

Received at Roshun
11/18/94

PRINCIPLES FOR A COMPROMISE PLAN

Any compromise plan should address the following issues:

1. Definition of the protected class, including the income levels;
2. Decontrol of smaller buildings, especially owner occupied;
3. Treatment of ordinated condominiums;
4. Sunset of entire system;
5. Transitional period to new system;
6. Rent increase rules and process for protected class;
7. Limited eviction protections for protected class;
8. Preservation of a portion of the stock as affordable units.
9. Responsibilities of a Rent Equity Board.

To the Honorable, The Cambridge City Council

I am owner of two houses in Cambridge. I am writing to urge and implore you to consider the plight of small landlords who own non owner occupied 5 and 6 unit buildings. As City Manager Healy pointed out in Item 5 of his Option 2, Substantial Modifications to Existing System, these buildings are treated as investment property. This makes the cost of insurance astronomically high. It makes obtaining loans to make the necessary repairs extremely expensive. These landlords do not have the resources that

much larger landlords have to maintain their properties.

I would also like to urge you to consider the cases of units that do not meet building codes. I am talking about attic or basement units that do not meet ceiling height, for example. To bring these units to code will cost tens of thousands of dollars. If these costs are passed on to the rents, these units will be priced out of even the free market.

Therefore I urge you to decontrol all buildings with 1-6 units and those units with major building code violations. Thank you for your great effort to bring about housing policies that will be fair to both the landlords and the tenants.

Respectfully submitted



Young C. Kim
17 Sherman Bridge Rd
Wayland MA 01778

Comm. # 4

S-528

Comm. from Young C. Kim, 17 Sherman
Bridge Road, Wayland, MA requesting
the City Council to consider the
plight of small landlords who own non-
owner occupied buildings.

In City Council,

NOVember 18, 1994

Placed on file