CITY MANAGER'S AGENDA

1. A communication transmitted from Yi-An Huang, City Manager, relative to the appropriation of $4,800 from the Community Development Block Grant to the Public Investment Fund Housing Department. (CM26#308)
2. A communication transmitted from Yi-An Huang, City Manager, relative to the appropriation of $1,452,018.24 from the Metropolitan Area Planning Council Community Connections Grant to the Grant Fund Transportation Department. (CM26#309) [text of report]
3. A communication transmitted from Yi-An Huang, City Manager, relative to the appropriation of $1,020,287 from the FY27 Home Energy Assistance Program to the Human Service Programs Grant Fund. (CM26#310)
4. A communication transmitted from Yi-An Huang, City Manager, relative to the appropriation of $52,650 from Somerville-Cambridge Elder Services to the Grant Fund Human Service Programs. (CM26#311)
5. A communication transmitted from Yi-An Huang, City Manager, relative to the appropriation of $48,000 from the Friends of the Community Learning Center to the Grant Fund Human Service Programs. (CM26#312)
6. A communication transmitted from Yi-An Huang, City Manager, relative to AR26-41 regarding a food access report. (CM26#313) [text of report]
7. A communication transmitted from Yi-An Huang, City Manager, relative to AR26-52 regarding accessible public accounting system for tree removal data. (CM26#314) [text of report]
8. A communication transmitted from Yi-An Huang, City Manager, relative to a progress update on the modernization of Cambridge's Enterprise Resource Planning Software systems. (CM26#315)
9. A communication transmitted from Yi-An Huang, City Manager, relative to an update on on-going Emergency Management efforts. (CM26#316) [text of report]

ORDERS

1. That the proposed language for "An Ordinance Providing Protection for Tenants Facing Displacement by Condominium/Cooperative Conversion Pursuant to City's Authority Under St. 1983, c. 527" be forwarded to the Ordinance Committee for hearing and report. Councillor Sobrinho-Wheeler, Mayor Siddiqui, Councillor McGovern, Councillor Al-Zubi (PO26#208)
2. That the regular City Council meeting scheduled for Monday, January 4, 2027, be and hereby is canceled. Mayor Siddiqui, Vice Mayor Azeem (PO26#209)
3. That the City Manager is requested to direct the appropriate City staff to illuminate City Hall in yellow on Thurs, Nov 12, 2026, in honor of the 40th anniversary of the establishment of Massachusetts SE-PACs. Mayor Siddiqui, Councillor McGovern (PO26#210)
4. That the City Manager is requested to direct the Law Department to draft a home rule petition authorizing the City of Cambridge to regulate or prohibit the application of anticoagulant rodenticides. Councillor McGovern, Mayor Siddiqui, Councillor Sobrinho-Wheeler, Councillor Nolan (PO26#211)
5. That the City Manager is requested to confer with the Traffic, Parking & Transportation Department, the Department of Public Works, and any other relevant departments to evaluate and implement traffic-calming and safety measures for micromobility devices on pathways within and adjacent to Cambridge Common. Councillor Flaherty, Councillor Simmons (PO26#212)
6. That the City Manager is requested to direct the appropriate City departments, including the Department of Transportation to review existing conditions on Sherman Street in the vicinity of Cadbury Commons and determine appropriate traffic calming measures or actions to reduce speeding. Councillor Flaherty, Councillor Simmons (PO26#213)
7. That proposed amendments to the Pet Shop Ordinance to include fish and crustaceans be referred to the Ordinance Committee for a hearing. Councillor McGovern, Councillor Nolan (PO26#214)

CHARTER RIGHT

1. That the City Manager is requested to confer with relevant City staff to consider an integrated development review process in which demolition and tree removal permits are reviewed with and issued concurrently with the building permits Issuing Demolition and Tree Removal Permits in Conjunction with Building Permits Approval. [Charter Right – Zusy, Nov 2, 2026] (PO26#206)

COMMUNICATIONS

1. Young Kim – Reject PO#3 Leave Development Permit Sequencing to Developer's Discretion
2. Young Kim –Amend PO#2 to Require Accessible Parking for Persons with Disabilities
3. Arleen Chase – Opposing PO26#195 and PO26#196
4. Barbara Wand – Shame on City Council for Passing BDS
5. Brett Feldman – Shame on City Council for Passing BDS
6. CambridgeEquityAlly – Request to correct PO26#195
7. Mike Connolly – City Managers Agenda 1
8. Danielle Jones Mclaughlin – Written Public Comment in Support of PO#2 (Nov 2 Meeting)
9. David Waller – Say NO to BDS in Cambridge
10. E.T. Davidoff – Shame on City Council for Passing BDS
11. Elana Plotnick – Vote Outcome: No BDS in Cambridge – Unmasking False Appearances, Protect Our Towns
12. Ella Revzin – Cambridge Rejects BDS! BDS A Wolf Wearing Sheep's Clothing – Defend Our Communities

13. GittaLee Kahn – Cambridge Rejects BDS! BDS A Wolf Wearing Sheep's Clothing – Defend Our Cities
14. Judith Mehl – Local Decision Against BDS – Revealing the Masked Threat, Preserve Community Safety
15. Jamie Koplan – Shame on City Council for Passing BDS
16. Lara Fastman – Cambridge Rejects BDS! BDS A Wolf Wearing Sheep's Clothing – Defend Our Society
17. Lilian Deicas – Cambridge Rejects BDS! BDS A Wolf Wearing Sheep's Clothing – Guard Our Communities
18. Lisa Livstone – Shame on City Council for Passing BDS
19. Liviu Rozin – Shame on City Council for Passing BDS
20. Jassy Jassy – Vote Outcome: No BDS in Cambridge – Unmasking False Appearances, Protect Our Towns
21. Meade Fasciano – Kiosk Harvard Square
22. Melissa Schapero – Shame on City Council for Passing BDS
23. Rachel Shamah – Please rescind the October 28 divestment order
24. David H. Rosmarin – Concerns Regarding Cambridge Policy Orders PO26#195 and PO26#196
25. Ruth Weinreich – Cambridge Rejects BDS! BDS A Wolf Wearing Sheep's Clothing – Protect Our Cities
26. Shari Cashman – Shame on City Council for Passing BDS
27. Shari Delouya – Cambridge Votes Against BDS! BDS: A Sheep in Wolf's Clothing – Protect Our Society
28. Shayne Train – Local Decision Against BDS – Revealing the Masked Threat, Preserve Community Safety
29. Steven Saphirstein – Cambridge Rejects BDS! BDS: A Wolf Disguised as Sheep – Defend Our Communities
30. Young Kim – Reject PO#3 Leave Development Permit Sequencing to Developer's Discretion
31. Mike Connolly – City Managers Agenda 1
32. Young Kim – Reject PO#3 Leave Development Permit Sequencing to Developer's Discretion

RESOLUTIONS

1. Congratulating Chief of Public Health Tracy Rose-Tynes for her decades of dedicated service to the City of Cambridge. Mayor Siddiqui
2. Congratulations To the 2026 Visionary Awards Honorees. Councillor Simmons
3. Honoring those who have served our nation this Veterans Day 2026. Councillor McGovern, Councillor Al-Zubi, Mayor Siddiqui

COMMITTEE REPORTS

1. The **Transportation and Public Utilities Committee** held a public hearing on Oct 22, 2026 to discuss the emergence of autonomous vehicles and robo-taxis, such as WAYMO, and potential future impacts on transportation, public safety, accessibility, labor unions, and the community. [text of report]
   Present: Azeem, Flaherty, Nolan, Sobrinho-Wheeler, Zusy
   Also Present: Siddiqui, McGovern

COMMUNICATIONS FROM CITY OFFICERS

1. A communication was received from Interim City Clerk Paula Crane, regarding an update regarding legislative activity. (COF26#136)

HEARING SCHEDULE

Mon, Nov 9

5:30pm City Council Meeting

Tues, Nov 10

12:00pm The **Public Safety Committee** will hold a public hearing from 12:00 to 2:00pm, to discuss the following Police Review and Advisory Board (PRAB) reports:

- CM26#85: Report covering Fall 2025 through the First Quarter of 2026, referred to the Committee on Apr 13, 2026.
- CM26#216: Quarterly Report for the Second Quarter of 2026, in City Council Aug 3, 2026.
- CM26#289: Quarterly Report for the Third Quarter of 2026, referred to the Committee on Oct 20, 2026.

