

CAMPAIGN TO SAVE 2000 CAMBRIDGE HOMES

Campaña para Salvar 2000 Hogares July 31, 1997 Kanpay pou Sove 2000 Kay

CAMPAIGN BULLETIN

Campaign Strategy Meetings
Every Week
Call 868-2900 for details

Report On Evictions **WE SHALL NOT BE MOVED!**

The main activity of the Campaign to Save 2000 Homes has become defending our friends, members and neighbors against evictions and outrageous rent increases. This has included all kinds of activity.

We have demonstrated at attempted auctions of buildings, demanding that new owners preserve affordable rents.

We have gone to eviction court Thursday after Thursday about cases we know, sometimes finding new cases, to support our friends. This is extremely important since court can be so intimidating.

We continue to write many, many letters on behalf of the Campaign to large landlords who are attempting evictions or unaffordable increases. These letters are cc'd (copies sent) to clergy, councilors and neighborhood leaders to make the cases as public as possible.

We arrange for attorneys, sometimes legal services, sometimes private attorneys paid for partly out of the Eviction Free Zone Legal Defense Fund created from the Concerts for Housing Justice.

We put out flyers alerting tenants to their rights. We do this when we get new information about a building - for instance, that it is going condo or that it has been sold.

We circulate "eviction alerts" when someone is being taken to court, asking people to write letters, make phone calls, or circulate petitions demanding that big owners back off. These letters and calls do get made and owners such as Chiccarelli Real Estate have complained about them in writing.

And we are willing to go to the owners' homes and offices in ongoing demonstrations if that is what it takes. See article this issue.

All this activity leads to some settlements that are much better than owners first offered. We are winning money for bad conditions in the past. And many cases where tenants were originally scheduled to pay large increases on Jan. 1 *still have not gone to court*, so we are certainly winning time.

Go to Council Aug. 4 We are supporting tenant associations fighting evictions.

There is only one City Council meeting each summer. This summer it will be held next Monday, Aug. 4. We urge you to attend during the public comment period, from 5:30 pm to about 7 pm. There are several issues coming up.

Tenants of 329 Harvard St. are protesting planned conversion of their building to condominiums. As a result of organizing by the EFZ, the landlord has now officially admitted his plans to convert, but is denying that tenants are protected under the state condo law. That law prevents large increases or eviction for 1-4 years, depending on income, following the beginning of sale as condos. But when is that? The owner, George Najarian, a large owner, sold all the units to family members 6 years ago. Now he is selling them for real. We believe the state condo law clearly applies now, but the confusion is further evidence that a local condo law is needed. This is permitted under the state law and has been part of the EFZ and Campaign program for 2 years.

Chiccarelli tenants are also going to Council to protest mass eviction and rent increases in their buildings. These tenants organized about 3 months ago with the help of the EFZ and have arranged for an attorney. They just won a victory when Chiccarelli Real Estate was forced to start over on its eviction cases.

We will also be talking about our Caravan for Housing Justice, distributing flyers from the Caravan to all the Councilors. See you Aug. 4.

Caravan For Housing Justice Takes 75 To Protests In Suburbs

Landlords like Rita Lamberg of Chiccarelli Real Estate or Stuart Rothman of Stu-Lin Realty like to think that they can hurt hundreds of people and never feel the pain. It's just how the real estate market works, they like to say. But last Saturday, 75 people from the EFZ and the Campaign made it clear that they couldn't hide from us. We traveled to 6 different homes and offices in Cambridge, Somerville, Wellesley, Brookline, and Lexington. See the enclosed pamphlet which was distributed at each site.

At each site we chanted and sang --
"WE SHALL NOT BE MOVED!"

CAMPAIGN TO SAVE 2000 CAMBRIDGE HOMES

Campana para Salvar 2000 Hogares 31 julio, 1997 Kanpay pou Sove 2000 Kay

BOLETIN de la CAMPAÑA

Reunións de Estrategia
Cada Semana
Llame 868-2900

Reporte de Desalojos ¡NO NOS MOVERAN!

La actividad primaria de la Campaña ha sido la defensa de amigos, miembros, y vecinos en contra de desalojos y aumentos de renta escandalosos. Esta ha incluido varios tipos de actividades.

Hemos manifestado en las subastas intentadas de edificios, demandando que los dueños nuevos preserven las rentas razonables.

Hemos ido a la corte de desalojos jueves tras jueves, ayudando con casos y apoyando a nuestros amigos. A veces encontremos casos desconocidos y ayudamos con ellos también. Esto es muy importante porque la corte puede intimidar a personas.

Continuamos con escribir muchas, muchas cartas a dueños grandes que están siguiendo desalojos o aumentos grandes. Mandamos copias al clero, consejeros, y líderes de la comunidad para divulgar los casos.

Conseguimos abogados, a veces de servicios legales, a veces abogados privados pagados en parte por el fondo de defensa legal de la Zona Libre de Desalojo.

Distribuimos volantes educando a inquilinos sobre sus derechos. Esto hacemos cuando recibimos información nueva - por ejemplo, que se va a convertir a condominios o que se va a vender.

