CCM-101

City of Cambridge

R-17.

IN CITY COUNCIL

December 13, 1999

COUNCILLOR DAVIS
VICE MAYOR GALLUCCIO
COUNCILLOR SULLIVAN

RESOLVED: That the City Council go on record extending its congratulations to David Brody on his new novel entitled Unlawful Deeds; a legal thriller with rent control as its theme; and be it further

RESOLVED: That the City Clerk be and hereby is requested to forward a suitably engrossed copy of this resolution to David Brody on behalf of the entire City Council.

In City Council December 13, 1999.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- D Margaret Drury

D. Margaret Drury
City Clerk

WD
VMG
MS

R-17

Resolved That this City Council go on record extending its Congratulations to "DAVID BRODY" on his new novel entitled "UnLawFul Deeds," a legal thriller with rent control as its theme; and be it further

Resolved SEC TO DAVID BRODY

Election results

No mandate for rent control

p. 6

Small Property Owners NEWS
spoa.com
December 1999
Small Property Owners Association P.O. Box 398115, Cambridge, Massachusetts 02139 617-354-5533

Over 30% of Boston rental housing is already subsidized

Repeal Boston condo law

Restricting supply & driving up housing costs – in the name of 'affordability'

There they go again

Boston's new condominium conversion law, passed just before the recent election, should be repealed.

This condo law does nothing to help Boston tenants and just jacks up the price of condominiums, the lowest-cost home-ownership option available.

Slogging in the same old footsteps of decades-old housing policy, the recent condo law adds burdensome regulation that restricts supply and runs up housing costs. It reflects out-of-date politicians clueless about housing.

No help for tenants

At the present low rate of condo conversions in Boston, the new law affects only two-tenths of one percent of all rental units in the city, or only one in every 500 tenancies (Boston assessor's data).

For those few tenants affected, it increases the amount of time – from two years to five years – that they get to find new housing if their apartment is slated to be converted to a condominium. It caps any rent increases for the five-year period.

Tenants who face condo conversion already get two years of frozen rents under existing state law. So how does five years, instead of two, help? It only postpones the inevitable move these people face. The chances of getting better housing do not improve by waiting five years. It drags out the uncertainty rather than helping tenants move on with their lives. If these tenants need help to relocate in two years, they will still need help in five years. For the elderly, postponing a housing search for several years could find them *less* able to do a good job of it. The new law provides no additional city counseling or search services to help these few tenants; it puts the job on the landlord to attempt to find housing for affected tenants and give them a few extra bucks after they move.

Condo seekers harmed

Meanwhile, the law effectively restricts or stops all future condo conversion in Boston, running up the price of the private market's best first-time homebuyer option.

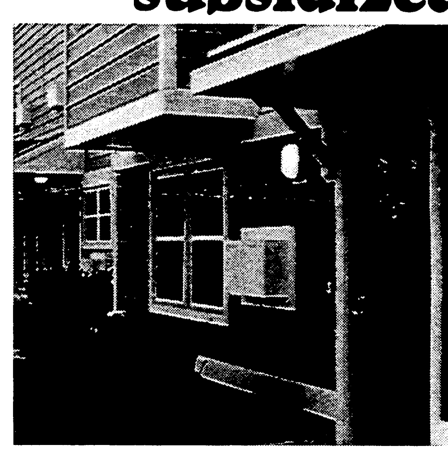
Where did their brains go?

It's easy to villainize owners who convert apartments to condos to make more money. But for every conversion, there is also a household of relatively modest income that gets to start on the American dream of homeownership sooner rather than later. The market needs to remain flexible to demand, not rigidified by regulation.

Does condo conversion reduce the housing supply? No. It just changes its form. And if officials are concerned about the supply of *rental* housing, they should start thinking about reducing the decades-old burdensome regulations (like this condo law) that have discouraged rental housing production, driven up rental costs, discouraged renovation, and driven out our most economical housing providers – small property owners.

This issue of the *Small Property Owners News* is devoted to new proposals to improve the supply of lower-cost rental housing.

High cost subsidized



Pages 2 - 4

New proposals to improve the supply of lower-cost housing

WARNING: *Do not read further* if you want to stay stuck in the big-government housing policies of the past.