Mon, Nov 16

5:30pm City Council Meeting

Mon, Nov 23

12:00pm The **Ordinance Committee** will hold a public hearing on Nov 23, 2026 to discuss CMA 2026-281, regarding a report on the Inclusionary Housing Ordinance.

5:30pm City Council Meeting

Tues, Nov 24

12:00pm The **Ordinance Committee** will hold a public hearing to discuss CM26#214, regarding curb cut applications, including proposed regulations for the curb cut approval process.

Mon, Nov 30

4:00pm The City Council will hold a Roundtable/Working Meeting to discuss the future uses of City-owned properties.

Wed, Dec 2

11:00am The **Health and Environment Committee** will hold a public hearing to review and discuss residential decarbonization strategies in Cambridge including decarbonization utility, energy audits per PO26#152, rental registry, grid modernization, and non-gas utilities and stoves.

3:00pm The **Finance Committee** will hold a public hearing to discuss the established City Council budget priorities for the FY28 Budget and the continued conversation of the City's long-term financial planning.

Mon, Dec 7

5:30pm City Council Meeting

Tues, Dec 8

12:30pm The **Government Operations, Rules, and Claims Committee** will hold a public meeting to discuss CMA 2026-283, regarding food vending in City parks, including proposed regulations and establishment of a pilot vending program.

Mon, Dec 14

4:00pm The City Council will hold a Roundtable/Working Meeting to discuss the importance of the innovation ecosystem to city economies, with a focus on its impact in Cambridge.

Tues, Dec 15

1:00pm The **Ordinance Committee** will hold a public meeting to discuss POR 2026-185, regarding a proposed Tenant Notification of Property Sale Ordinance.

Mon, Dec 21

5:30pm City Council Meeting

Tues, Dec 22

3:00pm The **Transportation and Public Utilities Committee** will hold a public meeting to discuss managing residential parking permits as the City grows, including CM26#202, which outlines potential policy options for restricting eligibility for on-street resident parking permits.

TEXT OF ORDERS

O-1 Nov 9, 2026

COUNCILLOR SOBRINHO-WHEELER

MAYOR SIDDIQUI

COUNCILLOR MCGOVERN

COUNCILLOR AL-ZUBI

WHEREAS: Massachusetts law permits municipalities to adopt, by a two-thirds vote of their local legislative bodies, ordinances or bylaws regulating condominium conversion that are stronger than, or which otherwise differ from, the statewide law; and

WHEREAS: The City of Cambridge formerly had local condominium conversion regulations that were based on special rent control authority, but were removed during the phasing out of rent control between 1994 and 1996; and

WHEREAS: The City of Cambridge has not yet adopted a local condominium ordinance under the authority of the statewide condominium law; and

WHEREAS: The Massachusetts Condominium Conversion Statute, Chapter 527 of the Acts of 1983, provides that (1) tenants have one year before they must leave or two years if they are handicapped, elderly, or of low or moderate income; (2) there is a limit of up to 10% on rent increases; (3) tenants have a 90-day purchase period; and (4) tenants receive a relocation payment of $750, or $1,000 if a "protected tenant"; and

WHEREAS: In 1999, Boston revised its Condominium Conversion Ordinance to increase its notice requirements to an automatic five years for low-income or elderly residents, limiting rent increases per year, increasing relocation costs, among many more protections and supports; and

WHEREAS: In March 2019, the City of Somerville adopted Chapter 7 Article IV of their Code of Ordinances, the Condominium/Cooperative Conversion Ordinance, which has since been amended in 2020, 2023, and 2025 to clarify and strengthen protections for tenants; and

WHEREAS: In December 2019, Mayor Siddiqui and Councillor McGovern submitted the Mayor's Task Force on Tenant Displacement with a set of preliminary recommendations for a citywide condominium conversion ordinance, including: additional protections for elderly, disabled and low to moderate income tenants; written notice of intent to convert, including the City receiving a copy of any condo conversion notice provided by a property owner; the City's development of an extensive educational outreach effort that would reach tenants occupying any and all units subject to the ordinance on a periodic basis; and the City's contracting with one or more local mediators to settle disputes, with the tenant's cost covered by the City; and

WHEREAS: In our efforts to reduce and prevent displacement of tenants, it is critical that Cambridge consider a condominium conversion ordinance that provides stronger protections for Cambridge tenants; now therefore be it

ORDERED: That the proposed language for "An Ordinance Providing Protection for Tenants Facing Displacement by Condominium/Cooperative Conversion Pursuant to City's Authority Under St. 1983, c. 527" be forwarded to the Ordinance Committee for hearing and report.

AN ORDINANCE PROVIDING PROTECTION FOR TENANTS FACING DISPLACEMENT BY CONDOMINIUM/COOPERATIVE CONVERSION PURSUANT TO CITY'S AUTHORITY UNDER ST. 1983, C. 527

8.44.010 - Findings of fact.

The City Council declares, in accordance with Section 2, Paragraph 4 of Chapter 527 of the Acts of 1983, that current conditions in the City of Cambridge constitute an acute rental housing emergency requiring action by the City, on account of the aggravating impact of those factors enumerated in Section l of Chapter 527 of the: Acts of 1983, and because of prolonged increases in housing costs at a rate substantially exceeding increases in personal income, by reductions in state and federal affordable housing programs, and by the effect of conversion of rental housing into condominiums or cooperatives, thus reducing the remaining stock of rental housing and resulting in threats of displacement to existing tenants, particularly those of low- and moderate-income and those who are elderly or who are people with disabilities, and an inability of those tenants to secure comparable replacement housing.

The City Council declares that pursuant to its powers under Section 2 of Chapter 527 of the Acts of 1983, the City of Cambridge hereby establishes certain additional protections for tenants living in housing accommodations which are, or which may in the future be, converted to the condominium or cooperatives form of ownership, so as to minimize involuntary displacement as a result of condominium or cooperative conversion and evictions related thereto particularly for those who are elderly, who are people with disabilities and/or who are of low and moderate income, and the City of Cambridge hereby establishes a regulatory scheme to ensure that future conversion of housing accommodations to the condominium or cooperative form of ownership is carried out in compliance with this ordinance, in a manner that avoids constructive or direct tenant displacement except as otherwise authorized by law, and in a manner that gives tenants and designated housing agencies an opportunity to exercise rights to purchase units so as to minimize displacement and to maximize the ability of tenants facing displacement to relocate into suitable replacement housing, that Chapter 8.44 of the Cambridge Municipal Code shall be stricken, and this ordinance shall be adopted in its stead.

8.44.020 - Definitions.

When used in this ordinance, unless the context otherwise requires, the following terms shall have the following meanings:

"Chapter 527" and "Chapter 527 of the Acts of 1983" shall refer to Chapter 527 of the Acts of 1983, as amended from time to time.

"Comparable housing" means housing of similar size, with similar amenities would not require a change in school enrollment for minor school age children.

"Condominium or cooperative conversion eviction" shall mean

(1) an eviction of a tenant for the purpose of removing such tenant from a housing accommodation in order to facilitate the initial sale and transfer of legal title to a condominium or cooperative unit in such housing accommodation to a prospective purchaser, or

(2) an eviction of a tenant by any other person who has purchased a condominium or cooperative unit in a housing accommodation when the tenant whose eviction is sought was a resident of the housing accommodation at the time the notice of intent to convert is given or should have been given to convert the building or buildings to the condominium or cooperative form of ownership pursuant to Section 8.44.030. However, the eviction of a tenant for non-payment of rent or other substantial violation of a rental agreement shall in no event be deemed a condominium or cooperative conversion eviction, as long as

the landlord would have taken the same action at the same time whether or not the owner was converting the building to condominiums.

