

June Sekera
454 Green St.
Cambridge, MA 02139

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OFFICE OF THE CITY MANAGER

November 17, 1994

Mayor Kenneth Reeves
Cambridge City Council
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Mayor Reeves:

Regarding Rent Control Reinstatement: PLEASE CONSIDER MY SITUATION

I live in and own a condominium in an old "three-decker" building. My condo is rent controlled, as are the the other two owner-occupied condos here. The rent controlled rent is far under my expenses:

"Legal" rent-controlled rent:	\$397
Expenses (mortgage, condo fee, taxes and insurance):	\$1286

. My basic costs are more than three times what the legal rent is under the current rules.

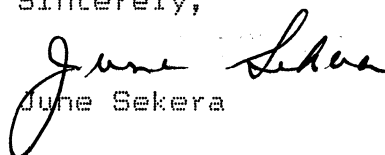
It is absurd that my single condo in a completely owner-occupied condo building - with a total of 3 units - falls under rent control.

I am constantly worried about being laid off from my job. If I were to be laid off and had to find work outside of Massachusetts, I am effectively prohibited from renting my condo out. I would have to sell it, and probably take a loss, given the market now. I could not rent my property if I wanted to. All you are doing is forcing me to sell, probably at a loss. If rent control were removed, I could rent my condo, thus adding to the rental stock. The reverse is true now: my condo is removed from the rental market because I could not afford to rent it.

I support housing assistance for low-income people. But I am against the inequities of the Cambridge rent control system - of which my situation is one example.

Please, I beg you, do not reinstate this profoundly unfair rule.

Sincerely,


June Sekera

Comm. # 5

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Comm. from June Sekera, 454 Green Street,
urging the City Council not to reinstate
Rent Control.

In City Council,

June 20, 1994

Placed on file