New proposals to improve the

No more money

22% subsidized housing is enough. Restructure existing public funds.

Along with crying "crisis," housing activists say: "Give us more government money." To build more subsidized housing.

But 22% of all Massachusetts rental housing is already subsidized. In Boston, over 30% is subsidized. How much do we need? There will never be enough for housing activists, who make their living building it. There will always be way more than enough people eager to take a tax-funded cut in rent.

It's time for tax-paying citiziens and elected representatives to say: "We have enough government money going into subsidized housing. Let's focus on using it better."

More housing for the same bucks

The latest craze in subsidized housing construction is extremely expensive. A major rehab or brand-new construction costs $125,000 to $200,000 per subsidized unit. Heavy subsidies are needed to build each unit, and then more ongoing subsidies are needed to help tenants pay the rent. It's a double- or triple-subsidy system.

The lowest-cost option for subsidizing tenants – giving them rent supplement vouchers to live in private housing – is shunned by most housing advocates because they will lose their jobs. Mobile tenant vouchers, as they are called, are administratively simpler. They use older, existing, private rental housing – average assessed market value between $30,000 and $65,000 per unit – to keep costs down.

'Voucher out' the projects

A decade ago, the federal government decided just exactly this: constructing and maintaining big housing projects is very expensive – let's move to vouchers. They began a policy to "voucher out" the projects as contracts expired. Thus was born the "expiring-use" issue where tenants are given "enhanced" mobile vouchers when owners (usually of large apartment complexes) end their federal subsidy contracts or prepay their

Mission Main

High cost of subsidized housing

◂ **In the end, 1,000 units of housing will be torn down because rehab costs exceeded new-construction costs.**

At $186,000 per unit, this subsidized housing is deluxe: townhouse style, separate front & back doors, a "homeownership feel" ▾

Mission Main, the public housing project on prime Boston real estate at Roxbury Crossing, was one of the nation's worst projects just four years ago: 807 units in three-story brick boxes, devoid of decoration, set monotonously in concrete and asphalt pavement, riddled with crime and family disintegration, isolated by an invisible wall around the project's nine city blocks. Charles Stuart killed his wife there.

To replace this disastrous experiment in social engineering, the city of Boston, along with private developers, is spending $100 million to rebuild Mission Main. The old brick box-buildings are being demolished; rehabbing them, it was concluded, would cost more than new construction. In their place are rising one-third fewer units, all new, costing a whopping $186,000 apiece, not counting the top-value land acquired dirt-cheap.

Five out of every 30 new residents will be market-rate tenants paying $1,400 to $1,600 (right now) for the same 2- and 3-bedroom apartments that subsidized tenants will live in. Besides deep subsidies to build the near-luxury units, every one of the 445 lower-income tenants will require ongoing monthly subsidies of $280, plus ongoing federal tax credits to the private developers. "Tons of attorneys" were needed to patch together this high-priced, triple-subsidy fix for a previous, government-inspired housing disaster.

Old brick project housing (behind backhoe) will be demolished as tenants move into new subsidized housing (on right) across the street ▸

federally subsidized mortgages. Advocates have vigorously opposed this new federal policy because they lose control over the physical housing structures that create little kingdoms for them. But the hard crunch of money dictates that mobile vouchers are the way to go to get more housing for the same bucks. Vouchering out projects is not an idea limited to so-called "expiring-use" buildings; it applies to any housing where the physical unit is subsidized, not the tenant household.

Funding Proposal No. 1:

When older subsidized housing projects require major rehab, sell the projects to private developers as favorably as possible and use the proceeds, plus the ongoing subsidies attached to the former project, to ***fund mobile tenant vouchers****. The same dollar amount of public funds will produce fewer subsidized* units, *but more subsidized* households *than were previously assisted.*

Rehab loans to small owners

Let's face it, when you get bureaucrats and large organizations involved, the cost goes up. So when public funds go to non-profit corporations and management companies to build or rehab and maintain subsidized housing, the costs – overhead costs especially – are very high.

The job of rehabbing housing should be in the hands of those who do it best for the least cost – the many small owners of rental property and the small construction crews they hire.