If an owner intends to transfer property to a prospective purchaser where the owner knows or should have known that the prospective purchaser intends to convert the property to a condominium or cooperative unit, and such owner seeks to evict the tenant in anticipation of conversion, such eviction shall be deemed to be a condominium or cooperative conversion eviction for the purposes of this Section.

For purposes of this definition, the "initial sale and transfer of legal title" shall mean the first bona fide sale or proprietary lease for fair market value; and "eviction" shall include, without limitation, any action by an owner of a housing accommodation which causes substantial deprivation of a tenant's beneficial use of such housing accommodation, materially impairs such tenant's beneficial enjoyment of such housing accommodation, or is intended to compel such tenant to vacate or to be constructively evicted from such housing accommodation. An eviction shall be presumed to be a condominium or cooperative conversion eviction if the owner has the intent to convert, as defined herein.

"Condominium review board" means the City of Cambridge board established pursuant to Section 8.44.050 herein.

"Condominium unit" means a unit in a housing condominium as that term is defined in G. L. c. 183A.

"Convert" means the initial offer, in any manner, for sale and transfer of title to any residential unit as one or more condominium units pursuant to an individual unit deed or deeds or, in the case of a cooperative, an individual proprietary lease or leases.

"Cooperative unit" means a unit in a housing cooperative as set forth in G. L. c. 157.

"Disabled tenant" means a tenant who is a person or group of persons residing in the same unit of a housing accommodation any one of whom has a physical or mental impairment, as of the date the notice provided for hereunder is given or should have been given, which (a) substantially limits such person's ability to care for him or herself, perform manual tasks, walk, see, hear, speak, breathe, learn or work; or (b) significantly limits the housing appropriate for such person or significantly limits such person's ability to seek new housing; or (c) meet the disability related provisions contained within the definition of "handicapped persons of low income" in G.L. c. 121B § 1.

"Elderly tenant" means a tenant who is a person or group of persons residing in the same unit of a housing accommodation any one of whom has reached the age of 65 years or over as of the date the notice provided for hereunder is given or should have been given.

"Household" means all tenants who occupy a unit in a housing accommodation, including a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share such unit.

"Housing accommodation" means any building or buildings, structure or structures, or part thereof, or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes, or any additional residential units created out of existing residential space, together with all services connected with the use or occupancy of such property, including two or more adjacent, adjoining, or contiguous buildings under common legal or beneficial ownership which are used in whole or in part for residential purposes, but not including the following:

(1) housing accommodations which the United States or the commonwealth or any authority created under the laws thereof either owns or operates;

(2) housing accommodations in any hospital, convent, monastery, asylum, public institution or college or school dormitory operated exclusively for charitable or educational purposes, or in any nursing or rest home for the aged;

(3) housing accommodations in hotels, motels, inns, tourist homes, and rooming and boarding houses which are occupied by transient guests staying for a period of fewer than 14 consecutive days; and

(4) single family dwellings; except where additional units will be added to the same or adjacent property, whether the project adding such units is phased or not, and the existing single-family dwelling will be one or more or part thereof multiple condominium units governed by the same condominium association.

"Intent to convert" means the intent to make the initial sale and transfer of title to a residential unit in a housing accommodation as one or more condominium or cooperative units pursuant to an individual unit deed or deeds, or, in the case of a cooperative, a proprietary lease or leases. Factors which shall be considered in determining whether an owner has the intent to convert are:

(1) a master deed or articles of organization for the housing accommodation has been prepared or recorded;

(2) the owner of the housing accommodation dwelling has prepared or is in the process of preparing a purchase and sale agreement for the sale of any unit as a condominium or cooperative unit;

(3) the owner has advertised for sale any unit in the housing accommodation as a condominium or cooperative unit;

(4) the owner has shown to any prospective purchaser a unit in the housing accommodation for the sale of such unit as a condominium or cooperative unit;

(5) the owner has made any communication, written or oral, to any person residing in the housing accommodation expressly indicating an intent to sell any unit as a condominium or cooperative unit;

(6) the owner has had any unit in the housing accommodation measured or inspected to facilitate the sale of the units as a condominium or cooperative unit;

(7) the owner has had the land surveyed, an engineering study performed, or architectural plans prepared for the purpose of converting such housing accommodation into one or more condominium or cooperative units;

(8) demolition of the housing accommodation and construction of condominium units;

(9) retaining a real estate agent for the sale of the converted unit; and

(10) retaining an attorney for the purpose of pursuing a conversion.

"Low/moderate income tenant household" means a tenant/household is a person or group of persons residing in the same unit of a housing accommodation whose total income for the 12 months immediately preceding the date the notice provided for hereunder is given or should have been given is at or below 80% of Boston Area Median Income, adjusted for household size, as published annually by the U.S. Department of Housing and Urban Development.

"Notice" means the notice of intent to convert required in Section 8.44.030.1 of this ordinance.

"Non-rent paying tenant or occupant" means a person living in a unit who has never been charged for nor paid rent as defined below.

"Owner" means a person who holds title in any manner to a building or housing accommodation, including without limitation, a corporation, partnership or trust, and an employee, agent, servant, or other representative of such owner.

"Owner-occupied unit" means a unit occupied as the principal place of residence by a person who has a present ownership interest in the property. No corporation, irrevocable trust, partnership, limited partnership, or association may be considered an owner-occupant.

"Rent" means all periodic payments, and all nonmonetary consideration including but not limited to, the fair market value of goods or services rendered to or for the benefit of the landlord under an agreement, written or oral, concerning the use or occupancy of a rental unit, premises, or amenities.

"Tenant" means a person or group of persons who are collectively entitled to occupy a unit in a housing accommodation pursuant to a rental agreement written or implied, and who occupy such unit on the date that the notice required hereunder is given or should have been given.

"Tenant subsidy" means any payment made by the federal or state government for or on behalf of any tenant to be applied toward the reduction of the tenant's rental payment.

"Unit or residential unit" means the room or group of rooms within a housing accommodation which is used or intended for use as a residence by one household.

8.44.030 - Condominium conversion procedures.

8.44.30.1 Notice of intent to convert

(A) *Vacant units or owner-occupied units*. If an owner has an intent to convert an unoccupied or owner-occupied housing accommodation to the condominium or cooperative form of ownership, the owner shall give two-years advance notice to the condominium review board ("review board") on a form provided by the review board. This two-year notice period shall begin from the date the review board grants a conditional/preliminary permit. This two-year waiting period requirement shall not apply under the following circumstances:

(1) Where the unit had been previously occupied by the owner, or a non-rent paying tenant or occupant that has knowingly and voluntarily signed a waiver of their rights, for the 12 months immediately preceding the unit becoming vacant;

(2) Where the unit is presently occupied by the owner, or a non-rent paying tenant or occupant that has knowingly and voluntarily signed a waiver of their rights, and has been for at least the 12 months immediately preceding the intent to convert;

(3) Where the unit is deed-restricted for affordability in perpetuity; or

(4) Where the owner is selling the unit to a family member as provided for under Section 8.44.030.4(B).

