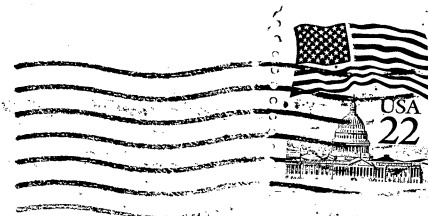
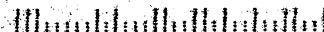


MILO F. PULDE, M.D.
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Cambridge City Council
795 Massachusetts Avenue
Cambridge, Massachusetts 02138



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environment that follows coercive government attempts at social engineering. This would enlarge the current property tax base and provide for many needed but underfunded public services. Our pre-eminent concern should always be that current renters have the security of freedom from eviction.

The three year requirement would help ensure against exploitation by those who would attempt to circumvent conversion regulations for quick profit. In addition, I would include in this proposal additional provisions which would require stringent corroboration of the three year residents to avoid conversion through vacancy, that the rentees purchase who represent his or hers primary residence, that each rentee would be permitted a one time conversion only, that units would be sold for a price below market value which recognizes the renters later than three years investment in the property, and that units could not be sold again for a specified period of time subsequent to purchase.

Certainly, the present system has not prevented the less needy from occupying apartments designated for the less fortunate(see the City Council's recent attempt to corroborate rent-control eligibility of occupants of properties). In the proposal it would help address many inequities under the current system, expanding supply of affordable housing, protecting the old, and making the American dream of home ownership more attainable for middle income individuals. Hopefully, this proposal will provide a vehicle which helps ensure Cambridge remains a diverse and heterogeneous community which is its strength presently and will be in the future.

Thank you for your attention and consideration.

Sincerely,

Milo F. Pulde, M.D.

MILO F. PULDE, M.D. RECEIVED BY
MOUNT AUBURN MEDICAL PRACTICE OFFICE OF CITY CLERK
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1987 MAY -1 PM 12:17
CAMBRIDGE MA.

Cambridge City Council
795 Massachusetts Avenue
Cambridge, Massachusetts

April 28, 1987

Dear Sir,

I am writing in support of the proposal offered by the Landlord's Association and regret that my religious commitments preclude a personal appearance. Despite many frustrating, disappointing attempts to qualify for a mortgage, my expectant wife and I have occupied a rent-control apartment for over the past year at Craigie Circle.

From the beginning, we wish to affirm our support for some form of rent-control and our commitment to the principles of affordable housing for all. We believe that the Landlord's Bill would achieve a judicious balance which both preserves the priorities of the present rent-control statutes and the property ownership rights of middle income individuals who desperately wish but can not afford housing in Cambridge. This bill represents an equitable means to expand the current supply of available housing while avoiding the callous eviction of rentees by the gentrification process.

I would hope you would refer to both the Brookline experience and the New York City model of rent stabilization in which renters and owners co-exist and whereby renters, if and when financially qualified, are entitled to purchase their units. This allows many renters to realize the personal sense of security that comes with home ownership. Such a modification of the rent-control statutes would encourage the maintenance of existing structures, ^{reduce} ~~drop~~ the neglect of landlord's because of inadequate reimbursement and foster the construction of new buildings previously not economically viable.

Conversely, renters would have a greater respect for the properties they occupy and even contribute to the improvement of these developments if they receive a potential and realistic opportunity for ownership. By purchasing units, individuals with greater incomes would help subsidize housing for those less fortunate and a true heterogeneous diverse and mixed communities would be achieved ^{avoiding} ~~engendering~~ the often acrimonious

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Comm. from Milo F. Pulde, M.D., expressing support for some form of rent control & the proposed Bill offered by the Landlord's Association Re: opportunity for homeowner-ship for renters.

In City Council,

May 4, 1987

*Referred to Committee
on Rent Control*

*copy sent to Committee Wales
Chairman of the Rent Control
Committee 5/8/87 mch*