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CAMBRIDGE, MASS.

The Honorable Members of the
Cambridge City Council
City Hall
Cambridge, MA 02139

Re: Proposed Amendment of Condominium Removal Ordinance

Gentlemen:

We are a committee of tenants of 3 Concord Avenue recently organized in response to the efforts of the landlord to sell condominium units in that building. This letter is written to express our view concerning the proposed amendment to Cambridge's condominium removal ordinance which is before the Council.

All of us have resided in our present apartments for many years, in several cases for over twenty years. If these units were now offered to us for purchase at an attractive price, we would like the opportunity of owning them. If the price and terms were not acceptable, we would continue to be well-protected by the present withdrawal ordinance. If the proposed amendment is enacted, we will be deprived, as a practical matter, of the opportunity to purchase our apartments.

We have no intention of entering into the flagrant kind of arrangement with speculators which the proposed amendment seeks to prevent; we suggest that there are other ways to deal with that problem. One that quickly comes to mind would be a "no-sale" rule, similar to that imposed upon the holders of unregistered securities, for a specified term of years, perhaps, two or three. We do not believe such a rule would constitute an unreasonable restraint upon alienation of property.

The proposed amendment, if enacted, may well force persons like ourselves, all of whom are actively engaged in professions and business, to move out of Cambridge as rents inevitably rise in response to inflation. Since we do not enjoy automatic cost-of-living adjustments, we find our rent payments taking larger percentages of our disposable income without our being able to derive any of the advantages which would be available to us as owners.

Finally, there is the possible danger that enactment of the amendment may well lead eventually to

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termination or substantial modification of the entire rent control program. For many of our fellow tenants, that would be an economic disaster. Nevertheless, an "overkill" approach, such as the amendment proposes, could produce such a result.

We have always known the City Council to be sensitive to the problems of our Cambridge citizens. We trust you will take account of our view in your deliberations and earnestly hope you will reach the conclusion that the amendment, in its present form, should not be passed.

Very truly yours,

Margaret E. Boorman

Alan L. Lefkowitz

Robert M. O'Shea

E. M. Pariser

Dennis Ryder

Comm. from tenants of 3 Concord Ave. re:
the proposed amendment to the Condo
Ordinance.

In City Council,

May 18, 1981

*Referred to the
Rent Control
Committee*

*Copy sent to Rent Control
Committee 5/19/81 (cd)*