

I am a small property owner in Cambridge. I own a four family house. Recently, I recieved a nice gift from the Cambridge Rent Control Board, the people who tell me what I can and cannot do with a property I thought was my own. The gift, in the form of a rent increase, was a pittance, considering the amount of money I spend annually in order to maintain my properties in good condition.

These generous gifts were as follows; On one of my four apartments they gave me a \$3.00 monthly rent increase. For the remaining three, they gave me monthly increases of \$3.00, \$4.00 and \$5.00. I feel these increases do nothing more than make a vicious mockery of the concept of a "fair net operating profit" to which a small property owner like myself is supposed to be entitled.

Just recently I had to install a new cie ling in one of my apartments at a cost of \$250. The increases these generous people gave me were wiped out in just one day. Moreover, not only did I have to replace the cieling, I had to pay a plumber to repair the leaky pipe that caused the damage to the cieling in the first place.

The gist of all this is that it is an incredible burden to own property in Cambridge under the auspices of a city agency that controls your property with an iron hand and never allows you anything like a fair market return on the money you have invested in your own home.

I'm wondering when you so called "pro-rent control" city councilors are going to let your sense of political ethics, if you have one, rise above your obvious sense of political opportunism to realize what a brutally onerous economic burden rent control imposes on small property owners who maintain the homey nieghborly city of Cambridge we know today as opposed to the city of coldly indifferent, crime ridden, high rises it could become.

Chester Cooper
River Street

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Comm. from Chester Cooper, River Street,
regarding rent increases approved by
the Rent Control Board.

In City Council,

April 23, 1990

*Referred to the
Rent Control Committee
copy sent to Rent Control
Committee 4/26/90 ac*