Distribuimos "alertas de desalojos" cuando alguien va a la corte, pidiendo cartas y llamadas que piden que los dueños negocien con los inquilinos.

Y estamos dispuestos a ir a los hogares y oficinas de los dueños para seguir manifestando si es necesario. Ver el artículo en este ejemplo.

Toda esta actividad gana acuerdos mucho mejores que los que los dueños ofrecen originalmente. Estamos ganando dinero de malas condiciones en el pasado. Y muchos casos en que los inquilinos originalmente iban a pagar los aumentos el 1 de enero *todavía no han ido a la corte*, así que sí estamos ganando tiempo.

Vaya a la Alcaldía 4 agosto. Estamos apoyando asociaciones de inquilinos luchando contra desalojos.

Hay solo una reunión de los consejeros cada verano. Este verano será el lunes que viene, 4 agosto. Le urgimos a asistir el período de comentario público, de 5:30 a 7:30 pm. Hay varios temas para discutir.

Inquilinos de 329 Harvard St. están protestando la conversión planificada de su edificio a condominios. Como resulta de los esfuerzos de la Zona Libre de Desalojo (ZLD), el dueño ahora ha admitido que sí planifica convertir, pero niega que los inquilinos se protejen bajo la ley de condos. Esta ley prohíbe aumentos grandes y desalojos por 1-4 años, dependiendo del ingreso. El dueño, George Najarian, vendió todos los apartamentos a miembros de su familia hace 6 años. Ahora está vendiéndolos de verdad. Creemos que la ley de condos aplica ahora, pero la confusión es prueba que se necesita una ley local de condos en Cambridge.

Inquilinos de Chiccarelli también van a la alcaldía para protestar los desalojos masivos y aumentos en sus edificios. Estos inquilinos se organizaron hace 3 meses con la ayuda de la ZLD y ya tienen abogado. Acaban de ganar una victoria cuando Chiccarelli Real Estate tenía que empezar de nuevo con todos sus casos de desalojos.

También vamos a hablar sobre nuestra Caravana por la Justicia de Vivienda, distribuyendo volantes de la Caravana a los Consejeros.

Nos vemos el 4 de agosto.

Caravana por la Justicia de Vivienda Lleva 75 a los Suburbios

A dueños como Rita Lamberg de Chiccarelli Real Estate o Stuart Rothman de Stu-Lin Realty les gusta pensar que pueden dañar a cientos de personas y no sentir el dolor. Les gusta decir que así funciona el mercado de vivienda. Pero el sábado pasado, 75 personas de la ZLD y la Campaña les mostraron que no pueden esconder de nosotros. Viajamos a 6 hogares y oficinas en Cambridge, Somerville, Wellesley, Brookline, y Lexington. Ver el panfleto incluido que distribuimos en cada sitio. En cada sitio cantamos--

"¡NO NOS MOVERAN!"

WHAT CAN YOU DO TO HELP?

Contact your neighbor and ask him/her to stop the evictions.

Contact the *Campaign to Save 2000 Homes* in Cambridge for information on Cambridge landlords living in your town.

At 4 PM after the caravan has been completed, we will return to Central Square and rally by the Lucy Parsons Book Store. We are demanding that any projected development on that site be majority affordable housing and allow the stores to return at fair rents.

Campaign to Save 2000 Homes

Eviction Free Zone
11 Inman Street
Cambridge, MA 02139
617-868-2900

SOME BACKGROUND . . .

Since its inception, the *Campaign to Save 2000 Homes* has stressed the importance of PROFITS in the current housing crisis. The removal of rent control and the speculation activity of the real estate market have created the potential for incredible profits for property owners. In some cases, to realize these profits, tenants who refuse to pay a rent increase two or three times higher than their current rent must be forcibly removed from their apartments. The meaning of the Campaign—of “saving” 2000 homes—is a struggle against property owners who want to maximize their profits at the cost of forcing people from their homes.

We are fighting not against profits per se (we are not asking that private owners operate their business out of goodwill) but we are fighting against the horrible effect that maximizing profits have on Cambridge families and tenants. We say that those families have a right to stay in their homes; the property owners will make a profit regardless.

If you believe that people should not be evicted from their homes merely to increase a landlords' profit, you can help by contacting the *Campaign to Save 2000 Homes*.

attachment

CARAVAN FOR HOUSING JUSTICE

Stop the Evictions

July 26, 1997

We are carrying signs and distributing leaflets in your town! Why? Please take a minute to find out who we are and why we are here.

WHO ARE WE?

We are tenants from Cambridge. Some of us are facing eviction by our landlord because we refuse to pay an outrageous increase in our rent. Some of us are facing eviction because the landlord wants to open them for wealthier tenants—a rent is not being offered.

Because we refuse to pay an increase in rent does not mean that we have stopped paying rent. We pay our rents—the initial agreed upon amount—regularly, and we work hard to do so. We're not asking for a free ride from the landlords, just a fair price.

WHAT IS AN "OUTRAGEOUS INCREASE IN RENT?"

Anywhere from 15% to 550% for an apartment which is often below the minimum requirements for Massachusetts Health Code.

WHY ARE WE HERE?