Loan programs that do just exactly this are already operating. In exchange for getting a low-interest loan, private owners do an agreed-upon rehab of their property and agree to rent to lower-income tenants at lower rents for a determined period of time, usually five or ten years. The housing gets fixed up. Appropriate tenants get a break on their rent. The deals are voluntary.

Funding Proposal No. 2:

Transfer loan and grant funds from costlier non-profit programs into ***loan programs directed at small private owners****, especially in economically depressed lower-income neighborhoods. Because bureaucratic overhead is reduced, the same dollar amount of public funds will subsidize more households than before.*

Regulatory change

Heavy-handed regulation has choked rental housing. Let's loosen up.

Here are two proposals. Both won attention in the Pioneer Institute's Better Government Competition. Both promise to stimulate millions of dollars of private and non-profit investment in lower-cost inner-city housing. But not unless old entrenched ideas of regulation are changed.

Over the past four decades, government regulation of rental housing has tried to reform it, modernize it, bureaucratize it and take it over. In public housing, the social experiment in big housing projects soured and failed miserably. In the private sector, production of new multi-family housing has declined to a trickle and older rental housing has been made unsavory for ownership or investment. Regulation caused it; regulation needs to be changed.

Regulatory Proposal No. 1:

Change the building code

Rehab rules that make sense & attract investment

Scarcely more than a year after its adoption, New Jersey's new Rehabilitation Subcode has stimulated millions of dollars of new investment in dilapidated and abandoned inner-city housing in New Jersey cities.

Each project is costing less. Planning uncertainties have been reduced. Owners and developers are responding, including smaller ones.

What was the trick? Revising New Jersey's building code so that older buildings, during rehabilitation, don't have to twist and turn unpredictably to meet all the requirements in a modern code fashioned for all-new construction.

The rule-changers in New Jersey were the state's own Department of Community Affairs, joined by a broad committee of stakeholders, all coordinated by Rutgers University's Center for Urban Policy Research.

Everyone had a hand in it: code officials, fire officials, architects, historic preservationists, advocates for people with disabilities, and government representatives.

The resulting Subcode, adopted in January 1998, had widespread acceptance and is being pushed now as a national model for other states to follow. With many policy issues resolved, a similar Subcode would be easy for a state to adopt.

The Subcode is a very-low-cost regulatory change that produces powerful, broad incentives to invest in older buildings, both commercial and residential, especially in urban areas. In little more than a year, New Jersey has seen dramatic increases in urban investment compared to the state as a whole. Officials attribute most of the increase to the new Subcode.

A driving force behind the new code was William M. Connolly, director of New Jersey's Division of Codes and Standards. Connelly won "Honorable Mention" in the Pioneer Institute's 1999 Better Government Competition for his paper describing the new Subcode.

The principle governing the new "rehab" Subcode is that, after rehab, a building can be no less safe than it was before rehab. Thus, costly new requirements in the affected area of rehab work are dropped if

continued on next page

the existing features are reasonably safe already and little safety improvement would result. Extensive improvements beyond the affected work area are also not required just because rehab work is taking place.

What are some of the obstacles in New Jersey's old code and in Massachusetts' current code?

- Having to "fire-sprinkler" an entire building when it would be cheaper to sprinkler the affected work area only. The old requirement to sprinkler the whole building stops rehab work, so buildings stay unimproved. Everyone benefits when at least some rehab is stimulated under the new rehab subcode.
- Having to tear out perfectly sound, older staircases that are slightly steeper than modern codes require. Since the new staircases need more space, whole areas of buildings must be reconfigured. Safety is hardly improved. Historic architecture is lost. Cost often becomes prohibitive.
- Having to widen a 40-inch hallway to a 42-inch hallway. Costly. No real improvement in safety.

The situation is just as expensive and unpredictable for nonprofit developers. It runs up everyone's costs, slows down everyone's incentive. The solution is to scale back code-forced modernization, thus making rehab less expensive, thus stimulating more of it. As buildings get improved, neighborhoods get stimulated, and an upward cycle begins. Much of the dilapidation in older buildings, even in small towns, can be traced to code barriers to rehab.

