

City of Cambridge

MASSACHUSETTS

In City Council April 22 1991

C. Walsh

Amendment to Police, Statement # 1

	YEA	NAY	ABSENT	PRESENT
Mr. Ed Cyr		✓		
Mr. Francis H. Duehay		✓		
Mr. Jonathan S. Myers		✓		
Mr. Kenneth E. Reeves		✓		
Mrs. Sheila T. Russell	✓			
Mr. Walter J. Sullivan			✓	
Mr. Timothy J. Toomey, Jr.		✓		
Mr. William H. Walsh	✓			
Mayor Alice K. Wolf		✓		

2

6

1

Failed

City of Cambridge

MASSACHUSETTS

In City Council _____ 199

Police #3

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan			✓		
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf	✓				

7 1 1



City of Cambridge

Calendar Item # 3F

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support improved housing access. Access to housing is a critical concern which cannot simply be regulated by laws concerning discrimination. While utilizing and building on existing resources to fight housing discrimination, we must recognize that the poor, moderate income families with children, the elderly, and the disabled continue to experience real barriers to access. They will require our assistance.

In City Council April 22, 1991.
Adopted by a yeas and nays vote:-
Yeas 7; Nays 1; Absent 1.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "Joseph E. Connarton".

Joseph E. Connarton, City Clerk

City of Cambridge

MASSACHUSETTS

In City Council _____ 199

Policy - Number 4

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers	✓				
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan			✓		
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf	✓				

7 1 1



City of Cambridge

Calendar Item # 3G

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support affordable homeownership. An often underestimated source of affordable housing in Cambridge, and an important force in stabilizing neighborhoods, is that portion of our housing stock acquired by owner-occupants prior to the recent decade's housing inflation. Not only do these owners provide affordable housing for themselves, but often they provide such opportunities to others.

In City Council April 22, 1991.

Adopted by the affirmative vote of seven members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "Joseph E. Connarton".

Joseph E. Connarton, City Clerk

**COUNCILLOR TOOMEY REQUESTED TO BE RECORDED IN THE
NEGATIVE ON THIS MATTER.**



City of Cambridge

Calendar Item # 3H

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support building appropriate new housing. We must declare and act upon a commitment to build a specified number of units of new housing per year which will be permanently affordable to very low and low income households. Special attention should be given to developing types of housing which are in short supply, such as S.R.O.'s and supportive housing for homeless and formerly homeless families.

In City Council April 22, 1991.

Adopted by the affirmative vote of seven members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "Joseph E. Connarton".

Joseph E. Connarton, City Clerk

COUNCILLOR TOOMEY REQUESTED TO BE RECORDED IN THE NEGATIVE ON THIS MATTER.



City of Cambridge

Calendar Item # 3I

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support prioritizing resource allocations to help the poor. We have become, perhaps, a throw away society; but we cannot afford to discard our neighbors. We cannot turn our backs on need and say: "you do not have to live in Cambridge." We must take care of our own neighbors and neighborhoods, be prepared to share our surplus, and set a positive example for the Commonwealth.

In City Council April 22, 1991.

Adopted by the affirmative vote of seven members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

Joseph E. Connarton

ATTEST:-

Joseph E. Connarton, City Clerk

**COUNCILLOR TOOMEY REQUESTED TO BE RECORDED IN THE
NEGATIVE ON THIS MATTER.**



City of Cambridge

Calendar Item # 3J

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support "pro-affordable housing" zoning reform. City zoning ordinances should be reformed to encourage the development of small, scattered-site affordable housing. This may be done through the use of density bonuses and other preferential treatment; a commitment to exclusive-use housing districts; and through requiring the inclusion of affordable units in all multi-family developments.

In City Council April 22, 1991.

Adopted by the affirmative vote of five members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk

COUNCILLOR TOOMEY REQUESTED TO BE RECORDED IN THE NEGATIVE ON THIS MATTER.

COUNCILLORS RUSSELL AND WALSH REQUESTED TO BE RECORDED AS PRESENT ON THIS MATTER.



City of Cambridge

Calendar Item # 3K

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support consistent enforcement. While we intend to bring new and substantial resources to the problem of housing stock maintenance and rehabilitation, we recognize that the maintenance of a quality housing environment will require the consistent enforcement of health code regulations, and the utilization of all available sanctions and remedies. Enforcement programs must work hand in hand with rehabilitation efforts and must move beyond simple code enforcement to capital needs assessment.

