



City of Cambridge

2.
IN CITY COUNCIL

December 28, 1987

MAYOR WALTER J. SULLIVAN

ORDERED: That all items currently pending before the City Council and not acted upon at this, the final legislative session of 1987 be placed in the files of the City Clerk without prejudice.

In City Council December 28, 1987.
Adopted by the affirmative vote of 9 members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
Joseph E. Connarton, City Clerk.



City of Cambridge

26.

IN CITY COUNCIL

June 29, 1987

COUNCILLOR WALSH

ORDERED: That the Cambridge Housing Authority manage and implement the Rent Control Pilot Program; and be it further

ORDERED: That any landlord who voluntarily becomes involved in the program and continues in the program for five (5) years or more, then at the time the unit becomes vacant, the rent of said unit shall be the rent charged by the Cambridge Housing Authority or the rent controlled rent, whichever is higher.

6/29/87 - REFERRED TO THE CITY MANAGER FOR REPORT FOR AUGUST 3, 1987 ON MOTION OF COUNCILLOR WOLF



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Margaret Drury, Executive Director
Rent Control Board

Date September 25, 1987

From Joseph E. Connarton, City Clerk *JEC*

Reference

Subject City Council Public Hearing - October 5, 1987
at 6:00 p.m. - Sullivan Chamber

Please be advised that the City Council has scheduled a public hearing to be held on Monday, October 5, 1987 at 6:00 p.m. relative to a communication from the City Manager transmitting a copy of the Rent Control Board's analysis of the feasibility of the vacancy match program and of the proposed amendment. Your presence is requested at this time.

Thank you for your cooperation in this matter. For your assistance I am enclosing a copy of the City Manager's communication and transmittal.

JEC/mh

Enclosure: City Council Agenda Item No. 19 of 8/3/87



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

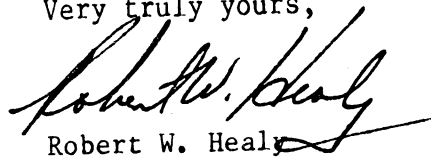
RICHARD C. ROSSI
Deputy City Manager

August 3, 1987

To the Honorable, the City Council:

Enclosed please find an analysis of the feasibility of the vacancy
match program and of the proposed amendment.

Very truly yours,


Robert W. Healy
City Manager

RWH/mbf
Enc.



CITY OF CAMBRIDGE

678 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 498-9077

RENT CONTROL BOARD

D. MARGARET DRURY, EXECUTIVE DIRECTOR

MEMORANDUM

TO: Robert W. Healy, City Manager
FROM: D. Margaret Drury, Executive Director
DATE: July 31, 1987
RE: Vacancy Match Proposal and Proposed Amendment

The Rent Control Board's proposal for a pilot program for a voluntary match of vacant units with low income tenants is feasible. The limited financial commitment by the City, waiver of certain filing fees, is acceptable.

There is no reason not to attempt a pilot program to test landlord response and participation. The landlord community in Cambridge has expressed concern about upper income tenants in rent controlled units. The vacancy match program affords them an opportunity to remedy that problem.

Councillor Walsh's motion of June 29, 1987 regarding vacancy match proposes that a) the program be managed by the Cambridge Housing Authority (CHA); and, b) that any landlord who involves himself in the program for 5 years or more have the units' legal maximum rent set at the CHA rent at such time as the unit becomes vacant.

There are significant problems with this proposed amendment. The CHA has been and will continue to cooperate with the Rent Control Board in supplying lists of potential tenants and attending to the portions of the program that involve Section 8 certificate holders. However, it is not appropriate to attempt to require the CHA to administer a program focused on rent controlled units.

The purpose of the vacancy match proposal is to encourage rent control landlords to rent units to lower income tenants of which Section 8 certificate holders are only a portion. In addition to the option of renting to a Section 8 certificate holder (and thereby increasing the rent from the rent controlled rent to the higher CHA Section 8 allowance), under the vacancy match proposal the owner also has the option of renting to a variety of other lower income tenants, including homeless persons through the Department of Human Services. There is no reason to narrow the program to Section 8 only.

Under the Rent Control Act, rent control landlords who do rent to Section 8 tenants can charge rents in excess of the legal maximum rent for as long as the unit is leased to the CHA tenant. Thus there is presently a strong incentive for landlords to lease to CHA tenants for long periods of time. The proposed amendment would reduce that incentive to five years.

Furthermore, the Section 8 rents are much closer to market rents than are controlled legal maximum rents. Thus after five years this amendment would remove these units from the reach of lower income people. In other words, by accomplishing a net reduction in the number of units available to lower income tenants, the proposed amendment could exacerbate the very problem that vacancy match is being proposed to address.

For the reasons set forth above, I do not believe the proposed amendment is feasible.

City of Cambridge

MASSACHUSETTS

In City Council

11/9

1987

C. Walsh - Amendment that C.H.A. manage and implement
Vacancy Match Program

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy			✓	
Mr. Francis H. Duehay		✓		
Ms. Saundra Graham		✓		
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan		✓		
Mr. Alfred Vellucci				✓
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf		✓		
Mayor Walter J. Sullivan	✓			

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Failed of Adoption



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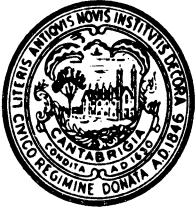
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EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI
Deputy City Manager

August 3, 1987

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Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Re: enclosed copy of the Rent Control Board's analysis of the feasibility of the vacancy match program & of the proposed amendment.

11/9/87

*Hearing Held
Plan on file*

*Margaret Drury, Rent Control Board
advised of hearing 9/28/87 via copy within*

In City Council,

August 3, 1987

*C. Walsh
Charles Right*

Sept. 14, 1987

C. Walsh

*Tabled Pending,
Oct. 4, 1987 Hearing
Rent Control
Tenants*

Progress reports today's