Regulatory Proposal No. 3:

Rooming houses

The lowest-cost housing of all is rooming houses, a potential harbor for the homeless, the mentally ill, the struggling. But rooming houses have become all but illegal, burdened by costly extra requirements and often-justified neighborhood hostility. The critical problem: ineffective eviction laws that take away owner control of residents. Quick eviction, a threat used occasionally, would shape rooming-house residents up fast and give clout to any neighbor complaints. Rooming houses can work and regain acceptability.

Regulatory Proposal No. 2:

Mandatory rent escrowing & multi-tiered sanitary code

Simple changes to draw small owners back & preserve older housing

It's a paradox. We're in an economic boom and activists create headlines claiming a housing shortage, yet we still have boarded-up housing all along Blue Hill Avenue and throughout Dorchester, Roxbury, Mattapan, Brockton, Lawrence and in almost every city and town in Massachusetts. We are losing our older multi-family housing. It is historically beautiful, low-cost housing. Stopping this deterioration and abandonment would increase supply at the low-rent end of the housing market.

Small property owners play an important role. "Mom and pop" landlords own virtually all the housing in low- and moderate-income neighborhoods – about 75 percent of all rental housing in Massachusetts. Their management style keeps rents down. Usually just a step or two above their tenants on the income scale, most small owners do their own repairs and delay costly capital improvements as long as they can.

Yet this management style, while it keeps rents lower, puts the housing at risk. Several state laws require "code-perfect" apartments. Tenants in code-imperfect apartments have the right to withhold their entire rent. Facing eviction, a non-paying tenant's first response – always recommended by lawyers – is to call the health inspector and report violations. Until repaired, minor defects in an apartment will stop an eviction cold. Tenants quickly learn to block repairs or do damage in order to live rent-free for months and sometimes years.

The combination of no rent and costly repairs can result in bankruptcy for small owners like Lucy Panian of Waltham. Lucy's tenants lived in her two-family house for two and a half years paying almost no rent and reporting round after round of code violations that cost Lucy tens of thousands of dollars to repair. This "free rent" game can break any small owner. In low-income neighborhoods, owners by the dozen simply walk away from their buildings.

One simple requirement would make a world of difference: mandatory rent escrowing. Instead of pocketing the rent, tenants would have to put rent withheld for code violations in a special account to be distributed upon settlement of the dispute. Rent escrowing is in effect in 35 other states, and people are often shocked that it is not already required here. Escrowing would eliminate the obvious incentive for abuse in the current law.

Another change would also help preserve older housing: prioritizing the housing code so that real structural and preservation problems get top priority, not complaint-driven minor defects.

Take the case of Vernon Taylor, an elderly Dorchester resident. His non-paying tenant kept calling the health inspector and Mr. Taylor kept fixing, down to the last item that really puzzled him: weather-stripping on the interior apartment door, even though it had never been there before. At the same time, Mr. Taylor had set out buckets in the vacant apartment upstairs to catch the rain from a leaking roof that could have been fixed if rent payments had not stopped. The inspector and tenant couldn't care less and today the roof still leaks.

Simple changes like mandatory rent escrowing and a prioritized housing code would end the hostile regulatory environment that has driven many small owners out and discouraged others from even entering the small landlord business. We need these small owners to preserve our older, lower-cost, multi-family housing and to continue to provide rental housing that lower-income families can afford without government subsidies.

The ideas in Regulatory Proposal No. 2 come from an award-winning paper in the Pioneer Institute's 1999 Better Government Competition. The paper, entitled "The Road Home: Working with small property owners to preserve and create affordable housing," was written by Lenore and Skip Schloming, Small Property Owners Association.

Building tax-funded empires

Until now, the connection between tenant organizers and non-profit community developers of subsidized housing has been behind the scenes. Now they're coming out of the closet.

by Lenore Schloming

So far, no one in mainstream politics or the media has dared to point out how much more costly "affordable" subsidized housing is compared to private rental housing.

So far, no one has dared to point out that when the do-gooder non-profit developers build subsidized housing, they do not ***add*** to the housing supply, they ***subtract*** from the private rental market.

So far, no one has dared to point out that the landlord-tenant laws foisted on private owners by "affordable housing" advocates are perfectly designed to push owners out of business and capture private housing cheaply for the use of non-profit "community" developer-landlords.

When small property owners point out these connections and speak out against the hypocrisy we see around us on the housing issue, we are called greedy. When "community development corporations" (CDCs) demand more money for high-cost subsidized housing, no one says a word – except us.