In City Council April 22, 1991.

Adopted by the affirmative vote of five members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk

COUNCILLOR TOOMEY REQUESTED TO BE RECORDED IN THE NEGATIVE ON THIS MATTER.

COUNCILLORS RUSSELL AND WALSH REQUESTED TO BE RECORDED AS PRESENT ON THIS MATTER.

City of Cambridge

MASSACHUSETTS

In City Council April 22 1991

C. Cyr *Police # 1*

	YEA	NAY	ABSENT	PRESENT
Mr. Ed Cyr	✓			
Mr. Francis H. Duehay	✓			
Mr. Jonathan S. Myers	✓			
Mr. Kenneth E. Reeves	✓			
Mrs. Sheila T. Russell	✓			
Mr. Walter J. Sullivan			✓	
Mr. Timothy J. Toomey, Jr.		✓		
Mr. William H. Walsh		✓		
Mayor Alice K. Wolf	✓			
	6	2	1	

City of Cambridge

MASSACHUSETTS

In City Council April 22 1991

Police #2

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr	✓				
Mr. Francis H. Duehay	✓				
Mr. Jonathan S. Myers				✓	
Mr. Kenneth E. Reeves	✓				
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan			✓		
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh				✓	
Mayor Alice K. Wolf	✓				

5 1 1 2



City of Cambridge

Calendar Item # 3D

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That the policy statement supporting housing preservation be amended by striking the word "maximum".

In City Council April 22, 1991.

Failed of adoption by a yea and nay vote:-

Yeas 2; Nays 6; Absent 1.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "Joseph E. Connarton".

Joseph E. Connarton, City Clerk

City of Cambridge

MASSACHUSETTS

In City Council _____ 199

	YEA	NAY	ABSENT	PRESENT	
Mr. Ed Cyr		✓			
Mr. Francis H. Duehay		✓			
Mr. Jonathan S. Myers		✓			
Mr. Kenneth E. Reeves		✓			
Mrs. Sheila T. Russell	✓				
Mr. Walter J. Sullivan			✓		
Mr. Timothy J. Toomey, Jr.		✓			
Mr. William H. Walsh	✓				
Mayor Alice K. Wolf		✓			

2

6

1



City of Cambridge

Calendar Item # 3E

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support non-profit and tenant ownership of the multi-family stock. We must support the purchase of multi-family housing (including the substantial expiring use stock) by non-profits and limited equity co-ops in order to insure their permanent availability as affordable housing for low-income people.

In City Council April 22, 1991.
Adopted by a ye and nay vote:
Yeas 7; Nays 1; Absent 1.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;
ATTEST: *Joseph E. Connarton*

Joseph E. Connarton, City Clerk.

City of Cambridge

The Housing and Community Development Committee conducted a public hearing on Tuesday, April 2, 1991 beginning at 7:11 p.m. in the Sullivan Chamber, City Hall.

Councillor Edward N. Cyr, Chair of the above referenced Committee convened the hearing and stated that this evening's discussions would center on the specific policy statements contained in The Cambridge Housing Plan dated February 25, 1991 (Pages 5-7). Present at the hearing were: Councillor Francis H. Duehay, Councillor Jonathan S. Myers, Councillor William H. Walsh and Deputy City Clerk John E. Flynn.

To begin the discussions, Councillor Cyr stated that the proposed policy statements are intended to bring about a degree of clarity to the City's housing policy. He stated that the policy statements as presented were the results of extended discussions held with a host of individuals, advocates, developers, the Clergy and civic and social groups in order to fully reflect the values, attitudes and morals of the City of Cambridge.

Councillor Cyr then proceeded to review the attached policy statements for the Committee and the public. In his review, Councillor Cyr stressed the need for a comprehensive housing policy to ensure affordability, accessibility, habitability and resource allocations to help those in need. At the conclusion of Chair's remarks, the Committee solicited public comment on the outlined policy statements.

At this time Ms. Stephanie Anne Gramolini, President of the Cambridge Civic Association, 6 Washington Avenue, spoke from prepared remarks registering the Association's whole-hearted support for the general goals of The Cambridge Housing Plan. (Copy of Ms. Gramolini's remarks are attached).

At this time the Committee heard from Mr. Dick Stone, 179 Putnam Avenue, who stated that although he has mixed emotions about Rent Control he called the report a solid piece of work. Mr. Stone recommended to the Committee the addition of quantifying data and utilization issues in the final report.