To ask landlords to negotiate with tenants and cease from pursuing evictions.

In case you don't know, the real estate market in Cambridge is soaring. This means that apartments which nobody with money wanted a few years ago, and that landlords were not interested in investing money into, are suddenly incredibly valuable in the real estate market.

Landlords, in most cases, have reacted by attempting to raise rents to figures usually reserved for luxury housing. Many tenants have recognized this for what it is: a windfall of profit for the landlords at their expense. Appropriately enough, they have resisted these increases. It is their right to do so.

When a tenant resists a rent increase, the landlord has two options. He or she can either negotiate with the tenant(s), or evict them. The people whose homes we are visiting today have chosen to evict their tenants. We are here to ask that they negotiate instead.

WHO ARE THE LANDLORDS WE ARE PICKETING?

Six-S Realty Trust: Said and Mohammed Abu-Zahra. Owns 1-15 Vail Court. These owners want to more than double rents in a building with many code violations. Judge Koven recommended a settlement including a 5-year deal with increases limited to 10% per year. The tenants accepted. The landlord has not. We are protesting at Vail Court and in Central Square.

Kaplan Limited Liability Corporation: Rick and Bill Kaplan. Owns 11-15 Green Street, 16 family building where they are pursuing mass eviction against all the tenants. They want to develop luxury housing. We are picketing their office in Davis Square during the Art Beat Festival.

Chiccarelli Real Estate: Rita Lamberg. Owns many buildings throughout Cambridge. Huge rent increases, cancellation of Section 8 contracts, and outright evictions in some buildings. Ten tenants face eviction this month. We are picketing Chiccarelli's home/office in Lexington.

Stu-Lin Realty: The Rothman family. Stu-Lin has made millions. At Linnaean Street they are trying to evict Julia Gindele, a teacher of homeless children, for not paying an increase.

BillMark Limited Liability Corporation: Bill G. ~~Cunningham~~^{COUGHLIN} and Mark E. Levy. Acquired 324 & 340 Franklin Street for \$5000 per unit in a sweetheart FDIC deal. They now want to evict long-term residents to make a bigger profit. We'll demonstrate in Wellesley Center near their offices on Route 16.

**WE ARE FIGHTING
AGAINST THIS INJUSTICE
AND ARE ASKING FOR
YOUR SUPPORT!**

Please

**LET US EXPLAIN WHY WE ARE HERE IN FRONT
OF THE LAMBERGS RESIDENCE
WITH A CARAVAN OF CARS FULL OF PEOPLE CARRYING
SIGNS AND DISTRIBUTING LEAFLETS**

We are tenants from Cambridge, including tenants of Chiccarelli Real Estate (Rita Lamberg, manager). Some of us are facing eviction by Rita Lamberg because we refuse to pay an outrageous increase in our rent. Most of us received increases of over \$200 per month.

PLEASE UNDERSTAND....

Because we refuse to pay a rent increase does not mean that we have stopped paying rent. We pay our rents...the initial agreed upon amount...regularly, and we work hard to do so. Our apartments have many problems. Most of them are below the minimum requirements of the Massachusetts Health Code.

We are not asking for a free ride from Rita Lamberg, just a fair price.

WHY ARE WE HERE?

To ask Rita Lamberg to negotiate with tenants and stop trying to evict us.

In case you don't know, the real estate market in Cambridge is soaring. This means that apartments which nobody wanted a few years ago are in great demand. Apartments affordable to low and moderate income people, like us, have become a hot commodity and are going to the highest bidders...usually several college students jamming into an apartment. Our neighborhoods are becoming more and more transient and we're being priced out. We have kids in school and many of us have lived in Cambridge a good part of our lives.

Landlords, in most cases, have reacted by attempting to raise rents to figures usually reserved for luxury housing. The rents have nothing to do with the cost of owning and maintaining the housing. Windfall profits are being made at the tenants' expense. Appropriately enough, tenants have resisted these increases. It is their right to do so.

When a tenant resists a rent increase, the landlord has two options. Rita could have either negotiated with the tenants or evicted them. Rita has chosen to evict these tenants. We are here today to ask that she negotiate instead.

HOW CAN YOU HELP?

CONTACT RITA LAMBERG (AT 861-8050) AND ASK HER TO STOP THE EVICTION

**CONTACT THE CAMPAIGN TO SAVE 2000 HOMES IN CAMBRIDGE (868-2900)
FOR INFORMATION ON CAMBRIDGE LANDLORDS LIVING IN YOUR TOWN.**

THANK YOU VERY MUCH FOR YOUR PATIENCE

E V I C T I O N A L E R T

Please HELP US to prevent the eviction of our neighbors.

On July 3, 1997 Chiccarelli Realty, (Rita Lamberg, manager) owners of 274-280 Brookline Street, 279 Pearl Street, 235 Columbia Street, 423 Franklin Street, and 54 Kelly Road will ask the court to evict Laura Garcia, José Luis Perez, Ana Benavides & Jeronimo Perez, Thermozie Foster, Candida, Egina, Fils Oscar, Luz Figueroa, Carmen Francisco and other tenants.

We are asking you to help us stop these evictions!

