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CAMBRIDGE, MASS.

December 17, 1984

To the Honorable Mayor and City Council Members:

This letter is written by the Ellery Trowbridge Tenants Association in response to statements made by our landlord Alex Steinbergh before the City Council Tuesday December 4, 1984. At that time Mr. Steinbergh made the following claims:

- that 2/3 of the tenants in his 120 units do not need rent control because many are in a high income bracket
- that he only rents to low income people, and that he has been impeded from doing so by tenants who pass their units on to friends who are of more substantial means

These statements are false, and we object to Mr. Steinbergh's mischaracterization of tenants and misrepresentation of himself as a means of attacking rent control and influencing city policy.

Three years ago Mr. Steinbergh attempted to purchase the property at Ellery and Trowbridge Streets with the intention of converting our apartments to condominiums but was unable to do so due to the resistance of our group. After having previously been informed both verbally and in writing of the nature of our group (see attached letter), Mr. Steinbergh knowingly distorted the income level of our group before the City Council as the basis for his opposition to Councilor Sullivan's proposed ammendment to the 1979 ordinance on condominium conversion. That evening tenants from our group refuted Mr. Steinbergh's claims, stating before the Council that we are a group of low and moderate income people in need of strong enforcement of rent control regulations.

On February 10 of this year Mr. Steinbergh purchased the property and immediately applied for a 44% rent increase which if approved will displace the low income members of our group and place a severe strain on the rest of us. Under these circumstances we find it particularly offensive that Mr. Steinbergh would characterize himself as being sensitive to the needs of low and moderate income people, and that he would once again misrepresent our situation in an effort to influence city policy, this time against inclusionary zoning.

Our previous landlord allowed us to pass our units on to friends and there has been an effort to pass on units to those in need. As a result our group includes individuals displaced from other buildings (including tenants from Fallon Place, Craigie Arms, and others displaced from conversions of three unit houses).

Mr. Steinbergh, on the other hand, passed on a unit to an employee who does not qualify as a low income tenant.

The Ellery Trowbridge Tenants Association consists of 37 units of low and moderate income people - roughly 1/3 of the units Mr. Steinbergh claims he owns. We are in contact with tenants in an 18 unit rooming house at 288-290 Harvard Street and have been told that no high income people reside there. Together we represent approximately 1/2 of Mr. Steinbergh's tenant population. As low and moderate income tenants, we of the Ellery Trowbridge Tenants Association urge continued support of rent control and its enforcement.

Sincerely,

Ellery Trowbridge Tenants Association

15, Trowbridge St.
Cambridge

Gail Collas

Jon Dunn
Carolanne White

Jacqueline Conte

Richard Dooling - Shydluff

Constance Hall - House

Bruce Jeffrey Lowen

B. B. Swell

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Sincerely,

Ellery Trowbridge Tenants Association

John Mosca
Deborah Mosca

Janetta M. Maly
William Frederick

Kelley J. Douglas

Marcia Gonsch

Bonnie J. Walters
Nikki Lamb

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Sincerely,

Ellery Trowbridge Tenants Association

Jan. Yoro

Yondra Burrue

Barbara Cagnon

W. W. Johnson

Alexandra Lee

John W. DeMeo

Amoy S. DeMeo

Joe Duckowney

Philip L. P. [Signature]

Wendy J. Smith

April 10, 1981

Mr. Alex M. Steinbergh
President
Resource Development Corporation
50 Church Street
Cambridge, Mass. 02138

Dear Mr. Steinbergh:

During the past week you met with a select group of members of our community (15 and 21 Ellery Street) regarding your interest in the purchase and subsequent conversion of our homes to condominiums.

It was apparent that you were not adequately appraised of the situation here. We are neither a transient population nor a group of high income professionals. Most of us are permanent residents of Cambridge (the overwhelming majority have lived in the area for 10 years), and are committed to our community and our homes. The majority of us, in both buildings, are close friends and we also realize that we have a very desirable rental situation. The result is that we enjoy a most unique community of long-standing and solid friendships.

Understand that we are not interested in your offer, have no intention of moving, and are quite familiar with our rights as tenants. Furthermore, we are organized and are fully prepared to fight you down the line to prevent the conversion of our homes.

Sincerely,

Tenants of 15 and 21 Ellery Street

Lee Grove - tenant since
Frances Doughty
(longer citizen)
William A. Bisset
Gretta J. Moxley
Jill Auchincloss
Robert S. Steward
Loretta N. Austin
Brend J. Walter
Penney Silver
Alden Landman
Robert Peart
Michelle H. Ingles

James Ryan
Mrs. Bruce
Ann Kellard
Marcia Jovish
Ronda J. Brenner / Robert E. Kellard
Michael W. Kellard
Amory Smith
Alison Whitebriell
Philip Fishman
Helen M. Rudy
Sandra Baynon

April 12, 1981

Mr. Alex Steinbergh
President
Resource Development Corporation
50 Church Street
Cambridge, Mass. 02138

Dear Mr. Steinbergh:

As a result of various conversations with tenants in our building at 15 Trowbridge Street, we are aware that you are interested in purchasing our building, and it seems that you are under the mistaken impression that we are interested in buying the apartments we live in. We are writing to correct that impression.

Please understand that we're not interested in purchasing our homes, nor in leaving. We are not interested in discussing the particulars of your offer with you. Our intention is to continue to reside in our rent controlled apartments as we have been doing. If you attempt to change this situation we will do everything we can to stop your actions.

Sincerely,

Tenants of 15 Trowbridge Street

Clive Foss,

William Devine

Gail Collas

Jonathan Van

Katherine Gardner

Carol Berne

John Nourse

Frank Conte

Carolyn E. Carlson

Louise E. Carlson

William E. Carlson

Susan Keiman is in California and called to say she is in full agreement with the above.

Peggy Piz could not be reached.

22 8-781

Comm. from Gail Collas, et al, Ellery Trow-
bridge Tenants Assoc. Re: response to state-
ments made by their landlord Alex Steinbergh
before the City Council on Tuesday, December
4, 1984.

In City Council,

December 17, 1984

12/17/84
have communicated
Copies received by
All concerned
Placed on File.