(B) *Occupied units*. If an owner has an intent to convert an occupied housing accommodation to the condominium or cooperative form of ownership, such owner shall give to each tenant then residing in a unit in such housing accommodation and simultaneously give to the condominium review board a written notice translated into the tenant's primary language if a need for such translation has been identified or is otherwise apparent to a reasonable person. This notice shall be deemed given on the date when proper notice is delivered in person to the tenant or the date on which the notice is received by the tenant after being sent by certified or registered mail, return receipt requested, or the date of service by a deputy sheriff or constable. The notice shall state the following in clear and conspicuous language:

(1) that the owner intends to file (or has filed) a master deed at the Middlesex South District Registry of Deeds or Land Registration Office in Cambridge, thereby converting the housing accommodation to a condominium; or that the owner intends to file (or has filed) articles of organization with the secretary of the commonwealth, thereby converting the housing accommodation to a cooperative;

(2) that the tenant shall have one year from the date the notice is given before the tenant shall be required to vacate the housing accommodation, except:

(a) that any tenant who qualifies as elderly, disabled, or low/moderate income shall have five years from the date the notice is given before such tenant shall be required to vacate the housing accommodation; or

(b) if the tenant's written agreement extends past when the notice period would elapse, the notice period shall be extended to coincide with the lease period;

(3) that, except as set forth in Section 8.44.030.4(B), the owner shall extend to the tenant within 120 days, or 180 days in the case of an elderly, disabled, or low/moderate income tenant, from the date of the notice, a right to purchase the tenant's unit. The offer shall include terms and conditions which are substantially the same as or more favorable than those which the owner would, in good faith, extend or actually extends to prospective arm's length purchasers of such unit during the applicable period following the expiration of said tenant's right to purchase, as provided in Section 8.44.030.4, provided that such terms and conditions represent fair market value for such unit in "as is" condition as described in Section 8.44.030.4(A);

(4) that, except as set forth in Section 8.44.030.4(B), the tenant shall have a period of 120 days, or 180 days in the case of an elderly, disabled, or low/moderate income tenant, from the date the tenant received the right to purchase offer to determine if they are willing and able to purchase their unit;

(5) that there is a permit review process involving (a) an initial hearing after service of this notice and (b) a final hearing for a conversion permit at the end of the notice period or upon vacancy of the tenant, in addition to hearings as necessary that may be initiated by the tenants, owner or review board. These hearings shall be before the review board and that the tenant and owner shall be notified of the date and time at least two weeks prior to the hearing date. The tenant and owner shall have a right to attend any such hearings and to present evidence as to whether the owner has or has not met the requirements of the Cambridge Condominium/Cooperative Conversion Ordinance;

(6) that if the tenant does not purchase the tenant's unit or another unit in the housing accommodation, the tenant has a right to relocation benefits as provided in Section 8.44.030.5;

(7) that the owner is obliged to find comparable housing for elderly, disabled, and low or moderate income tenants as provided in Section 8.44.030.6 unless the owner is exempt thereunder or the notice period will be extended for up to two additional years; and that no change may be made in the tenant's rental agreement during the notice period, except that the owner may increase the rent at the expiration of the tenancy agreement by an amount not to exceed the sum which would result by multiplying said rent by the percentage increase in the consumer price index for all urban consumers as published by the United States Department of Labor, Bureau of Labor Statistics during the calendar year immediately preceding the date of the proposed rent increase, or ten percent, whichever is less and the owner may collect real estate taxes due under a valid tax escalation clause, provided such tax escalation clause was included within the rental agreement existing as of the date of the notice of intent to convert;

(8) that the tenant is entitled to an extension of the tenant's rental agreement to coincide with the period of notice, as provided in Section 8.44.030.7 of this ordinance;

(9) that the tenant is entitled to freedom from unreasonable disruption and breach of quiet enjoyment as a result of rehabilitation, repairs or improvements made by the owner during the period of notice, as provided in Section 8.44.030.8; and

(10) that the date the notice is deemed "given" is the date on which the notice is delivered in person to the tenant or the date on which the notice is received by the tenant after being sent by certified or registered mail, return receipt requested, or the date of service by a deputy sheriff or constable.

(C) The burden of proving that a tenant is elderly, disabled, or low or moderate income shall, if contested, rest with the tenant. The owner shall be entitled to provide the tenant with a written request to disclose whether the tenant claims to be elderly, disabled, or low or moderate income. In the event the tenant confirms in writing that they do not claim that they are elderly, disabled, or low or moderate income, then there shall be a rebuttable presumption that the tenant is not elderly, disabled, or low or moderate income, which presumption shall only be overcome by clear and convincing evidence to the contrary.

(1) Any tenant may request that the Housing Services Division assist the tenant in establishing eligibility for extended protections on account of age, disability or status as a low or moderate income household.

(a) The Housing Services Division and board staff shall create and update policies and procedures for processes when tenants are requesting assistance in establishing eligibility.

(b) The Housing Services Division shall provide to the City's ADA Coordinator documentation related to the request for establishing eligibility. The ADA Coordinator shall consider said documentation and issue a written recommendation regarding eligibility to the board.

(c) The board shall make a determination upon consideration of the ADA Coordinator's recommendation.

(2) The five-year notice period may be extended by mutual, written agreement between the qualifying tenant(s) and the landlord so long as the qualifying tenant(s) continue(s) to reside in the unit as their primary place of residence with voluntary approval of the landlord.

(a) Once the qualifying tenant(s) no longer resides in their unit any remaining tenants in said unit shall have six months notice that the owner will be pursuing a final permit from the date the qualifying tenant(s) vacated.

(b) Owners shall apply for a final permit within 30 days of the qualifying tenant(s) no longer residing in the unit.

(D) An application to convert shall be submitted to the board within 30 days of tenants being notified as required by Section 8.44.030.1(A).

8.44.030.2 Renting units during conversion

(A) If an owner intends to sell or offer for sale fewer than all of the units in a housing accommodation, within the applicable notice period or a reasonable time thereafter, the owner shall give to each tenant in a unit not for sale a notice which (a) informs such tenant of the date when the owner reasonably expects to offer the tenant's unit for sale and (b) states that, on or about such date, the owner will give to the tenant the notice required by Section 8.44.030.1(B)(1)-(10) hereunder; and thereafter, at such time as the owner is ready to offer the unit for sale, the owner shall give the tenant then occupying such unit the notice required by Section 8.44.030.1(B)(1)-(10) hereunder. The notice required herein must be translated into the tenant's primary language if a need for such translation has been identified or is otherwise apparent to a reasonable person.

(B) If a tenant who is entitled to receive the notice of intent to convert vacates such tenant's unit either before the initial sale and transfer of title to the residential unit as a condominium unit has occurred, and/or after the owner has otherwise already obtained a conditional/preliminary conversion permit for a unit which has not expired pursuant to Section 8.44.040, then the owner shall give each prospective tenant of the unit written notice, prior to the inception of the tenancy, which informs such prospective tenant that the unit is being or will be offered for sale as a condominium or proprietary lease as a cooperative, but such prospective tenants shall not be entitled to the protections of this ordinance, except that they shall be entitled to the benefits of any remaining notice period for which the original tenant was entitled to, not to exceed one year. If such notice is not provided to the prospective tenant prior to the inception of the tenancy, the prospective tenant will then be afforded full tenant rights pursuant to Section 8.44.030.1(B) and the applicable notice period will restart in accordance with the status of the new tenant.

(C) If an owner seeks to rent a previously vacant unit after initiating an intent to convert but before a Final Permit is issued, then the owner shall give each prospective tenant of the unit written notice, prior to the inception of the tenancy, which informs such prospective tenant that the unit is being or will be offered for sale as a condominium or proprietary lease as a cooperative, but such prospective tenants shall not be entitled to the protections of this ordinance, except that they shall be entitled to the benefits of any remaining notice period for which the original tenant was entitled to, not to exceed one year. If such notice is not provided to the prospective tenant prior to the inception of the tenancy, the prospective tenant will then be afforded full tenant rights pursuant to Section 8.44.030.1(B) and the applicable notice period will restart in accordance with the status of the new tenant.