Laura Garcia

Laura Garcia is a hard working single mother of one. She has lived at 280 Brookline Street for 8 years. She has deep roots in the Cambridgeport community. She wants to have a decent, quiet place to live with her son.

Jose Luis Perez

Jose Luis has lived at 54 Kelly Road since 1982. He also works in Cambridge. He has two sons attending high school. They don't want to move from Cambridge until they finish high school. He and his family are very connected to the community and he is seen as a leader by his neighbors.

Ana Benavides & Jeronimo Perez

Ana and husband Jeronimo have lived in Cambridge for 17 years, eleven of those years at their current apartment at 279 Pearl Street. They have a 15-year old daughter who wants to attend Cambridge Rindge & Latin School in September. She doesn't want to move from Cambridge until she finishes high school. Ana and Jeronimo are self employed. They have done a lot of work to maintain and improve their apartment. Most of this work was done at their own expense.

Thermozie Foster

Thermozie "Rosita" Foster has lived at 280 Brookline Street for 18 years. She is a hotel worker in the Boston area. She has friends and family all over Cambridge. Her friends came to help her in time of crisis within the last couple of years. This neighborhood network is vital to her.

Candida

Candida is a single mother of two children. She has lived at 54 Kelly Road for 7 years. She helps out at the Santa Maria Catholic Church in Cambridge. She has had to live in an apartment with very bad conditions because Chiccarelli Realty has been delinquent in doing repairs. When repairs are done, they have been poorly done.

Egina

Egina has lived in a Chiccarelli Realty owned building for almost 6 years. She works as a home health aide and can't afford high rent. She wants to stay in Cambridge because it's the only place she knows. She wants her daughter to continue going to Cambridge schools.

Fils Oscar

Fils Oscar has been living at 279 Pearl Street for 17 years. He and his wife are low income. They cannot pay the rent increase that Chiccarelli Realty is demanding.

(please turn page for more)

Luz Figueroa

Luz Figueroa has lived in Cambridge for 17 years. She is on social security disability and has a Section 8 certificate. The landlord is threatening to terminate her Section 8 contract. She cannot afford a rent increase. She has a son who is in high school. She wants to stay in her home at 279 Pearl Street.

Carmen Francisco

Carmen has lived at 280 Brookline Street for 13 years. She has done extensive improvements to her apartment in order to create a decent home. She has 3 children in the Cambridge schools and is active in her local catholic church.

These, and many other tenants, are being evicted from their homes by one of the biggest landlords in Cambridge. Chiccarelli Realty has one of the city's worst records for health code violations in their buildings. Almost all of these buildings have no mortgages...they've long since been paid off. The rent money is almost all pure profit. Still, the landlord is demanding \$200-300 rent increases from all tenants. Most tenants cannot afford it and would have to move out, therefore, they have refused to pay the increase.

**Tell Chiccarelli Realty to stop these evictions! Accept the Sec. 8's!
Call Rita Lambergs at 862-3067 or
Write at 44 Philip Road, Lexington, Ma.02173**

At the end of rent control Jan. 1, 1995, many rents went way up. But, 1500 households were able to qualify for special protection because they were low income. That special protection ended Jan. 1, 1997. They are now facing huge rent increases and eviction if they don't pay. Another 550 Section 8 rental subsidy tenants are afraid they will be forced out as market rents rise even higher than the Section 8 Program can pay. And many, many other families who did not qualify for protected status or who didn't apply have no chance of paying the new market rents in Cambridge.

The Campaign to Save 2000 Homes is determined to help our neighbors protect their homes. We have sent letters to many large owners asking them to "do what Harvard did". After public pressure, Harvard, the city's largest landlord, agreed to limit increases for "protected status" tenants to 5% per year and moderate increases to other tenants. Chiccarelli Realty is a big landlord. We want all large owners to do what Harvard did; after all, their profits have gone way up since the end of rent control. For example, Chiccarelli's 18 unit building at 274-280 Brookline Street was purchased in 1968 for \$71,500. The fiscal year 1994 value (based on moderate gross multiplier) is \$574,845. The value (based on a comparable multiplier) is \$887,832. That is a **55% increase in value** since the end of rent control.

**Together, we can protect our homes and our community.
Cambridge is for all people, not just the well off.**

Campaign to Save 2000 Cambridge Homes

For more information, call 868-2900 or write at 11 Inman St., Cambridge, Ma. 02139

CARAVAN FOR HOUSING JUSTICE. JULY 26, 1997

STOP THE 11-15 GREEN ST. EVICTIONS

11-15 Green St. Tenants Hold Out Against Mass Eviction-For-Profit Scheme by Developer. YOU CAN HELP STOP THIS!

One day late last February, all the tenants at 11 and 15 Green St. received a form letter labeled "Notice to Quit" demanding that they "quit the premises" in 28 days or face legal action. "Quit," they soon realized, is legalese for "get out." And the premises in question were their homes.

The Green St. tenants, 16 households in all, were not being evicted for cause. Rather, they were being forced to leave because their building, next to the Necco factory near Central Sq., had been bought by a group of investors called Boric Realty Trust (also 15 Green St. Limited Liability Corp.) who planned to turn it into luxury apartments that would rent for between \$1200 and \$1700 a month.

