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CAMBRIDGE MA.

June 25, 1990

The Hon. Joseph E. Connarton
City Clerk
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Connarton:

Re: Status of Cambridge Housing Services Program (CHSP)

This letter is to update the City of Cambridge concerning the status of Cambridge Housing Services Program (CHSP).

As shown in the enclosed brief summary, CHSP serves small to moderate sized property owners and tenants, and prevents homelessness. The program offers a range of informational and technical services, provides direct technical assistance to landlords and tenants and works year round to get needed resources into housing and prevent evictions.

There has been 23 such programs in the State. This Spring, EOCD brought to Cambridge a number of elected legislators, including House and Senate Ways and Means Committee members. EOCD cited Cambridge Housing Services as being the model which works most effectively in meeting the goals of the program.

The 3 participating partner agencies running this program have submitted a proposal for \$65,000 for FY 91 in response to EOCD's request for proposal (RFP). The State has allocated \$400,000 for housing services for FY 91. City support of \$60,000, approximately one half of the operating budget, will be a substantial help in our mutual efforts to leverage the Cambridge Housing Services Program to the top of the pile at EOCD.

Preventing homelessness under the CHSP program is far less costly to the City and the State than shelters, emergency hotels and motels or having families and individuals out on the street.

The Hon. Joseph E. Connarton
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To the best of our knowledge, the CHSP program is also the most comprehensive in providing direct services and direct technical assistance to small property owners and to tenants of any landlord-tenant service programs in Cambridge.

I would also note that there is almost no administrative funds in the budget. The funds are used heavily for direct services and technical assistance for landlords and tenants.

This updates the status of Cambridge Housing Services for FY 91.

Sincerely yours,



Gordon N. Gottsche
Executive Director

Enclosure Scope and Types of Services

cc: Michael Rosenberg
Assistant City Manager
Community Development

CAMBRIDGE HOUSING SERVICES PROGRAM (CHSP)
A PROGRAM OF THE EXECUTIVE OFFICE OF COMMUNITIES AND DEVELOPMENT

Cambridge Housing Services Program is a collaborative effort involving Cambridge Economic Opportunity Committee (CEOC), Just A Start (JAS) and Cambridge Dispute Settlement Center (CDSC) to provide housing services to landlords and low-income tenants in privately owned housing.

PURPOSE: **To Prevent Homelessness by:**
 Preserving Tenancies
 Maintaining the existing supply of affordable private housing

SERVICES PROVIDED: - Counseling
 - Housing law education
 - Client advocacy
 - Addressing clients' long-term needs
 - Preserving decent housing standards
 - Collaborative problem solving
 - Mediation

CHSP 1989	* Clients individually served:	985
ACCOMPLISHMENTS	Minority clients:	48%
	* Participants who attended educational workshops:	494
	* Informational materials mailed to tenants and landlords:	20,000
	* Families prevented from becoming homeless:	220

COLLABORATING AGENCIES

CEOC: Tenant Services

A community action program with 25 years' experience providing services to low-income people.

CDSC: Mediation Services

One of the first community dispute resolution agencies in Massachusetts, providing mediation services for 11 years.

Just A Start: Landlord Services

A non-profit community development corporation with 24 years' experience serving low and moderate income property owners.

THE CONSEQUENCES:

By preventing homelessness, Housing Services programs like CHSP, have saved the Commonwealth far more than they cost. The average cost for sheltering a homeless family exceeds \$2,000.00 per month. If all 220 families needed to be housed in government sponsored shelters or hotels, the cost to the Commonwealth would have been at least \$440,000 for one month. CHSP's total budget for FY '90 is \$109,122.



CAMBRIDGE ECONOMIC OPPORTUNITY COMMITTEE, INC.

Tenant Services Statistics - 1989

Types of Counselling

Weatherization	6
Welfare Benefits	15
Income Maximization	10
Section 8/707	70
Discrimination	19
Access/Privacy	7
Break of Lease	36
Code Violations	49
Harassment	79
Lock Change/Out	9
Overcrowding	7
Rent Control	58
Rent Over/Under/Late	88
Rent Withholding	87
Security Deposit	62
Lease Violations	33
Non-Payment	66
Rent Increase	105
Regain Possession	27
Tenant Selection	14
Fire	15
Condo Conversion	13
Destruction of Property	6
Lead Paint	8
Notice to Quit	96

Total Number of Tenant Cases - 985

Sample of 40 eviction cases from January - June 1989 :

Tenant still at same address: 28
Moved for reasons unrelated to tenancy : 4
Unpublished telephone numbers : 3
Disconnected telephone #/confirmed moves: 5

5-695
Status of the Cambridge Housing
Services Program (CHSP).

In City Council,

June 25, 1990