Councillor Cyr inquired of Mr. Stone his recommendations on ways to improve utilization vis a vis access to housing.

Mr. Stone suggested a City computer matching model where needs could be matched to available resources thus strengthening community spirit and decreasing community isolation.

At this time the Committee heard from Mr. Philip Mangano representing the Cambridge Clergy for Affordable Housing who stated that in the Clergy's proposal specific comments are stated on the proposals offered by Councillor Cyr and by Councillor Toomey. Mr. Mangano stated that the Clergy strongly supports Councillor Cyr on prioritizing resource allocations to help the poor. He further stated that the Clergy's proposal also deals with the subject of access and targeted resources for the poor, homeless, linguistic and people of color.

Councillor Cyr stated that the Committee would be fully reviewing the Clergy's proposal during the Spring of 1991.

Mr. Ross Zerchykov, 6 Washington Avenue, presented written testimony to the Committee. (Copy attached)

Ms. Julia Gregory, 11 Market Street, applauded the idea of a comprehensive housing policy but stated such a policy would not work if the rumors circulating about the elimination of funds for the Housing Services Program became a reality.

Councillor Cyr in response stated that it was only a rumor and would support the Program's allocation during the upcoming budget process.

At this time Councillor Cyr offered the following motion:

ORDERED: That the Housing and Community Development Committee forwards the Policy statements of The Cambridge Housing Plan to the full City Council for its review and action.

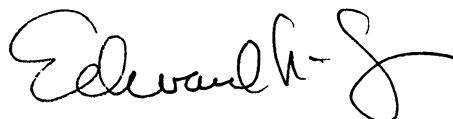
On a voice vote the motion carried.

Councillor Cyr stated that at the next Committee hearing the administrative reorganization proposal would be addressed.

Councillor Cyr concluded the hearing by thanking those in attendance for their comments and participation.

The hearing adjourned at 7:45 p.m.

For the Committee

A handwritten signature in black ink, appearing to read "Edward N. Cyr", written in a cursive style.

Councillor Edward N. Cyr, Chair

TESTIMONY AT THE APRIL 2, 1991 HEARING OF THE SUBCOMMITTEE
ON HOUSING.

My name is Stephanie Anne Gramolini. I am here tonight as
President of the Cambridge Civic Association.

For the record, I am happy to register our Association's
whole-hearted support for the general goals of the Cambridge
Housing Plan.

It is time to substitute programs for rhetoric about
affordable housing.

It is time to coordinate and integrate our many housing
programs into a consistent housing policy.

We also agree that the major thrust of that policy should
be, as the Plan states: to insure that our neighborhoods
can continue to resist the effects of housing speculation
and decay.

To help resist speculation, we agree that Rent Control must
be maintained and strengthened by integrating it into the
city's overall housing policy.

Rent Control can also be strengthened by streamlining, where
possible, what the plan calls the "maze of regulation".

Rent control can best be maintained by addressing the issue
of housing decay.

The plan is right on target in addressing housing preservation and rehabilitation as the key issue.

It is time to strengthen housing inspection and tie it more closely to rehab efforts.

It is time that we recognize the inherent conflict, under the status quo, of affordability and habitability.

And, it is time that we as a community take responsibility for changing that status quo, for asking ourselves not whether we should rehab, but rather how can we pay for it.

The emphasis has to be on "we".

If affordable housing is a community resource and if all of us benefit from the diversity and stability that it provides, then we have to take responsibility for its preservation.

We can no longer count on the Federal and **S**tate governments.

We should no longer throw the problem back onto the backs of the property owners and the tenants in the decaying housing.

As I understand it, the specifics of how we face up to this responsibility will be the subject of another hearing. We look forward to that hearing and the dialogue that it is sure to engender.

Thank You.

TESTIMONY AT THE APRIL 2, 1991 HEARING OF THE HOUSING
SUBCOMMITTEE

My name is Ross Zerchykov. I live at 6 Washington Ave.

For the record, I too am here representing the Cambridge Civic Association, and would like to add just a few footnotes to the testimony of the previous witness who represented the CCA.

For the record, we do support the goals of non-profit and tenant ownership and improved housing access. We also applaud the notion of prioritizing resources to help the poor and the goal of building appropriate new housing, such as S.R.D.'s, for populations who are especially at-risk of homelessness.

We also agree that a capital needs assessment is long overdue. In fact, you may want to consider making it -- the needs assessment a necessary first step in an overall plan of attack.