Now, 15 Green St. is just a shell, and only three households remain in #11 next door. With the help of the Eviction Free zone and the Campaign to Save 2000 Homes, these tenants fought eviction in the courts and won, on the grounds that the owners had not followed the proper procedures. Despite the intervention of the Cambridge City Council, which unanimously passed a resolution urging the owner to allow the remaining tenants to stay at affordable rents, Boric Realty Trust is continuing the evictions.

Some of the people who have been driven from their Green St. homes had lived there for a decade or more. Many had been actively involved in their communities. But, because of skyrocketing rents in Cambridge, most have had to move out of town, to Allston, Revere, and beyond.

As Cambridge increasingly becomes affordable only for the rich, it becomes a poorer place. And the massive rent increases that are driving people out by the thousands are now spreading to Somerville as well. If our communities are to retain some measure of the diversity that has made them so vital and distinctive, we must work to ensure that some of the housing stock remains affordable. That is the goal of the Campaign to Save 2000 Homes and the Eviction Free Zone.

We are asking you to help us stop these evictions!

Please HELP US to prevent the eviction of our neighbors. Green St. Limited Liability Corp., Rick and Bill Kaplan, is trying to get the court to evict Anne Marie Donahue, Geoff Day, and Roy Guyton. They were leaders of their tenant association.

See the other side for details.

EVICTION ALERT

Anne Marie Donahue

Anne Marie lives at 11 Green St. She has remodeled her home dramatically at her own expense. She maintains a beautiful flower garden on her back porch. She is an important member of our community who is involved in the Squirrel Brand Community Garden on Broadway and Boardman St.

Roy Guyton

Roy has lived in his apartment at 11 Green St. for six years. He has done extensive improvements to his apartment to make a decent home. he has taught in the Cambridge public schools for two years. He has helped many non-profit corporations.

Geoff Day

Geoff has lived in his apartment at 11 Green St. for 10 years. He volunteers for various non-profit organizations in the Boston area. He is an important member of our community.

These tenants are being evicted from this building by a new owner who wants to do luxury renovation for market-rate rentals or condominiums. The tenants were notified that they would have only one month to move out. Many moved out. Others have fought the eviction and won initially. The owner has renewed his attempt to evict. This building is across the street from MIT's University Park luxury office project. It was protected from conversion by rent control until January, 1997. The former owner led tenants to believe that they would never be left in such a lurch with one month to get out.

**Tell Rick and Bill Kaplan to stop these evictions!
Call Rick Kaplan at 227-8811, or Bill Kaplan at 666-0860
Write to Rick Kaplan at 15 Green St. Limited Liability Corp.
15 Court St., Boston, MA 02108**

The Campaign to Save 2000 Homes is determined to help our neighbors protect their homes. We have sent letters to many large owners asking them to "do what Harvard did". After public pressure, Harvard, the City's largest landlord, agreed to limit increases for formerly "protected status" tenants to 5% per year, moderate increases for other tenants, and sell some units to the City as permanently affordable housing. We want all large landlords to do that; after all, profits of large owners have gone way up since the end of rent control (see box below). After we sent letters, some owners have agreed to lower increases. But others, like Six-S Realty Trust, are trying to evict.

About 15 Green St. LLC

A group of 3 investment companies (15 green St. LLC, Wheelhouse LLC, and Bill Kaplan Exchange trust) paid \$1,000,000 for the building in March, 1997. They have a loan from the Cambridgeport Bank for \$1,300,000 for purchase and conversion to luxury rentals or condominiums. They insist that all the tenants move out so that extensive renovations can transform their homes into luxury apartments.

**Together, we can protect our homes and our community.
Cambridge is for all people, not just the well off.**

CARAVAN FOR HOUSING JUSTICE. JULY 26, 1997

STOP THE VAIL COURT EVICTIONS

Vail Court Tenants Hold Firm In The Face Of Doubling Rents, Eviction Orders And Harassment. YOU CAN HELP!

Two tenant members of the 9-member Vail Court Tenants Association continue the fight to remain in their homes despite doubled rents, numerous eviction attempts and even an erroneous criminal charged filed by their landlord Mohammed S. Abu-Zahra, Trustee and his sister Samira Jallad, Property Manager of Six-S Realty Trust. Tenants Genara Banzon, a Filipina artist with an international reputation and Julie Geanakakis, an English as a Second Language instructor for immigrant children and international university students, both lost protected status at the beginning of this year and are both the first in their tenant association to face attempted eviction from their homes.

Both tenants have requested a jury trial to defend their homes. There have been many attempts to negotiate a settlement to avoid this trial. At one point in June, Judge Koven of Middlesex Ct. recommended a five-year settlement to both sides that included reasonable rent increases of 12% annually (after an initial \$100+ bump) requiring the owner to fix numerous roof leaks, inadequate heating and faulty electrical and alarm systems. The tenants accepted the settlement. But the landlord refused even a judge's recommendation to settle and instead opted to pay for and proceed with an eviction trial by jury.