So with outstretched palms, housing activists raise a hue and cry. Housing crisis, housing crisis, housing crisis. More money, more money, more money. And in all the hysteria, no one notices what's really going on.

How long must we stay a lonely voice in the wilderness? How long before the public catches on?

Expanding their real estate empires

For a long time now, we suspected a close connection between tenant organizers who engineer rent strikes against private owners and non-profit "community" developer-landlords who build subsidized housing. Our evidence, however, was a handful of known cases where bitter rent strikes were followed by the housing being bought, renovated, and managed by a non-profit.

True, there is also a document, a 1984 political tract called "The Right to Housing," by Professor Michael Stone at UMass Boston, detailing the legal and lobbying tactics to expedite the transfer of private property to "social ownership." The strategy is to produce a deliberate "cycle of disinvestment" through increasingly strict regulation which will limit "profitability" and "without a doubt, make rental housing less attractive to many landlords as an investment." Here we see – in theory – the source and usefulness of Massachusetts landlord-tenant laws for running private owners out of business. By lowering rents, by raising costs, by inviting tenants to withhold rent for code violations, the laws make private owners vulnerable and help expand the real estate empires of non-profit entities.

Coming out of the closet

But the actual connection between the laws, tenant organizing, and non-profit takeover was never concretely clear until recently when none less than Professor Stone himself (still alive and well) handed out a "concept paper" at Cardinal Bernard Law's Metropolitan Affairs Coalition, on which SPOA now sits. (The Coalition's current topic: "the housing crisis.") The concept paper admits its target is "small multi-family properties." It admits the failure of code enforcement, criminal prosecution and the latest new weapon – placing a property under receivership – to "turn around" problem properties. It admits the tough job of small owners, the "limited number of entrepreneurs with the skills and temperament suited to the small property business." So what does the concept paper envision? "A continuing role for the non-profit development community to play with respect to smaller properties."

> **To expand their empires, they look to already occupied private rental housing with plenty of code violations. Transferring this housing to 'social' owners is very costly and does not increase supply. The only way to reduce housing costs is to increase supply.**

And how? By spending lots more money just to transfer individual properties to social ownership. In fact, exactly $50,000 in grants plus $4,000 *per unit* in loans is suggested *for each multi-family property*. Of that amount, $25,000 is to "bring about a property receivership." In other words, they want money to hire an organization (like the Eviction Free Zone) to do the dirty work of "organizing" the tenants in a building being targeted for takeover. "Organizing" means persuading all tenants in the targeted building to stop paying rent, all call the health inspector, all complain about code violations – over and over and over again – and all sabotage the landlord's repair attempts. The approach is admittedly "adversarial."

Adversarial takeover

Eventually, the inevitable happens. When the owner fails, a receivership can be imposed. And then, waiting in the wings is a tax-funded non-profit developer-landlord "community corporation" offering to take the troublesome property off the owner's hands. They will even give the owner a buck or two for the property.

The $4,000 requested per unit is to "stabilize" the property and pay the receiver. Finally, another $25,000 is requested to "pre-develop" the property for "acquisition and rehabilitation" by a non-profit community development corporation. In other words, pay the lawyers.

All this expense just to take a "small property business" away from an owner. We have not even started to renovate it. Since the paper admits "the income stream of these properties can rarely support professional management services," let alone renovation and higher rents, we are walking straight into more and more money, ongoing, never-ending, when a non-profit community development corporation takes over private housing.

So this is how, in plain written English by their own hand, tenant organizers and non-profit developers work together to build their high-cost subsidized housing empires. They must oppose any laws that make rental property ownership easier, because then they would lose the tools to put private owners out of business. And they must continually ask for money, money, money, double and triple subsidies, because the heavy-handed laws on the books make it impossible to maintain property that is fully legal and still affordable to many American renters.

The truth is out there

This last year of the millenium is my tenth anniversary as a SPOA activist and the fifth anniversary of Question 9's passage ending rent control. We learned under rent control, hard as it was to believe, that the goal of housing activists was to push private owners out of business. We were right then. And it's still true now. Even though rent control has gone, the housing activists' agenda is still to end the private ownership of rental property. The trouble is, it can't be done. There's just not enough money. By and large, people have to live in housing scaled to what they can afford without subsidies. Middle-class taxpayers cannot afford to pay for their own housing plus someone else's housing acquired by high-cost theft from others and then built and subsidized to middle-class standards at exorbitant costs.

