



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

June 8, 1989

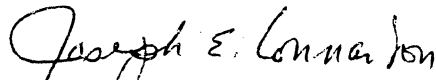
Mr. Geoffrey Gardner  
Cambridge Tenants Union  
1151 Massachusetts Avenue  
Cambridge, MA 02138

Dear Mr. Gardner:

Please be advised that the City Council has re-scheduled the hearing previously called to discuss the issues involved in the recent wide-scale eviction of tenants from Rindge Towers. Said hearing to be held on Monday, June 19, 1989 beginning at 7:00 p.m. in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge. Your presence and/or that of your appropriate designee, is requested at this time.

Your very kind attention in this matter will be greatly appreciated by the City Council.

Sincerely yours,

  
Joseph E. Connarton  
City Clerk.

JEC/mh



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JOSEPH E. CONNARTON  
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JOHN E. FLYNN  
DEPUTY CITY CLERK

June 8, 1989

Mr. Jay Schochet  
Schochet Associates  
720 Statler Office Bldg.  
Boston, MA 02116

Dear Mr. Schochet:

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June 8, 1989

Mr. Jacob Timmons  
Federal Management Company  
720 Statler Office Bldg.  
Boston, MA 02116

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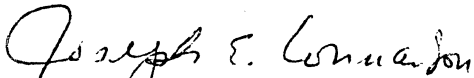
Ms. Donna Bronk  
Federal Management Company  
720 Statler Office Bldg.  
Boston, MA 02116

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JOSEPH E. CONNARTON  
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JOHN E. FLYNN  
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May 15, 1989

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720 Statler Office Bldg.  
Boston, MA 02116

Dear Mr. Timmons:

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Pursuant to this request, the Council has scheduled a hearing for Monday, May 22, 1989 beginning at 7:30 p.m. in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge. Your presence and/or that of your appropriate designee, is requested at this time.

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JEF/mh



CAMBRIDGE TENANTS UNION

3 May 1989

The Cambridge City Council  
City Hall  
Cambridge, MA 02139

To The Honorable, The City Council:

In recent weeks, several organizations that advise or offer legal assistance to low income tenants —Cambridge Somerville Legal Services, Harvard Legal Aid Bureau, The Cambridge Economic Opportunity Committee and The Cambridge Tenants Union— have all become aware of an alarmingly large number of eviction actions moving through the courts against tenants of Rindge Towers. As you know, Rindge Towers is owned by Schochet Associates (720 Statler Office Building, Boston, MA 02116) and is managed by its subsidiary, Federal Management, as a low and moderate income housing development in Cambridge under a contract with the U.S. Department of Housing and Urban Development.

Court dockets show that Federal Management has moved to evict 41 tenants from Rindge Towers in the period from 2 March 1989 through 20 April 1989. This contrasts sharply with the total of 3 evictions Federal Management pursued through the courts against Rindge Towers tenants in January and February of 1989.

Most of these eviction actions have been brought for non-payment or late payment of rent, but many others have been brought for minor lease infractions of long standing. Tenants who have paid their rent before scheduled court hearings have frequently been advised by Federal Management that they need not appear in court. Despite this advice, Federal Management has often continued to pursue eviction of these tenants and been granted eviction orders against them for default when the tenants have failed to appear. In many other cases, when judges have not ordered eviction or when tenants have paid their rent at the time of a hearing, Federal Management has appealed judges' decisions.

The only other discernible pattern in these evictions is that all the households moved against have been Section 8 tenants. Schochet Associates' Section 8 contract with HUD is due to expire in July of 1991.