8.44.030.3 Condominium/cooperation eviction. No owner shall seek or conduct a condominium or cooperative eviction against a tenant in occupancy of a housing accommodation at the time the notice of conversion was served or should have been served pursuant to Section 8.44.030.1(B) above until the expiration of the notice period required therein. Failure of the owner to comply with the provisions of this ordinance shall constitute a defense in a summary process action against such tenant(s).

8.44.030.4 Tenant right to purchase.

(A) *Occupied units*. An owner shall extend to a tenant who is entitled to receive notice of intent to convert an exclusive right to purchase such tenant's unit, which right shall extend for a period of 120 days, or 180 days in the case of an elderly, disabled, or low/moderate income tenant beginning on the date the tenant receives a purchase and sale agreement from the owner containing the same or more favorable terms of sale than those the owner would, in good faith, offer, or actually does offer, to prospective arms' length purchasers of such unit, provided that such terms and conditions represent fair market value for such unit in "as is" condition. A copy of such agreement shall be contemporaneously provided to the condominium review board. Once the owner sets these terms of sale, the owner may not sell the unit under more favorable terms for 90 days from the expiration of the tenant's right to purchase. The tenant may exercise the right to purchase the tenant's unit by executing such purchase and sale agreement within the applicable period, whereupon the owner shall promptly countersign the agreement. Where there is more than one unrelated adult tenant in a household, the right to purchase shall only apply if (a) all tenants opt to purchase the unit jointly or (b) if all tenants other than those opting to exercise their rights to purchase waive their right to purchase under this Section.

If the tenant does not wish to exercise the tenant's right to purchase and the tenant so notifies the owner, in writing, prior to the expiration of the applicable period, the applicable period shall be deemed to have expired as of the date the owner receives such notice as to the tenant. If the tenant wishes to exercise the tenant's right to purchase, the tenant shall have priority over any other entity also wishing to purchase the unit pursuant to a right to purchase. Nothing herein shall be construed to provide any right to purchase, or obligation of any owner to sell, any unit for an amount which is less than the amount being offered, in good faith, to third parties, provided that such amount represents the fair market value of such unit in its condition as of the date of the notice set forth in Section 8.44.030.1(B) above. Fair market value shall include the cost of repairs required by law in the tenant's unit in order to sell it as a condominium and a proportional amount of costs based on square footage for repairs required by law to be performed to the common areas in order to sell the unit as a condominium. Fair market value in "as is" condition does not contemplate pricing reflecting the cost of optional upgrades or any required upgrades or repairs that are triggered by optional upgrades.

(B) If an owner who holds title as a natural person has an intent to convert a housing accommodation to a condominium or cooperative form of ownership, and said owner is transferring property as part of a conversion to a relative within the fourth degree of kindred, there shall be no tenant right to purchase. Any notices required pursuant to Section 8.44.030 need not comply with Section 8.44.030.1(B)(3).

(C) Where an owner, who bought a property in good faith, is bringing a non-permitted condo conversion that was required to be permitted into compliance with the condo conversion ordinance, there shall be no tenant right to purchase under this ordinance unless said owner owns more than two (2) units in the same housing accommodation. All other tenant rights, notification requirements and relocation fee requirements shall apply.

8.44.030.5 Relocation payments. An owner shall pay to a tenant who is entitled to receive notice of the owner's intent to convert, and who does not purchase the unit which such tenant occupies or another unit in the same housing accommodation and who relocates within the notice period or such longer period allowed for access to public or subsidized housing as set forth in this Section below, a relocation payment which will be adjusted annually based on the consumer price index. The relocation amounts, as of this ordinance's effective date, from which subsequent adjustments shall be made, is $18,000 for elderly, disabled, or low/moderate income tenants and $14,000 for all other tenants. Relocation payments are per unit, except if notice is not provided as outlined in Section 8.44.030.2(B). In that case an additional relocation payment shall be paid to those tenants. This dollar amount shall be adjusted annually in February of each year, by an amount equal to the increase in the consumer price index for all urban consumers (as published by the United States Department of Labor, Bureau of Labor

Statistics) during the immediately preceding calendar year. Adjusted relocation amounts shall be publicly posted on the city's website. If a tenant vacates the premises pursuant to a notice under this ordinance without having paid all rent due, the owner may subtract any sums owed from the required payment of moving expenses. In the event an elderly, disabled, low or moderate income tenant is seeking public or subsidized housing and requires a judgment for possession to be issued in order to obtain emergency status or other preference/priority necessary to access such housing or housing subsidy program on an expedited basis, such tenant shall continue to be entitled to the relocation benefit whether or not the tenant has vacated by the end of the notice period, so long as the tenant vacates the unit within 90 days of any trial date set forth in a summary process complaint filed against the tenant, or such longer time period as agreed upon by the parties.

Relocation benefits shall be paid to the tenant within ten days after the date on which the tenant vacates the unit with the following exception: in recognition of the fact that many relocation costs must be paid in whole or in part before a tenant actually moves out, the owner shall, upon request of the tenant, make payments, up to the amount authorized by this Section, directly to a moving company, realtor, storage facility, or successor landlord (upon receipt of a signed lease, tenancy at will agreement, or letter signed by the prospective landlord indicating that he/she has agreed to rent a particular unit to the tenant as of a date certain with a copy of proof of ownership), prior to the date on which they vacate the premises.

8.44.030.5 Housing search assistance. Any owner shall assist elderly, disabled, and low or moderate income tenants who are entitled to notice of intent to convert by locating, within the five-year period of the notice to such tenants, comparable rental housing within the City of Cambridge which rents, for at least the remainder of the notice period, for a sum which is equal to or less than the sum which any such tenant had been paying for the tenant's unit. The failure of the owner of such residential property to find such comparable housing shall extend the period of notice required by Section 8.44.030.1(B)(6) until the owner locates such comparable rental housing, or for two additional years, whichever occurs first.

Any owner who has both kept rent levels at or below Cambridge Housing Authority Section 8 payment standards in place at the time the notice is served for a minimum of three consecutive years and has limited rent increases to no more than five percent annually for three consecutive years shall be exempt from (a) being required to locate comparable rental housing and (b) from providing an additional two-year notice period in the event that after five years, the elderly, disabled or low or moderate-income tenant has not yet located alternative housing.

8.44.030.6 Extension of rental agreement. An owner shall give to a tenant who is entitled to notice of intent to convert an extension of such tenant's rental agreement, whether it be a lease or a written or oral tenancy at will, until the expiration of the notice period or the applicable right to purchase period, whichever is later. Conversely, if the one-year or five-year notice period would expire before the expiration date of such tenant's rental agreement, then the notice period shall be extended to coincide with the expiration date of such rental agreement.

The provisions of such rental agreement may not be modified by the owner except with respect to the amount of annual rent. The total increase in rent for any one year during the period of notice shall not exceed an amount equal to the sum which would result by multiplying said rent by the percentage increase in the consumer price index for all urban consumers as published by the United States Department of Labor, Bureau of Labor Statistics, during the calendar year immediately preceding the date of receipt of the notice of intent to convert, or ten percent, whichever is less; provided, however, nothing herein shall limit the right of an owner to any amounts which may be due under a valid tax escalation clause, provided such tax escalation clause was included within the rental agreement existing as of the date of the notice of intent to convert. The review board shall be notified of any rent increase on a form provided by the review board.

8.44.030.7 Renovation to units during the notice period. Tenants are entitled to freedom from unreasonable disruption as a result of rehabilitation, repairs or improvements. The owner may only make repairs in a tenanted unit undergoing conversion that are required by the State Sanitary or Building Codes. Other unit renovations or improvements may only be undertaken with the express written consent of the tenant. In the event that the owner wishes to make optional upgrades to vacant units or common areas, the owner must comply with review board rules and policies regarding such repairs or renovations including, but not limited to, days and times repairs can be made, methods for notifying tenants in advance of the work schedule, rules regarding any interruption of services and clean up procedures.