Is anybody listening? How long before the public catches on? Or will these covert operations become another X-file?

No mandate for rent control in Cambridge, Quincy

The recent municipal elections in Cambridge and Quincy – where rent control proposals figured prominently – showed a strong owner impact and no mandate for rent control.

In very liberal Cambridge, a proposal for full-scale rent control failed to get on the ballot, but hung in the background for City Council candidates. The rent control factor did not help pro-rent control candidates. The election showed that a Cambridge politician can be 100% against rent control and win, and 100% in favor of rent control and lose.

The top vote-getter in the City Council races was Anthony Galluccio, an activist in the Question 9 campaign and 100% against all forms of rent control. Galluccio was the only candidate to "meet quota" and get surplus votes on the first round of ballot counts in Cambridge's complex proportional representation electoral system. Galluccio's 800+ surplus votes transferred almost entirely to anti-rent control candidates in subsequent counts, helping those candidates get elected.

Unexpectedly knocked out of her three-term seat was the most ardent pro-rent control councillor, Katherine Triantafillou. Grabbing the last seat on the council was David Maher, a new councillor 100% against rent control. David Trumbull, a 100% property rights candidate, did very well. An explicitly pro-rent control slate of first-time council candidates bombed. Other council seats were basically a wash in terms of rent control, although left-leaning candidates who won all avoided any explicit reference to "rent control" in their campaigns.

The Cambridge City Council still does not have an anti-rent control majority, but anti-rent control positions gained strength. SPOA's educational activity in the campaign also generated many new members from Cambridge.

A close vote in Quincy appears pro-rent control, but it's not really.

On the Quincy ballot was a non-binding referendum question calling for "expiring-use" rent control. Passing by a slim 51-to-49 per cent margin (8,588 "yes" votes to 8,101 "no" votes), the "no" vote has to be considered very strong, having been generated almost entirely by a single letter from SPOA to all Quincy property owners, arriving just days before the election. The close vote was clearly no mandate for rent control. Moreover, the ballot question had a deceptive, feel-good description, calling itself "protections for elderly and low- and moderate-income tenants." It did not say it was rent control.

Nevertheless, Senator Michael Morrissey of Quincy, bowing to the majority vote, submitted a home-rule bill (Senate Bill No. 2051) calling for expiring-use rent control in Quincy. The petition betrays the promise of Quincy city councilors that it would be a "limited" rent control on just three buildings.

Owners in Quincy and Metropolitan Boston need to be ready to come forward in January or February when hearings before the Housing and Urban Development Committee will be scheduled on Morrissey's bill. ❖

California: Rent control efforts fail

In Santa Cruz, home to a large University of California campus, advocates just recently failed to get enough signatures to qualify a "Berkeley-style" rent control ordinance for the city. "Berkeley-style" means full, harsh, stringent rent control. It's so bad that Berkeley is called "Berzerkley." Like the People's Republic of Cambridge.

California advocates also had another failure. Cotati, home to Sonoma State College, voted by popular referendum to end its rent control system in November 1998. Said one leader of small owners: "If rent control advocates can't succeed in university towns with thousands of idealistic students to tap into, how can they hope to garner support elsewhere in the state?" Another leader: "I heard about Santa Cruz and it made my week."

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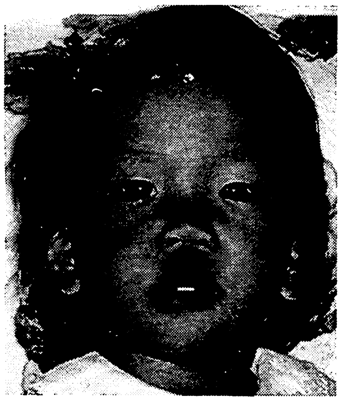
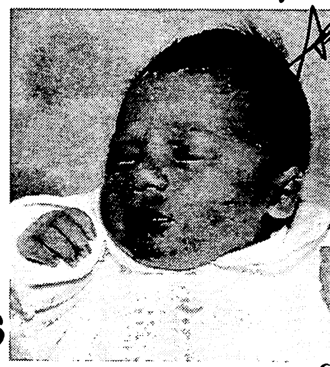


SPOA's littlest new landlords



Grace Maddox

Jay Bologna (a boy!)