Tenants face mass evictions in many buildings in Cambridge while landlords reap astounding profits. In this post-rent control climate of profiteering and greed, no renter is immune from huge and sudden rent increases and evictions. That's why the Eviction Free Zone and the Campaign to Save 2000 Homes are out in Central Sq. today - to protest the ongoing attempted evictions at Vail Ct. And that's why today we will take our protest out to the homes and offices of other landlords who are trying to evict our neighbors.

We are asking you to help us stop these evictions!

Please HELP US to prevent the eviction of our neighbors.

Six-S Realty, owned by the Abu-Zahra family, is trying to get the court to evict Julie Geanakakis and Genara Banzon. They are leaders of their tenant association. Other members of their tenant association who are fighting the increases will be next.

See the other side for details.

EVICTION ALERT

Julie Geanakakis

Julie has lived in Cambridge for 12 years and in her 1-bedroom apartment at Vail Ct. for six. During much of this time she has been teaching ESL to adults in Chinatown and, more recently, with immigrant children in Cambridge public schools. Even with her third job at a deli, she can't afford her almost 100% rent increase. Julie is a member of the Vail Ct. Tenants Assoc., which she helped organize. Other members are also paying the old rent, partly because of many bad conditions. But Julie and Genara have been selected as the first to be summoned to court. We want to keep Julie in our community!

Genara Banzon

Genara has lived in her small 1-bedroom apartment for almost 5 years. Like Julie, she had protected status, meaning she was paying at least 30% of her income for rent. Jan. 1 she got almost a 100% increase. Conditions are bad. While paying rent, Genara had to wait 2 months to move in while she used her savings to fix up the place. She is an artist with an international reputation. She is on the Board of the Cambridge Public Art Comm., working on the River Festival, the Water Works Symposium, etc. She works with kids in Cambridge and Somerville and with pregnant teens at Just-a-Start House. We want Genara in our community!

**Tell Six-S Realty (Mohammad Abu-Zahra) to stop these evictions!
Call Samira Jallad (manager) at 617-868-2409, or
Write to M. Abu-Zahra, Six-S Realty, 12511 SE 61st St., Bellevue WA 98006**

The Campaign to Save 2000 Homes is determined to help our neighbors protect their homes. We have sent letters to many large owners asking them to "do what Harvard did". After public pressure, Harvard, the City's largest landlord, agreed to limit increases for formerly protected status tenants (like Julie and Genara) to 5% per year, moderate increases for other tenants, and sell some units to the City as permanently affordable housing. We want all large landlords to do that; after all, profits of large owners have gone way up since the end of rent control (see box below). After we sent letters, some owners have agreed to lower increases. But others, like Six-S Realty Trust, are trying to evict.

Profits at Vail Ct. (backup information available)

24-unit building purchased by owner in 1981 for \$275,000, about \$11,500 per unit
Est'd gross annual effective building rent 11-94 = \$98,297 (full occupancy minus 5%)
Gross annual effective rent sought for 1997 = \$216,000, an increase of 120%
Estimated building value in 1994, using gross rent multiplier of "6" = \$540,029
Estimated building value in 1997, using "6" = approx. \$1,250,000

This is an increase in building value of 131% in 3 yrs.!

Many bad code violations at Vail Ct. remain unfixed and cited by Inspectional Services

**Together, we can protect our homes and our community.
Cambridge is for all people, not just the well off.**

Campaign to Save 2000 Cambridge Homes

For more information, call 868-2900 or write 11 Inman St. Cambridge MA 02139

CARAVAN FOR HOUSING JUSTICE. JULY 26, 1997

This flyer is put out by the Campaign to Save 2000 Homes and the Eviction Free Zone. Today's caravan will visit the homes or offices of 5 landlords who refuse to negotiate and end to eviction for profit. This flyer defends tenants of Stu-Lin, whose owner lives near Harvard Sq.

STOP this EVICTION by STU-LIN REALTY

Julia Gindele, who teaches the children of homeless families, received a 60% rent increase. She lives at 15 Linnaean/6-10 Agassiz St. Her eviction court hearing is scheduled in September.

We are asking you to help us stop this eviction!

Please HELP US to prevent the eviction of our neighbors.
Read this flyer. Call or write Stu-Lin Realty to support us. See other side.

These evictions are for profit. What can Stu-Lin Really Afford?

Stu-Lin Realty is the real estate company of the Rothman family and the second largest residential property owner in Cambridge, second only to Harvard. It owns and manages over 450 units in Cambridge alone, and the Rothmans have holdings in other affluent towns as well. In the mid to late 80s, they purchased many rent control buildings. In 1985, Stu-Lin purchased 5-8 Craigie Circle, an 82-unit property, for \$1,850,000, together with 3 Craigie, the mansion that sits between two of the Craigie Circle buildings. In 1986, this mansion was sold to Stuart Rothman, one of the company's owners, as his personal home for the low, low price of \$300,000.

Another Stu-Lin purchase was 15 Linnaean/6-10 Agassiz. This 62-unit building was purchased for \$1,100,000 in 1986. In September, 1997, the rents Stu-Lin plans to collect on the one building for one month will be at least \$46,000. The assessed value of this building doubled in 3 years after the end of rent control.