8.44.030.8 Tenant's right to vacate. A tenant shall be permitted to vacate the unit upon 30 days' notice without penalty regardless of the status of their rental agreement, during the notice period.

8.44.030.9 The rights specified in Section 8.44.030 hereunder shall vest with a tenant at the time that the owner intends to convert any unit in such property to the condominium or cooperative form of ownership.

8.44.030.10 Rescinding of intent to convert. An owner may rescind their notice of intent to convert or application at any time prior to a final conversion permit being granted. No fees will be refunded for rescinded applications. Tenant(s)' rights, except the right to purchase, shall remain in effect for the length of the applicable notice period.

(A) Owners must submit a request to rescind on a form provided by the review board.

8.44.030.11 Rejection of intent to convert. Review board staff and the review board may reject a notice of intent to convert or application for failure to comply with terms set forth under this ordinance. No fees will be refunded for dismissed applications. Tenant(s)' rights, except the right to purchase, shall remain in effect for the length of the applicable notice period.

8.44.030.12 Denial of application to convert. The review board may refuse to issue a conditional/preliminary or final conversion permit as set forth under Section 8.44.040.2(E) below. No fees will be refunded for denied applications. Tenant(s)' rights, except the right to purchase, shall remain in effect for the length of the applicable notice period.

(A) If an application to convert is denied, a new application may not be submitted until six months after the date of denial.

8.44.030.13 Revoking of permit. The review board may revoke a conditional/preliminary or final conversion permit as set forth under Section 8.44.040.2(E) below. No fees will be refunded for revoked applications. Tenant(s)' rights, except the right to purchase, shall remain in effect for the length of the applicable notice period.

(A) If a conditional/preliminary or final permit is revoked, a new application may not be submitted until six months after the date of revocation.

8.44.040 - Permitting process.

8.44.040.1 Application for conversion permits and granting of conditional/preliminary permits.

(A) Any owner who has an intent to convert a tenant occupied housing accommodation shall concurrently provide notice of intent to convert to the review board staff and tenant as required in Section 8.44.030.1. In addition, the owner shall, within 30 days of service of said notice, submit to the review board staff a fully completed application, including all required tenant and other documentation, for a conversion permit.

(1) Any new notice of intent to convert shall be provided as required under Section 8.44.030.1 to tenant(s) and the board if more than 30 days has elapsed between the original notice and the submission of a completed application.

(a) If a new notice of intent to convert is provided, all timelines for actions required by this ordinance shall be calculated based on the date of service of this new notice.

(B) Any owner who has an intent to convert an unoccupied housing accommodation shall provide notice to the review board on an application form provided by the board.

(1) Upon submission of a completed application for a conversion permit, a hearing will be scheduled for an upcoming regularly scheduled review board meeting. For tenanted or formerly tenanted units, the review board shall be responsible for giving written notice at least two weeks in advance to the tenant(s) and former tenant(s) stating the date, time, and place of any hearing regarding the housing accommodation in which such tenants reside or formerly resided. For non-tenanted units, the review board's written notice date shall comply with Massachusetts open meeting law requirements. At such hearing the owner shall appear, and tenants may appear and testify, if so desired. The review board, after reviewing relevant documents and any testimony will render a determination regarding whether the actions taken by the owner thus far comply with this ordinance. In addition, the review board shall review with any tenants present their rights afforded by this ordinance. If the review board agrees that the owner has complied with its obligations under this ordinance a permit shall be issued.

(C) Permit types issued include, but are not limited to, the following:

(1) Conditional/preliminary rental conversion permit

(2) Conditional/preliminary non-rental conversion permit

(3) Final conversion permit

(4) Courtesy conversion permit

(D) Conditional/preliminary permits shall indicate if the unit is tenanted and the expiration date of any applicable notice period. An owner may not seek a final conversion permit until the tenant has vacated the unit or the notice period has expired, whichever comes first.

(1) Where a tenant has relinquished their right to purchase their unit pursuant to Section 8.44.030.4 an owner who has received a conditional/preliminary permit may sell the unit to any other purchaser prior to issuance of a final conversion permit only under the condition that the new owner takes the unit subject to the tenant's rights under this ordinance including, but not limited to, the right to remain in their unit for the remainder of any notice period, payment of relocation expenses and the duty to find comparable housing. In order to effectuate such a sale the owner must provide to the review board and the tenant a sworn document signed by the then current and future owners stating that the purchaser stands in the shoes of the prior owner and that they must fully comply with all obligations of the owner under this ordinance.

(2) If at any point a tenant or an owner believes the other has not complied with their obligations under this ordinance, they may request a hearing before the review board. The review board will notify the tenant, all other building tenants also undergoing conversion and the owner of the time and date of the hearing. The party that requested the hearing must appear and the other party may appear at such hearing and may testify.

8.44.040.2 Conversion permit timeline

(A) An owner may not engage in a condominium conversion eviction of a tenant or sell a unit for immediate occupancy by the purchasing owner prior to the granting of a final conversion permit by the board.

(B) An owner of a unit that was occupied at the time the notice of intent was provided to the review board may request a conversion permit on a form provided by the review board no sooner than the earlier of: (a) the expiration of the notice period; (b) when the tenant vacates the premises, provided such vacation of the premises was fully knowing and voluntary; or (c) when the tenant purchases the unit.

(C) An owner of a unit that was vacant at the time the notice of intent to convert was provided to the review board may request a conversion permit on a form provided by the review board at the end of any required waiting period.

(D) In addition to other documentation required for a conditional/preliminary permit or a final conversion permit, an owner applying for a permit shall submit with the application a complete list of names and contact information of: (a) current tenants; (b) former tenants who vacated during the previous 12 months, if known, or reasonably discoverable in the exercise of due diligence; (c) any tenant who was evicted during the previous 12 months along with a copy of the summons and complaint; and (d) any tenants who received a notice to quit or a notice of rent increase during the previous 12 months, with a copy of the notice to quit or the notice of rent increase.

(E) A conversion permit shall be granted where all documents required by the review board have been submitted and the review board has made a determination after a hearing, of which notice has been provided to the owner and tenants as required by Section 8.44.040.1(B), that the requirements of Section 8.44.030.1(B) in the case of a housing accommodation have been met.

Notwithstanding the above, the review board may deny a conversion permit where documentation is incomplete in any material respect. The review board may also impose reasonable conditions on the granting of a permit. The review board may deny a conversion permit where it has made a determination that any document or statement is false in any material respect. In addition, the review board, in its discretion, may deny a conversion permit if the review board finds that the owner has taken any action to circumvent the state or local condominium law, including, but not limited to, unreasonable rent increases, reduction or elimination of services, termination of tenancy without cause, or the imposition of new conditions of the tenancy. The review board may revoke a conversion permit previously granted where it makes a determination that any document or statement was false in any material respect at the time of the review board's decision to grant the conversion permit. The review board shall have the power to require the submission of additional documentation, including without limitation, purchase and sale agreements, deeds, agreements with real estate brokers, and/or cancelled checks, if in the review board's reasonable judgment, such documentation is necessary to ensure the fairness of its deliberations. The review board may, in its discretion, continue a hearing. A decision shall be rendered by the review board within 60 days of the close of the hearing.

8.44.040.3 Deed restricted affordable unit.

(A) For any conversion that will include a unit that will be deed restricted for affordability, an affordable housing implementation plan (AHIP) for the affordable unit, approved at the discretion of the director of housing, must be agreed to and signed by the applicant and director of housing.

(B) The review boards shall require applicants to execute and record a deed restriction limiting the sale or rental of affordable units to eligible households in perpetuity with the Middlesex South Registry of Deeds, or filed with the Land Registration Office, and submit a final AHIP to the director of housing for approval as a condition of any conversion permit approval.

