



City of Cambridge

96.

IN CITY COUNCIL

June 2, 1997

COUNCILLOR DAVIS
VICE MAYOR BORN
COUNCILLOR DUEHAY
COUNCILLOR GALLUCCIO

WHEREAS: 11-15 Green Street was sold March 26, 1997 for \$1 million; and

WHEREAS: The former owners would not knowingly have sold to anyone who intended to empty the building; and

WHEREAS: The new owners are attempting to evict all 16 tenants with only 30 days notice; and

WHEREAS: Tenants have not been offered a concrete option for remaining in, or returning to, the building after the announced extensive renovations; and

WHEREAS: The new owners proposed high-end rehabilitation involving relocated kitchens, central air conditioning, ceramic tile bathrooms, etc; and

WHEREAS: Discrepancy between the financial and architectural packages connected to the sale and proposed renovation of this building (making the whole proposal inconsistent) suggests a potential for ultimate quasi-legal condominium conversion; and

WHEREAS: The proposed rents after renovations are \$1,250 - \$1,750/month; and

WHEREAS: Few, if any, of the current tenants (some of who had protected status for the last two years) could afford these proposed rents; and

WHEREAS: The City Council has gone on record, over one year ago, requesting all major property owners to moderate rent increases in the midst of Cambridge's housing crisis; and

WHEREAS: Tenants from 11-15 Green Street presented their case to the City Council two weeks ago; now therefore be it

RESOLVED: That the City Council go on record urging that the new owners of 11-15 Green Street, Rick Kaplan, Bill Kaplan and Barry Korobkin:-

- Negotiate a settlement with the current tenants that allows tenants to remain in their homes during renovations; and
- Negotiate a settlement with the current tenants that assures that the remaining tenants can continue to live in the building after renovations are completed, if at all possible; and
- Set aside a significant number of newly renovated apartments for housing permanently affordable to low and moderate income residents; and be it further

RESOLVED: That the City Council requests that the City Clerk send a letter to the new owners communicating the above requests; and be it further

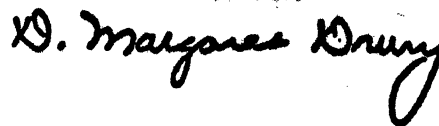
RESOLVED: That the City Manager be and hereby is requested to instruct the Community Development Department to work with the new owners to assist their efforts to maintain affordable units in the new development, once a settlement is reached with the current tenants.

In City Council June 2, 1997

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;



ATTEST:-

D. Margaret Drury
City Clerk

HD

RECEIVED BY
OFFICE OF CITY CLERK

DRAFT MAY 30 AM 9:50 Council Order on 11-15 Green Street DRAFT

CAMBRIDGE MA.

May 22, 1997

DRAFT #2

- Whereas, 11-15 Green Street was sold March 26, 1997 for \$1million;
- Whereas, the former owners would not knowingly have sold to anyone who intended to empty the building;
- Whereas, the new owners are attempting to evict all 16 tenants with only 30 days notice;
- Whereas, tenants have not been offered a concrete option for remaining in, or returning to, the building after the announced extensive renovations;
- Whereas, the new owners propose high-end rehabilitation involving relocated kitchens, central air conditioning, ceramic tile bathrooms, etc;
- Whereas, discrepancy between the financial and architectural packages connected to the sale and proposed renovation of this building (making the whole proposal inconsistent) suggests a potential for ultimate quasi-legal condominium conversion;
- Whereas, the proposed rents after renovations are \$1250-\$1750/month;
- Whereas, few, if any, of the current tenants (some of who had protected status for the last two years) could afford these proposed rents;
- Whereas, the city council has gone on record, over one year ago, requesting all major property owners to moderate rent increases in the midst of Cambridge's housing crisis;
- Whereas, tenants from 11-15 Green Street presented their case to the city council two weeks ago;

Therefore: The city council goes on record ^{urging} ~~requesting~~ that the new owners of 11-15 Green Street, Rick Kaplan, Bill Kaplan, and Barry Korobkin:-

1. Negotiate a settlement with the current tenants that allows tenants to remain in their homes during renovations; and,
2. Negotiate a settlement with the current tenants that ^{guarantees} ~~guarantees~~ that the remaining tenants can continue to live in the building after renovations are completed; ~~and~~ ^{if at all possible}
3. Set aside a significant number of newly renovated apartments for housing permanently affordable to low and moderate income residents.

Therefore: The city council requests that the city clerk send a letter to the new owners communicating the above requests.

Therefore: The city council requests that the city manager instruct the Community Development Department to work with the new owners to assist their efforts to maintain affordable units in the new development, once a settlement is reached with the current tenants.

DAVIS

RESOLVED: That the City Council go on record urging that the new owners of 11-15 Green Street, Rick Kaplan, Bill Kaplan and Barry Korobkin:-

- Negotiate a settlement with the current tenants that allows tenants to remain in their homes during renovations; and
- Negotiate a settlement with the current tenants that assures that the remaining tenants can continue to live in the building after renovations are completed, if at all possible; and
- Set aside a significant number of newly renovated apartments for housing permanently affordable to low and moderate income residents; and be it further

RESOLVED: That the City Council requests that the City Clerk send a letter to the new owners communicating the above requests; and be it further

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Born, Dwehag, Galluccio
Consent Order #96

CM-342

Councillor Davis re: Maintain
affordable housing units in the
new development at 11-15 Green
Street.

In City Council June 2, 1997

ORDER ADOPTED