But How Does Stu-Lin respond to requests to be fair and negotiate?

Here are just a few examples:

In 1995, residents of 580 Mass. Ave. asked Stu-Lin for repairs of deplorable conditions. What they met from Stu-Lin was refusal and threat of eviction. The residents resorted to rent strike and ultimately won 6 months each in back rent due to conditions. Since then, Stu-Lin has cleared out all of its tenants from this building and is planning to redevelop into high rent housing (double the old rents). Despite citizen opposition to this plan, the Planning Bd. gave them permission, and required that only 2 of 36 units be made affordable. Stu-Lin refuses to accept even this and is now appealing that decision!

In September, 1996, when a group of Craigie Circle residents wrote to Stu-Lin and had a petition delivered to Stuart Rothman's home asking for economic fairness, compassion and negotiation in regard to rent increases, he responded by plowing under the tenants' community garden.

In December, 1996, when a small group of protected status tenants in 15 Linnaean/6-10 Agassiz wrote Stu-Lin a letter asking for extended protection for low income tenants in their building, Stu-Lin's response came back within 20 minutes - they would not negotiate rent increases. Julia Gindele, a teacher of homeless children, is still fighting that increase, trying to hang on to a home which her family has occupied for 20 years. Julia helped organize the tenant association in her building. Stu-Lin is spending far more on legal fees to evict her than it would spend by negotiating and settling for a smaller increase. We demand that Stu-Lin stop this eviction!

Tell Stu-Lin Realty to stop these evictions!
Call Stu-Lin (Lewis Roberts) at 617-547-6559
Write to Stu-Lin at 925 Mass. Ave., Cambridge MA 02139

Our Campaign has sent letters to many large owners asking them to "do what Harvard did". After public pressure, Harvard, the City's largest landlord, agreed to limit increases for "protected status" tenants to 5% per year. Stu-Lin, despite being the City's second largest landlord, would not negotiate. We want Stu-Lin and other large landlords to do what Harvard did; after all, profits of large owners have gone way up since the end of rent control.

Profits at 6-10 Agassiz St./15 Linnaean St. (backup information available)

60+ unit building all under rent control until Jan. 1, 1995.

Purchased in 1986 by present owner for \$1,100,000

Fiscal Year 96 assessed value - \$1,593,900

Fiscal year 97 assessed value (post rent control reassessment based on increased rents) -

\$3,403,704. Value more than doubled following end of rent control, indicating even larger increase in equity held by the owner.

Est'd gross annual effective* building rent 1994 = \$136,222 (*gross less 5%)

Est'd proposed** gross annual effective building rent 1997 = \$502,170 - An increase of 269%.

**based on rents reported by tenants for vacancies

Together, we can protect our homes and our community.
Cambridge is for all people, not just the well off.

Campaign to Save 2000 Cambridge Homes & Cambridge Eviction Free Zone, 868-2900

CARAVAN FOR HOUSING JUSTICE. JULY 26, 1997

STOP THE FRANKLIN ST. EVICTIONS

Tenants Unite to Fight Steep Rent Increases, Massive Eviction Attempts, and Harassment by Owners

Who are we? We are the tenants of 324 & 340 Franklin St in Cambridge. We now find ourselves faced with enormous rent increases (of up to 555%!!!) and threatened eviction from our homes. All twenty tenants, including two families with children, received eviction notices. Many of us are 2nd and 3rd generation residents whose families have lived in the buildings for two, three, and even four decades! Several of the long-time tenants facing eviction are senior citizens living on fixed incomes.

Why are we facing eviction? It's not because we haven't paid our rents. We have faithfully continued to pay our rents despite numerous code violations that exist in our buildings. No, we facing eviction because of the greed of our landlords. When we organized and formed a tenants' association to resist the outrageous rent increases that were beyond our modest means and tried to negotiate a settlement with our landlords, they retaliated against us and issued evictions for all the tenants in our buildings.

Who are our landlords? Because of a default on the mortgage of our buildings by our former landlord, the FDIC brokered a back-room deal (unavailable to the tenants or Cambridge Affordable Housing Trust) to allow a Wellesley-based real estate investment company called **Billmark, LLC** to acquire the properties. The investors behind Billmark are "**Bill**" G. Coughlin of 52 Upland Rd, Brookline and "**Mark**" E. Levy, of **Riverside Properties, Inc., in Wellesley**. Bill & Mark got the sweetheart deal of the century when they acquired our properties. According to documents obtained from the FDIC, Bill & Mark paid \$185,000 for the 13 units in our two buildings, plus a condo in a third building. When Bill & Mark sold the condo for \$119,000, their outstanding balance was \$66,000 or about \$5,000 per unit!!! It is clear from their incredibly low acquisition costs that modest rent increases still would have yielded a handsome profit on their minimal investment. Their demands for up to 555% rent increases shows their blatant disregard for the low and moderate income residents and their pure, unadulterated greed.