As you will remember, Schochet Associates and Federal Management pursued an eviction campaign of massive proportions against tenants of Rindge Towers —then known as Fresh Pond Apartments— in the early 1980's. Many of their practices at that time were illegal. Harvard Legal Aid brought a class action suit on behalf of the tenants against the owners and managers of the development in 1983. In May of that year, the court enjoined Schochet Associates and Federal Management from pursuing illegal eviction practices. In May/June of 1988, a settlement was reached between Schochet Associates and Harvard Legal Aid in this matter. One of the provisions of that settlement was that Harvard Legal Aid would be able to monitor Federal Management's eviction practices until the end of February, 1989. It is particularly disturbing that eviction actions against tenants of Rindge Towers have risen so sharply —often for questionable reasons and by


questionable means-- at just the moment when Harvard Legal Aid's ability to monitor Federal Management's practices has expired.

At the worst, eviction means the threat of homelessness. At the least, it causes fear and anxiety, the disruption of life, including the lives of children, lost time from work and school and painful engagement with officials and the courts. Many tenants at Rindge Towers report that tenants there are now living in a state of fear. When so many people in a single housing development are so adversely affected over so short a period of 7 weeks, the consequences radiate, harmfully and disruptively, throughout the entire community.

Therefore, on behalf of all the organizations mentioned above and the tenants of Rindge Towers, I respectfully request that the City Council of Cambridge hold a public hearing to air the issues involved in the recent wide-scale eviction of tenants from Rindge Towers. Tenants as well as representatives of Harvard Legal Aid, Cambridge Somerville Legal Services, The Cambridge Economic Opportunity Committee and The Cambridge Tenants Union will all be prepared to testify should you grant this hearing. We also hope that the City Council will request the presence and testimony of Jay Schochet of Schochet Associates and representatives of Federal Management.

Thank you very much for your consideration of this request.

Respectfully,

  
Geoffrey Gardner  
The Cambridge Tenants Union

cc: Ken Schmederer, Harvard Legal Aid Bureau  
Susan Hegels, Cambridge Somerville Legal Services  
Steve Meecham, The Cambridge Economic Opportunity Committee



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JEF/mh

Enclosure



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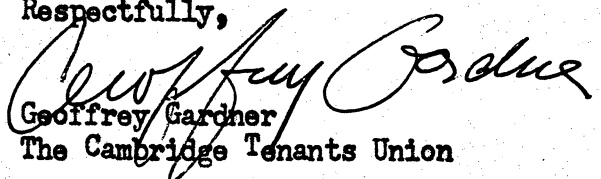
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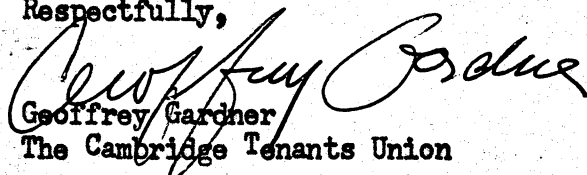
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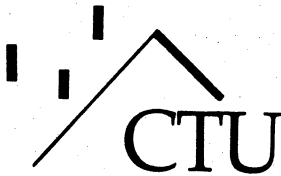
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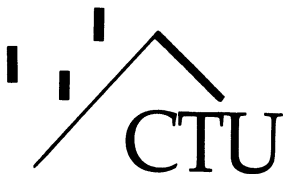
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Cambridge, MA 02139

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Steve Meecham, The Cambridge Economic Opportunity Committee

11. G-350 (A)

Comm. from Geoffrey Gardner, Cambridge Tenants Union, requesting that the City Council schedule a public hearing relative to issues involved in the recent wide-scale eviction of tenants from Rindge Towers.

Resubmission of rescheduling of hearing to June 19 at 7 p.m. sent to Mr. Gardner, Jay Schochet, Jacob Timmons + Donna Bronk of Federal Management 6/8/89. copies within. wh

6-19-89

Hearing Held.  
Order Adopted.

In City Council,

May 8, 1989

Geoffrey Gardner notified of scheduling of hearing for May 24, 1989 by letter dated 5/15/89. - copy within. wh. Jay Schochet of Schochet Associates also notified by letter of same date. (copy within) Jacob Timmons + Donna Bronk of Federal Management also notified + sent copy of CTU letter - 5/15/89 - copy within