8.44.040.4 Conversion permit expiration.

(A) A conditional/preliminary conversion permit shall lapse and the owner shall reapply for a new permit subject to the then current provision of this ordinance or any successor ordinance, on the last day of the month a unit's notice period expires, or, if a unit does not have a notice period, on the last day of the month one year from date of issuance, unless a final permit has been requested on a form provided by the board.

(B) A final conversion permit shall lapse by operation of law and the owner shall reapply for a new permit subject to the then current provisions of this ordinance or any successor ordinance in the case of either of the following:

(1) the owner has failed to file a master deed within one year after the date on which the conversion permit has been granted;

(2) the unit for which a final conversion permit has been granted has not been sold to a bona fide purchaser for fair market value in an arm's length transaction within two years after the date of the granting of said permit;

(a) Where a tenant in a unit within the same housing accommodation is entitled to enhanced protections under this ordinance, an owner may extend the date by which non-entitled units within the same housing accommodations are required to be sold to be the lesser of either (a) the date the entitled unit must be sold by, or (b) six years after the non-entitled unit receives a final permit. Owners shall

notify board staff if they are seeking this extension when requesting a final permit for non-entitled unit(s).

(3) When a unit is intended to be sold to family within the fourth degree of kindred but the sale is not executed within six months of the final permit being issued, or if said family member does not maintain ownership for at least two years after the sale. The owner shall submit proof of filing of the master deed and proof of sale of each unit to review board staff within thirty days of each occurrence.

(4) Where a deed restriction limiting the sale or rental to eligible households is not recorded prior to the issuance of a certificate of occupancy, or a certificate of occupancy is not required, prior to the initial sale of the unit as a condominium.

(C) A final conversion permit shall not lapse in the following circumstances:

(1) When a unit is excluded from the two-year notice period under Section 8.44.030.1(A)(2) and the unit continues to be occupied by an owner, or a non-rent paying tenant or occupant, as their primary place of residence.

8.44.050 - Condominium/cooperative review board.

(A) There is hereby established a condominium/cooperative conversion review board to consist of five full members and one alternate member, all of whom shall be City of Cambridge residents. The failure of a review board member to reside in Cambridge shall result in automatic termination of membership. Review board members shall serve staggered terms of three years each. The review board shall include two homeowners, two tenants, and one elderly, disabled, or low- or moderate-income person, who may be either a homeowner or a tenant, and an alternate who may be either a homeowner or a tenant and who shall serve as needed.

(B) Review board members shall be appointed by the City Manager, subject to confirmation by the city council. For good cause shown, a review board member may be removed by the City Manager prior to the expiration of such member's term of office. Members of the review board shall receive such annual compensation as the City Manager shall propose and the city council shall approve.

(C) The review board shall have the power to enforce the provisions of this ordinance and shall be responsible for promulgating such rules, policies, and procedures as it may deem advisable in furtherance of its purposes. The review board may adopt such rules, policies, and procedures by majority vote. Without limiting the generality of the foregoing, the review board shall be responsible for conducting hearings and granting or denying conversion permits. The review board and its staff shall also be responsible for developing administrative forms and procedures.

(D) Review board members shall be deemed public employees for purposes of G. L. c. 258. Review board members shall be deemed special municipal employees for purposes of G. L. c. 268A.

8.44.060 - Effective date.

This ordinance shall be effective 90 days after passage by the City Council.

8.44.070 - Severability.

In the event that the court determines that Chapter 218 of the Acts and Resolves of 1985 does not remain in full force and effect, or that the City of Cambridge is otherwise prohibited from regulating dwellings with less than four units, it is the intent of this ordinance to regulate four or more units in the same manner as set forth in this ordinance, to the extent permitted by state law. Furthermore, in the event that the court determines that Chapter 218 of the Acts and Resolves of 1985 does not remain in full force and effect, it is the intent of this ordinance to provide any tenant protections to the extent permitted by state law. Otherwise, it is hereby declared to be the intention of this ordinance that the Sections, paragraphs, sentences, clauses and phrases of these ordinances are severable, and if any phrase, clause, sentence, paragraph or Section of these ordinances, shall be declared invalid by the valid judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and Sections of these ordinances, since the same would have been enacted without the incorporation in these ordinances of any such invalid phrase, clause, sentence, paragraph, or Section.

8.44.080 - Annual Reporting.

The review board shall submit an annual report to the City Council, and be made available to the public, with comprehensive data and other documentation on the development of conversion condominiums in the City and the implementation of this ordinance. The report shall include at minimum:

(A) The number of conversion applications received, denied, and granted.

(B) The number of applications received by neighborhood or ZIP code.

(C) The number of times that tenants or other entities exercised their right to purchase under the ordinance.

(D) The average offer per unit type made under the right to purchase requirements as described by this ordinance.

8.44.090 - Enforcement and penalties for violation.

(A) Any person who violates a provision of this ordinance which is promulgated pursuant to G. L. c. 527, shall be punished by a fine of not less than $1,000.00. Each violation of any provision shall constitute a separate offense. In the alternative, any person who violates this ordinance shall be punished by a fine in accordance with the provisions of Chapter 1.24 of the Code of Ordinances. Nothing in this ordinance shall preclude a tenant from seeking civil remedies for violation of this ordinance as permitted by law.

(B) Any violation of this ordinance by an owner shall not affect the validity of a conveyance of a condominium unit or an interest in a housing cooperative to a purchaser for value who has no knowledge of the violation.

(C) The District Court, Eastern Division of the Housing Court, and the Middlesex Superior Court shall have jurisdiction over an action arising from any violation of this ordinance and shall have jurisdiction in equity to restrain or remedy any such violation. The City shall be entitled to initiate such actions.

8.44.100 - Applicability.

(A) Any condominium conversion notices properly issued in accordance with the requirements of G. L. c. 527 §4 after the expiration of c. 3G of the Acts of 1976 and prior to the enactment of this Ordinance shall remain in effect and shall not be subject to the provisions of this Ordinance.

(B) Where a housing accommodation was first converted to the condominium or cooperative form of ownership prior to the lapse of rent control enabling authority, and as of the effective date of this Ordinance there are elderly, handicapped, or low or moderate income tenants remaining occupancy who resided there at the time of conversion or initial bona fide sale of the housing accommodation as an individual condominium or cooperative unit, such tenants shall be entitled to the benefits of this Ordinance except those set forth in Section 8.44.040.

(C) The requirements of Section 8.44.040 shall not be applicable to any housing accommodation converted to the condominium or cooperative forms of ownership on or before the enactment of this ordinance.

O-2 Nov 9, 2026

MAYOR SIDDIQUI

VICE MAYOR AZEEM

ORDERED: That the regular City Council meeting scheduled for Monday, January 4, 2027, be and hereby is canceled.

O-3 Nov 9, 2026

MAYOR SIDDIQUI

COUNCILLOR MCGOVERN

WHEREAS: November 2026 marks the 40th anniversary of the Massachusetts law requiring the establishment of a Special Education Parent Advisory Council (SE-PAC) by the school committee of each city, town, or school district; and

WHEREAS: SE-PACs throughout the state are charged with advising the school committee on matters that pertain to the education and safety of students with disabilities, and regularly meeting with school officials to participate in the planning, development, and evaluation of the school committee's special education programs; and

WHEREAS: Cambridge SE-PAC's mission is to work for the understanding of, respect for, and support of all children with special needs in the community; and

WHEREAS: Cambridge SE-PAC empowers and supports parents and caregivers with the knowledge and resources to advocate for their children to ensure they have the necessary educational opportunities to thrive; and

WHEREAS: Every November, we recognize and celebrate SE-PACs across the United States and in particular, highlight the dedication, leadership, and tireless advocacy of Cambridge SE-PAC parents and volunteers; now therefore be it

ORDERED: That the City Manager be and hereby is requested to direct the appropriate City staff to illuminate City Hall in yellow on Thursday, November 12, 2026, in honor of the 40th anniversary of the establishment of Massachusetts SE-PACs; and be it further

ORDERED: That the City Clerk be and hereby is requested to forward suitably engrossed copies of this resolution to Cambridge SE-PAC, on behalf of the entire City Council.