Why are we here? We are visiting Wellesley and Brookline to publicize the actions of our landlords because we want you, Bill & Mark's neighbors and business associates, to know them for what they are: **GREEDY SPECULATORS!** The tenants, with the full support of the Cambridge City Council, asked Bill & Mark to consider selling the properties to a non-profit agency of the Cambridge Affordable Housing Trust, in order to preserve the buildings as affordable housing and protect the low and moderate income tenants currently living in them. However, Bill & Mark turned down the offer from the Cambridge non-profit agency because it did not provide the outrageously high profit margins they demanded. Their estimation of the value of the buildings is over 10 times what they paid the FDIC!!!

--- Please turn to the other side

We are asking you to help us stop these evictions!

We ask you to support us, the low and moderate income tenants of 324 and 340 Franklin St. in Cambridge, by calling or writing Bill & Mark and expressing your support for the tenants and the acquisition of the buildings by the Cambridge Affordable Housing Trust. You can reach our landlords, Bill & Mark, of Billmark, LLC at the addresses below:

Bill G. Coughlin
52 Upland Rd.
Brookline, MA 02146
Ph: (617) 277-0104

Mark E. Levy
Riverside Properties, Inc.
One Washington St., Suite 300
Wellesley, MA 02181
Ph: (617) 237-8880 Ext. 24

Thank you for your support of housing justice!

Cambridge Eviction Free Zone & Campaign to Save 2000 Homes - 868-2900

From the Cambridge Chronicle dated June 5, 1997:

Council demands probe of condo 'giveaway'

BY KEN MAGUIRE
Chronicle Staff

The city council is calling for an investigation into allegations that the Federal Deposit Insurance Corporation sold 13 apartment units and one condominium for the mind-boggling low price of \$185,000.

The FDIC sold buildings at 324 and 340 Franklin St. and a condo at 332 Franklin St. to the Wellesley-based firm Billmark, which quickly sold the condo unit for \$119,000 and began evictions

on the other tenants, according to a resident of 324 Franklin St.

Susan Lindsay Mello said she received help from US Rep. Joe Kennedy's office to acquire FDIC documents proving the sale prices. Her information is being included in a letter from the council to the the US Attorney's office.

"It seems like a swindle and a giveaway by a government agency ... allowing the people who bought the properties to make huge profits," said Councilor Frank Duehay, who proposed the investigation.

"They should answer to the law," he continued. "I think the FDIC has got to answer to that. At least if they were going to do that, they ought to have charged them 10 times what they charged them."

An FDIC public relations official in Washington DC said he needs to look into the deal before commenting on it, but did say it's possible it was part of a bigger sale with varying prices.

Mello went before councilors Monday night to thank them for looking into the matter. A tenant in a formerly rent-

PROBE, page 11

PROBE, from page 1

controlled building, Mello said the FDIC should have given the same deal to low- and moderate-income tenants. By her tally, the condo sale meant the 13 apartments cost a total of \$66,000, or a mere \$5,000 each.

"Don't you wish the Cambridge Affordable Housing Trust was given the same sweet deals from the FDIC? It appears there is very affordable housing available, provided you're an investor from Wellesley," she said.

There are a total of 19 tenants in 12 apartments, with one empty, Mello said. All have received eviction notices. The process may be stalled, however, because the city's Inspectional Services Department has ordered repairs of alleged code violations.

Mello said the one empty apartment is the one being renovated, while a tenant like her downstairs neighbor has a "disgusting," crumbling bathroom.

"They are making repairs on an empty unit," she said. "It doesn't seem fair."

The council order requests that the city solicitor review the facts and prepare a request to the feds for an investigation. Duehay said assembling the facts will take time, but hopes it is done immediately.

"At bargain basement rates, [the FDIC] should have made it available to the city or its nonprofits," he said. "They've given away valuable property to speculators and developers. That seems incredible to me that the FDIC would allow that to happen."

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CAMPAIGN TO SAVE 2000 CAMBRIDGE HOMES

Campaña para Salvar 2000 Hogares

Kanpay pou Sove 2000 Kay

11 Inman St. Cambridge MA 02139 (617) 868-2900

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97 JUL 31 PM 3:38

CAMBRIDGE MA.

July 31, 1997

Nancy Hall
Eviction Free Zone
3 Putnam Gardens
Cambridge MA 02139

Mayor Russell, Vice Mayor Born,
and Cambridge City Councilors

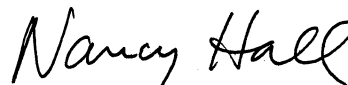
Dear Cambridge City Council:

We want to bring to the City's attention the Caravan for Housing Justice that took place last Saturday, July 26. About 75 Cambridge tenants facing eviction and their supporters went by caravan and bus to the suburbs to protest at the homes and offices of large owners who are refusing to negotiate with their tenants to allow them to stay in their homes.

We believe this caravan expresses the determination of people to resist eviction through negotiations with their landlords. We appreciate the city councilors past stand in favor of negotiation instead of evictions. We hope you will continue to support this view.

At Monday's meeting we will provide a packet containing flyers from the July 26 Caravan.

Sincerely,



Nancy Hall

Consent Communications #65

S-485

Communication was received from Nancy Hall, Campaign to Save 2000 Cambridge Homes, regarding the Caravan for Housing Justice that took place July 26, 1997.

In City Council August 4, 1997

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