

Federal Management Co., Inc.

720 STATLER OFFICE BUILDING
20 PARK PLAZA
BOSTON, MASSACHUSETTS 02116
CAMBRIDGE MA.

TEL: (617) 482-8925
FAX: (617) 338-8505

July 12, 1989

Cambridge City Council
City Hall
Cambridge, MA 02139

Dear Councillors:

We want to thank you for the opportunity to listen to the comments of various individuals regarding the management and eviction policies in place at Fresh Pond. However, we were surprised that the purpose of the meeting was to pass an order we were not even aware of. We had specifically been requested to attend a hearing to discuss allegations set out in a letter you received from Geoffrey Gardner. His own words were "to hold a public hearing to air the issues...". We should have been invited to the hearing to discuss a proposed order and given a copy of the order at that time instead of having to ask for a copy halfway through the hearing. Publishing the information in the May 25th edition of the local paper is not what I consider reasonable notice to the party involved.

During the meeting you acknowledged you have no jurisdiction over a private development. In spite of that acknowledgment you passed the order requesting a management oversight committee be established for Fresh Pond. Our perception of the meeting was that no vote was ever taken.

We will not abide by an order that was passed based on the allegations of a few people. No one could give any specifics related to our legal process that indicated any improprieties. When questioned, Susan Hegel could not confirm any allegations she made. It was obvious there were no facts to back up those allegations, yet you decided we were guilty. We categorically reject those allegations that we operate outside the law.



You heard from four tenants--one who had a personal situation with an employee, one who didn't discuss the issue at hand, and one against whom we had judgment for possession for her apartment. In addition, you heard comments from two individuals who are campaigning for election--neither of whom live at Fresh Pond. Four residents out of a development of 504, a very poor showing for the Tenants Union cause. It is even more evident that there is no widespread discontent when you consider that the Cambridge Tenants Union sent out 504 individual notices trying to drum up support for their allegations and to get people to attend the City Council hearing.

Our development is monitored by the Department of Housing and Urban Development. There have been no complaints brought to their attention. Neither residents, the Cambridge Tenants Union, nor Cambridge Somerville Legal Services have made any contact with representatives from HUD. Why did they select a public forum to make their allegations known when you have no jurisdiction over us? Why not bring problems to the attention of the agency that does have jurisdiction? Perhaps they felt they could not generate negative publicity against landlords by following proper channels. What exactly do you think we did that was wrong? We have a constitutional right to access the courts when residents don't pay rent. I am amazed that as City officials you would attempt this sort of imposition on a business. We were treated in a way that no individual would ever be treated.

I noted in your order there was "serious concern for handicapped living in the development." That issue was never raised by any party. How can you pass an order on issues that aren't even being discussed? Where does that even fit into the allegations that were made? It was obvious the purpose of the meeting was not to debate the order but to pass it after giving everyone a chance to talk.

Once again, I will state for the record that we have no intention of abiding by your order. I will also be informing the Department of Housing and Urban Development about the situation and invite them to view the tape of the proceedings so they can witness first hand what few facts you had when you passed the order.

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We trust that after review of this letter and the tape,
you will give serious consideration to repealing this order.

Sincerely,



Bette J. Anderson, CPM^e
Vice President

BJA/ss

cc: Jay R. Schochet
Christopher Cline, HUD
Zachary Gaulkin, Cambridge Chronicle
Donna Bronk
Stephen Greenbaum, Esq.

Cambridge City Council:

Thomas W. Danehy
Francis H. Duehay
Saundra Graham
Sheila Russell
David E. Sullivan
Walter J. Sullivan
William H. Walsh
Alice K. Wolf
Alfred E. Vellucci

2.

S-540

Comm. from Bette J. Anderson, CPM, Vice-Pres.,
Federal Management Co., Inc. Re: management &
eviction policies in place at the Fresh Pond
Apts.

In City Council,

August 7, 1989

8-7-89

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