

By Messrs. Mahoney of Cambridge and Toomey of Cambridge, petition of Thomas H. D. Mahoney, John J. Toomey, Michael J. Lombardi, Charles F. Flaherty, Jr., Michael LoPresti, Jr., Alfred Vellucci (acting mayor) and Barbara Ackerman and others (city councillors) for legislation to extend rent and eviction controls to tenants in Massachusetts Housing Finance Authority developments in the city of Cambridge. Local Affairs. [Local approval received.]

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Six.

AN ACT EXTENDING RENT AND EVICTION CONTROLS TO TENANTS IN MHFA DEVELOPMENTS IN CAMBRIDGE.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. *Declaration of Emergency.* The General Court
2 finds and declares that the serious public emergency declared in
3 Section 1 of Chapter 842 of the Acts of 1970 continues to exist in
4 the City of Cambridge, and is especially acute among tenants in
5 privately-owned but government-subsidized housing, and that
6 unless residential rents and evictions are regulated and controlled
7 in said subsidized housing, such emergency and the inflationary
8 pressures resulting therefrom, will produce serious threats to the
9 public health, safety and general welfare of the citizens of said
10 city, and that such emergency should be met immediately and
11 with due regard for the rights and responsibilities of the city of
12 Cambridge.

1 SECTION 2. *Coverage.* Notwithstanding the provisions of
2 Sections 3(b) and 9(d) of Chapter 842 of the Acts of 1970, or any
3 similar provisions of any other general or special law, the
4 provisions of said Chapter 842 as amended, or of any general or
5 special law in effect in Cambridge which provides for regulation

6 and/or control of rents and/or evictions, shall extend to rental
7 units that were or are financed, insured or subsidized, in whole or
8 part, by any agency of the Commonwealth of Massachusetts, and
9 which were initially occupied on or before January 1, 1976.

1 SECTION 3. *Effective Date.* This act shall take effect upon
2 passage, or 30 days after acceptance of this act by the City of
3 Cambridge, whichever is later. For the purposes of this section
4 and of Sections 2 and 6(a) of Chapter 842 of the Acts of 1970, this
5 act shall be deemed to have been accepted by the City of
6 Cambridge on the date on which the City Council votes to
7 approve of this Act (January 19, 1976). Upon the effective date of
8 this act, all summary process actions against any tenant covered
9 under Section 2 of this act shall be immediately suspended and
10 stayed, and these actions shall not proceed any further until the
11 landlord has been granted a certificate of eviction in compliance
12 with Sections 9(a) and 9(b) of said Chapter 842.