council,

1/21/1980 Calendar #1

10/15/79

Tabled

FOR

DIAE

WECIL

By

COUNCILLOR CRAIG

1/21/80 Alternative Action

Revised - Placed on File