VMC VU9 VU9

After Question 9, what next? For two well-known families in SPOA, the agenda was clear. And we are proud to announce their success. Question 9 author Jon Maddox and his wife Maria adopted little 14-month-old Grace from China. Jon flew to China with his brother to pick her up. She is a gorgeous, adorable little girl. Vinnie and Laura ~~Bologna~~ endured one of the worst horror stories under Cambridge rent control (their tenants, while paying no rent during years of litigation, rented out rooms at market rates). What got them through it all, Vinnie once said, was their three beautiful daughters. But all girls! So they tried once more. And got a boy! Jay Bologna, just a month old, is already starting to look like a boy!

Member Notes

NEW MEMBERS SPOA added over 200 new members to its roster following our extensive mailings during the fall election season. Most came from the Cambridge area, some from Quincy, some from all over the place. This response is very gratifying.

ELECTION OF SPOA OFFICERS will be held during the December 15 Holiday Party. The nominations are: Lenore Schloming, president; Dawna Provost-Carrette, vice president; Laura Bologna, treasurer; Ed Rudnitsky, clerk.

UNLAWFUL DEEDS That's the title of David Brody's new novel, a legal thriller with rent control as its theme. Brody is a Boston-area real estate attorney, a property owner, and a SPOA member who was in the Question 9 ground troops. The story starts in a Cambridge rent board hearing where an elderly landlord can't figure out how his owner-occupied 3-family can be subject to rent control. It's because of the single-family next door, which he also owns, which the rent board says makes him the owner of a 4-unit rent-controlled property, regardless of his owner-occupancy. The book will hit bookstores on December 15 and will be available on-line before Christmas. Title: "Unlawful Deeds" Author: David Brody.

VU9

Mark Your Calendar!

Holiday Party!

It's SPOA's annual potluck holiday party. See the enclosed insert.

Wednesday, Dec. 15, 6:30 p.m.
Cambridge VFW Hall

SPOA hotline: 617-354-5533

Small Property Owners NEWS
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Editor: Skip Schloming
Contributing Editor: Lenore Schloming
Humor: Jon Claflin
Comments? Please e-mail us: newsletter@spoa.com

www.spoa.com

Small Property Owners NEWS

Families who own & maintain over 75% of our rental housing

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In this issue:

Councillor Henrietta Davis
Cambridge City Hall
Cambridge, MA 02139 LC

Annual dues: $35. Please make check payable to "SPOA" and mail to the address above. Additional donations are welcome and needed. SPOA's activities are both educational and lobbying. We estimate that not more than 20% of SPOA's activities are directed towards influencing specific legislation. That portion of your dues and contributions are not deductible as a charitable donation or business expense.

SPOA's
Annual Potluck
Holiday Party

Come join us and celebrate the season!

It's on Wednesday (not Tuesday).

Wednesday
December 15
6:30 pm
downstairs in the
Mt. Auburn VFW Post Hall

688 Huron Ave, Cambridge,
across from Fresh Pond Golf Club

NOTE: It's <u>Wednesday</u>, not Tuesday ! ! !

(and a half-hour earlier because all the kids are hungry!)

CCM-101

City of Cambridge

R-17.

IN CITY COUNCIL

December 13, 1999

COUNCILLOR DAVIS
VICE MAYOR GALLUCCIO
COUNCILLOR SULLIVAN

RESOLVED: That the City Council go on record extending its congratulations to David Brody on his new novel entitled Unlawful Deeds; a legal thriller with rent control as its theme; and be it further

RESOLVED: That the City Clerk be and hereby is requested to forward a suitably engrossed copy of this resolution to David Brody on behalf of the entire City Council.

In City Council December 13, 1999.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

Resolution # 17 1289R

Councilor Davis, Vice Mayor Galluccio and Councillor Sullivan re: congratulations to David Brody on his new novel entitled Unlawful Deeds.

In City Council December 13, 1999

ORDER ADOPTED