And this brings me to my second comment or suggestion. You might want to consider setting annual numerical goals not just for construction of new affordable housing, but also for the rehab of existing multi-family housing.

Having annual targets may help to focus the discussion about "how" to quote the report, "we can pay for it".

After years of neglect the problem may otherwise seem overwhelming. And when it is too overwhelming it is too easy to walk away from it, especially in a time of tight budgets.

Having annual targets breaks down "the problem" into manageable pieces. It may also help those who may be asked to contribute to paying for the cost of the rehab -- the general tax payers, or rent controlled tenants -- see what their contributions would be buying.



City of Cambridge

Calendar Item # 3B

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That the policy statement supporting Rent Control be amended by striking out the words "single most" in the first line.

In City Council April 22, 1991.
Failed of adoption by a ye and nay vote:
Yeas 2; Nays 6; Absent 1.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "Joseph E. Connarton".

Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item #3C

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support housing preservation rehabilitation as the key component in our Strategy. The most important source of affordable housing in Cambridge is that stock which already exists. Therefore it must be a goal of the City of Cambridge to marshal all available resources to deal with the required substantial rehabilitation of the aging rental stock (including the critical issue of de-leading) while maintaining the maximum affordability. We must declare and act upon a numeric commitment to rehabilitate.

In City Council April 22, 1991.
Adopted by a ye and nay vote:-
Yeas 5; Nays 1; Absent 1; Present 2.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink that reads "Joseph E. Connarton".

Joseph E. Connarton, City Clerk.



City of Cambridge

Calendar Item # 3A

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support Rent Control. Rent Control is the single most important housing policy that the City of Cambridge has in place. Over the past twenty years it has allowed a substantial percentage of the rental housing stock to remain affordable in the face of unprecedented inflationary pressures. For the system to serve us as well over the next twenty years, Rent Control must now be more consistently integrated into the city's overall housing program, and a conscious strategy must be developed to guarantee the housing stocks preservation, while expanding efforts to maintain affordability. Rent Control regulations must reflect the broader policy objectives of the city.

In City Council April 22, 1991.
Adopted by a ye and nay vote:
Yeas 6; Nays 2; Absent 1.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton

Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item # 3B

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That the policy statement supporting Rent Control be amended by striking out the words "single most" in the first line.

In City Council April 22, 1991.
Failed of adoption by a ye and nay vote:
Yeas 2; Nays 6; Absent 1.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

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Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item #3C

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

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In City Council April 22, 1991.
Adopted by a yea and nay vote:-
Yeas 5; Nays 1; Absent 1; Present 2.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk.



City of Cambridge

Calendar Item # 3D

IN CITY COUNCIL

April 22, 1991

COUNCILLOR WALSH

ORDERED: That the policy statement supporting housing preservation be amended by striking the word "maximum".

In City Council April 22, 1991.
Failed of adoption by a ye and nay vote:-
Yeas 2; Nays 6; Absent 1.
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A true copy;

ATTEST:-

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Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item # 3E

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support non-profit and tenant ownership of the multi-family stock. We must support the purchase of multi-family housing (including the substantial expiring use stock) by non-profits and limited equity co-ops in order to insure their permanent availability as affordable housing for low-income people.

In City Council April 22, 1991.
Adopted by a yea and nay vote:
Yeas 7; Nays 1; Absent 1.
Attest:- Joseph E. Connarton, City Clerk.

A true copy; *Joseph E. Connarton*
ATTEST:

Joseph E. Connarton, City Clerk.



City of Cambridge

Calendar Item # 3F

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support improved housing access. Access to housing is a critical concern which cannot simply be regulated by laws concerning discrimination. While utilizing and building on existing resources to fight housing discrimination, we must recognize that the poor, moderate income families with children, the elderly, and the disabled continue to experience real barriers to access. They will require our assistance.

In City Council April 22, 1991.
Adopted by a ye and nay vote:-
Yeas 7; Nays 1; Absent 1.
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A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk



City of Cambridge

Calendar Item # 3G

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support affordable homeownership. An often underestimated source of affordable housing in Cambridge, and an important force in stabilizing neighborhoods, is that portion of our housing stock acquired by owner-occupants prior to the recent decade's housing inflation. Not only do these owners provide affordable housing for themselves, but often they provide such opportunities to others.

In City Council April 22, 1991.

Adopted by the affirmative vote of seven members.