O-4 Nov 9, 2026

COUNCILLOR MCGOVERN

MAYOR SIDDIQUI

COUNCILLOR SOBRINHO-WHEELER

COUNCILLOR NOLAN

WHEREAS: The City Council is committed to reducing unnecessary wildlife poisoning and potential harm to pets and children and using the most humane methods of integrated pest management available; and

WHEREAS: Anticoagulant rodenticides are highly toxic poisons that prevent blood from clotting, causing prolonged internal bleeding and death in animals that ingest them; and

WHEREAS: These poisons do not remain contained, but instead move through the food chain as rodents consume them and are then eaten by predators, extending the impact far beyond their intended use; and

WHEREAS: The effects on animals are often prolonged and inhumane, with poisoned wildlife and pets suffering for days from internal bleeding, weakness, and disorientation before dying; and

WHEREAS: Birds of prey such as hawks, owls, and eagles, which play a critical role in maintaining ecological balance, are especially vulnerable as they rely on rodents as a primary food source; and

WHEREAS: Scientific studies have documented the scale of this crisis, including findings from the Tufts Wildlife Clinic showing that 96 percent of raptors tested had been exposed to anticoagulant rodenticides, and that 100 percent of red-tailed hawks tested showed exposure to these poisons, underscoring how pervasive contamination has become; and

WHEREAS: Local wildlife rehabilitators report that rodenticide poisoning is now one of the leading causes of rescue intakes for birds of prey, surpassing even injuries from vehicle strikes; and

WHEREAS: The impact extends beyond wildlife to domestic pets, including cats and dogs, which can be exposed directly or through secondary poisoning, placing families at risk of preventable loss and harm; and

WHEREAS: In 2025, the City of Cambridge took local action to address this issue by banning the use of Second-Generation Anticoagulant Rodenticides on City-owned properties and by City contractors, reflecting the City's commitment to protecting wildlife, pets, and public health; and

WHEREAS: Safer and more sustainable alternatives to rodent control exist, including integrated pest management practices that focus on prevention, sanitation, and exclusion rather than widespread use of toxic chemicals; and

WHEREAS: 29 Massachusetts communities, including Somerville, Lincoln, Newbury, Williamstown, Nahant, Concord, Groton, Billerica, Bedford, Lexington, Lowell, Belmont, Brookline, Maynard, Grafton, Topsfield, Provincetown, Andover, Ayer, Boxborough, Salem, Newton, Chelmsford, Arlington, Manchester-by-the-Sea, Sharon, Orleans, Wellfleet, Holyoke, and North Andover, have approved home rule petitions asking the state to allow them to ban these harmful poisons on private property; now therefore be it

RESOLVED: That the Cambridge City Council directs the City Manager to instruct the Law Department to draft a home rule petition asking the Massachusetts Legislature to allow Cambridge to regulate or prohibit the application of any anticoagulant rodenticides, including First-Generation and Second-Generation Anticoagulant Rodenticides, and including, but not limited to, products containing brodifacoum, bromadiolone, difenacoum, or difethialone within the City, including application of such pesticides by licensed commercial applicators.

O-5 Nov 9, 2026

COUNCILLOR FLAHERTY

COUNCILLOR SIMMONS

WHEREAS: The City of Cambridge is committed to protecting the safety and well-being of all residents and visitors who use its parks, playgrounds, open spaces, and multimodal transportation network; and

WHEREAS: Cambridge Common and the surrounding pathways are heavily used by families, children, pedestrians, cyclists, and other park users throughout the year; and

WHEREAS: The Alexander W. Kemp Playground is heavily used by young children, who may unpredictably move beyond the playground gates and onto the adjacent path creating pedestrian safety concerns, and

WHEREAS: The safety of children, seniors, and other vulnerable users is of particular importance in areas where playgrounds and shared-use pathways intersect; and

WHEREAS: The increasing presence of micromobility devices, including e-bikes, motorized scooters, and mopeds, has raised concerns regarding excessive speed, user conflicts, and the potential for serious injuries on shared-use paths; and

WHEREAS: Proactive traffic-calming and safety measures can reduce conflicts between users, slow vehicle speeds, improve visibility, and create a safer environment for pedestrians and path users of all ages; now therefore be it

ORDERED: That the City Manager be and hereby is requested to confer with the Traffic, Parking & Transportation Department, the Department of Public Works, and any other relevant departments to evaluate and implement traffic-calming and safety measures for

micromobility devices on pathways within and adjacent to Cambridge Common; and be it further

ORDERED: That particular attention be given to pathways surrounding the Alexander W. Kemp Playground, with the goal of reducing the risk of collisions and improving safety for children, families, pedestrians, and other park users; and be it further

ORDERED: That the City Manager report back to the City Council on potential interventions, including signage, speed-control measures, pathway design modifications, physical traffic-calming treatments, educational outreach, and enforcement strategies, together with information regarding feasibility, implementation timelines, and community engagement.

O-6 Nov 9, 2026

COUNCILLOR FLAHERTY

COUNCILLOR SIMMONS

WHEREAS: Residents along Sherman Street, particularly Cadbury Commons, have raised longstanding concerns about vehicles accelerating and traveling at excessive speeds along this roadway; and

WHEREAS: Ensuring the safety of residents, visitors, and staff in and around assisted living facilities is of critical importance; and

WHEREAS: Cadbury Commons is a senior living and assisted living community that provides housing, care, memory care and support services to older adults, many of whom may have mobility, vision, or other age-related challenges that make them especially vulnerable to the dangers posed by speeding vehicles; and

WHEREAS: Cadbury Commons has reported persistent issues and incidents with vehicles traveling at excessive speeds in front of the facility, creating dangerous conditions for seniors, caregivers, pedestrians, and other road users; and

WHEREAS: Sherman Street serves as a mixed-use corridor with substantial pedestrian activity, including individuals with mobility challenges who may require additional time and support to cross safely; and

WHEREAS: Sherman Street also serves as a key route for pedestrians and children accessing nearby recreational spaces such as St. Peter's Field and Danehy Park, further underscoring the need for enhanced safety measures; now therefore be it

ORDERED: That the City Manager be and hereby is requested to direct the appropriate City departments, including the Department of Transportation, to review existing conditions on Sherman Street in the vicinity of Cadbury Commons and determine appropriate traffic calming measures or actions to reduce speeding; and be it further

ORDERED: That this review include, but not be limited to, considerations such as installing speed humps or other vertical traffic calming elements, adding or upgrading pedestrian crosswalk flashing beacons, and increasing targeted police enforcement of posted speed limits; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council on this matter within 90 days.

O-7 Nov 9, 2026

COUNCILLOR MCGOVERN

COUNCILLOR NOLAN

WHEREAS: In 2017, the Cambridge City Council adopted Chapter 6.20 of the Cambridge Municipal Code, Restrictions on the Sale of Animals in Pet Shops, to promote animal welfare by restricting the retail sale of certain animals to those obtained from animal care facilities or rescue organizations; and

WHEREAS: The ordinance currently applies to mammals, birds, amphibians, reptiles, and arachnids, but does not extend these protections to fish or crustaceans; and

WHEREAS: Fish and crustaceans are living animals with species-specific needs for proper care, housing, and handling, and their exclusion from the ordinance leaves a significant category of animals outside its protections; and

WHEREAS: Expanding the ordinance to include fish and crustaceans would provide an opportunity to strengthen Cambridge's commitment to animal welfare and establish more consistent standards governing the sale of animals in pet shops; now therefore be it

RESOLVED: That the Cambridge City Council refer this matter to the Ordinance Committee for a hearing to consider amendments to Chapter 6.20 of the Cambridge Municipal Code to include fish and crustaceans within the restrictions on the sale of animals in pet shops.