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A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk

**COUNCILLOR TOOMEY REQUESTED TO BE RECORDED IN THE
NEGATIVE ON THIS MATTER.**



City of Cambridge

Calendar Item # 3H

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support building appropriate new housing. We must declare and act upon a commitment to build a specified number of units of new housing per year which will be permanently affordable to very low and low income households. Special attention should be given to developing types of housing which are in short supply, such as S.R.O.'s and supportive housing for homeless and formerly homeless families.

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Adopted by the affirmative vote of seven members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk

COUNCILLOR TOOMEY REQUESTED TO BE RECORDED IN THE NEGATIVE ON THIS MATTER.



City of Cambridge

Calendar Item # 3I

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support prioritizing resource allocations to help the poor. We have become, perhaps, a throw away society; but we cannot afford to discard our neighbors. We cannot turn our backs on need and say: "you do not have to live in Cambridge." We must take care of our own neighbors and neighborhoods, be prepared to share our surplus, and set a positive example for the Commonwealth.

In City Council April 22, 1991.

Adopted by the affirmative vote of seven members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy; *Joseph E. Connarton*
ATTEST:-

Joseph E. Connarton, City Clerk

COUNCILLOR TOGMEY REQUESTED TO BE RECORDED IN THE NEGATIVE ON THIS MATTER.



City of Cambridge

Calendar Item # 3J

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support "pro-affordable housing" zoning reform. City zoning ordinances should be reformed to encourage the development of small, scattered-site affordable housing. This may be done through the use of density bonuses and other preferential treatment; a commitment to exclusive-use housing districts; and through requiring the inclusion of affordable units in all multi-family developments.

In City Council April 22, 1991.

Adopted by the affirmative vote of five members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk

COUNCILLOR TOOMEY REQUESTED TO BE RECORDED IN THE NEGATIVE ON THIS MATTER.

COUNCILLORS RUSSELL AND WALSH REQUESTED TO BE RECORDED AS PRESENT ON THIS MATTER.



City of Cambridge

Calendar Item # 3K

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support consistent enforcement. While we intend to bring new and substantial resources to the problem of housing stock maintenance and rehabilitation, we recognize that the maintenance of a quality housing environment will require the consistent enforcement of health code regulations, and the utilization of all available sanctions and remedies. Enforcement programs must work hand in hand with rehabilitation efforts and must move beyond simple code enforcement to capital needs assessment.

In City Council April 22, 1991.

Adopted by the affirmative vote of five members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton, City Clerk

COUNCILLOR TOOMEY REQUESTED TO BE RECORDED IN THE NEGATIVE ON THIS MATTER.

COUNCILLORS RUSSELL AND WALSH REQUESTED TO BE RECORDED AS PRESENT ON THIS MATTER.



City of Cambridge

Original Order

--12--

IN CITY COUNCIL

~~April 8, 1991~~

April 22, 1991

COUNCILLOR MYERS
VICE MAYOR REEVES

WHEREAS: There will be substantial benefit to the rent control system, landlord and tenant alike to establish and emphasize an approval system for capital improvements which is predictable, efficient, and non-controversial; and

WHEREAS: It is in the best interest of all parties to bring parties together and not apart; and

WHEREAS: Within current rent control laws there is a regulation which encourages the use of a pre-approval process; now therefore be it

RESOLVED: That the Cambridge City Council recommend that the Rent Control Board develop mechanisms which strongly recommend the expansion of the use of a pre-approval program for capital improvements; and be it further

RESOLVED: That the program should ensure that the following measures are met including, 1) landlord and tenant agreement; 2) a rent control staff person who is assigned to facilitate the process, including ensuring that there is agreement on the scope of work, and letting both parties know what the new rent will be; 3) a complete inspection after the work is completed by the rent control staff person to assure that the work is done before any rent increase is granted; and, 4) repairs undertaken to bring the unit up to code; and be it further

RESOLVED: That the City Council recommends to the Rent Control Board that a process be clearly outlined and determined which will allow tenants living in substandard conditions or desiring certain repairs to initiate the pre-approval process. In these cases a rent control staff person would be assigned to facilitate collaboration between the tenant and the landlord in these type of cases; and be it further

RESOLVED: That it be noted that such a program is voluntary for both landlord and tenant, but may serve as a substantial benefit to each in making the rent adjustment process less time-consuming and more predictable.



City of Cambridge

Calendar Item # 3A

IN CITY COUNCIL

April 22, 1991

COUNCILLOR CYR

ORDERED: That the City Council goes on record establishing the following policy statement as it relates to housing:

We support Rent Control. Rent Control is the single most important housing policy that the City of Cambridge has in place. Over the past twenty years it has allowed a substantial percentage of the rental housing stock to remain affordable in the face of unprecedented inflationary pressures. For the system to serve us as well over the next twenty years, Rent Control must now be more consistently integrated into the city's overall housing program, and a conscious strategy must be developed to guarantee the housing stocks preservation, while expanding efforts to maintain affordability. Rent Control regulations must reflect the broader policy objectives of the city.

In City Council April 22, 1991.
Adopted by a yea and nay vote:
Yeas 6; Nays 2; Absent 1.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;
ATTEST:- *Joseph E. Connarton*

Joseph E. Connarton, City Clerk

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- * **We Support Rent Control.** Rent Control is the single most important housing policy that the city of Cambridge has in place. Over the past twenty years it has allowed a substantial percentage of the rental housing stock to remain affordable in the face of unprecedented inflationary pressures. For the system to serve us as well over the next twenty years, Rent Control must now be more consistently integrated into the city's overall housing program, and a conscious strategy must be developed to guarantee the housing stock's preservation, while expanding efforts to maintain affordability. Rent Control regulations must reflect the broader policy objectives of the City.

*** We Support Housing Preservation/Rehabilitation as the Key Component in our Strategy.** The most important source of affordable housing in Cambridge is that stock which already exists. Therefore it must be a goal of the City of Cambridge to marshal all available resources to deal with the required substantial rehabilitation of the aging rental stock (including the critical issue of de-leading) while maintaining the maximum affordability. We must declare and act upon a numeric commitment to rehabilitate.

- * **We Support Non-Profit and Tenant Ownership of the Multi-Family Stock.** We must support the purchase of multi-family housing (including the substantial expiring use stock) by non-profits and limited equity co-ops in order to insure their permanent availability as affordable housing for low-income people.

* **We Support Improved Housing Access.** Access to housing is a critical concern which cannot simply be regulated by laws concerning discrimination. While utilizing and building on existing resources to fight housing discrimination, we must recognize that the poor, moderate income families with children, the elderly, and the disabled continue to experience real barriers to access. They will require our assistance.

* **We Support Affordable Homeownership.** An often-underestimated source of affordable housing in Cambridge, and an important force in stabilizing neighborhoods, is that portion of our housing stock acquired by owner-occupants prior to the recent decade's housing inflation. Not only do these owners provide affordable housing for themselves, but often they provide such opportunities to others.

- * **We Support Building Appropriate New Housing.** We must declare and act upon a commitment to build a specified number of units of new housing per year which will be permanently affordable to very low and low-income households for the next ten years. Special attention should be given to developing types of housing which are in short supply, such as S.R.O.'s and supportive housing for homeless and formerly homeless families.

- * **We Support Prioritizing Resource Allocations to Help the Poor.** We have become, perhaps, a throw-away society; but we cannot afford to discard our neighbors. We cannot turn our backs on need and say: "you do not have to live in Cambridge." We must take care of our own neighbors and neighborhoods, be prepared to share our surplus, and set a positive example for the Commonwealth.

- * **We Support "Pro- Affordable Housing" Zoning Reform** City zoning ordinances should be reformed to encourage the development of small, scattered-site affordable housing. This may be done through the use of density bonuses and other preferential treatment; a commitment to exclusive-use housing districts; and through **requiring** the inclusion of affordable units in all multi-family developments.

* **We Support Consistent Enforcement.** While we intend to bring new and substantial resources to the problem of housing stock maintenance and rehabilitation, we recognize that the maintenance of a quality housing environment will require the consistent enforcement of health code regulations, and the utilization of all available sanctions and remedies. Enforcement programs must work hand in hand with rehabilitation efforts and must move beyond simple code enforcement to capital needs assessment.

Cal #3
COMMITTEE REPORT #3

S-521

A Communication was received from John E. Flynn, transmitting a report from Councillor Edward N. Cyr, Chair of the Committee on Housing and Community Development for a hearing held on April 2, 1991 regarding policy statements as contained in The Cambridge Housing Plan dated Feb. 25, 1991.

In City Council,

April 8, 1991.

*Tabled by
Councillor Myers,
4/22/91 Report
accepted
Policy statements
Accepted*