

I would also like to convey both the City Council and the City Administrations interest in exploring the potential sale of Walden Square to the City or a non-profit agency. In light of your recent financial difficulties as you have indicated in both revenue and maintenance ability this would appear to be a good time to explore a mutually beneficial sale possibility so that we can offer long term affordability and stability to the tenants of Walden Square. I would greatly appreciate your consideration of rent increase reductions especially with respect to the group that has been most significantly burdened as described. I would appreciate a response in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony D. Galluccio', written in a cursive style.

Anthony D. Galluccio
Vice Mayor

cc: Emily Glick
City Manager
City Council
Beth Rubenstein
Steve Meacham



OFFICE OF THE VICE MAYOR

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Anthony D. Galluccio
Vice Mayor

December 16, 1998

Pat Appleby
Regional Vice President
Boston Financial Property Management
101 Arch Street, 14th Floor
Boston, MA 02110-1106

Dear Ms. Appleby:

I am writing again in response to concerns that have been raised to me by tenants of Walden Square about recently imposed rent increases. Several months ago I contacted you regarding my concerns about these increases due to the difficulties your tenants have experienced over the past year due to asbestos removal, bacterial growth, elevator problems and general maintenance issues. This is a difficult time in the housing market in Cambridge and tenants have almost no choice but to pay increases if they want to remain in Cambridge. After reviewing information which was forwarded to me by Emily Glick, I want to raise a strong concern about particular tenants who are being hit most dramatically by the rent increases.

Out of the 37 households who are receiving increases, 12 of those households are now paying 35% or more of their household income to rent. Some of these tenants are paying 40% and much higher. While HUD may approve of this disparate impact it is obvious that these households are being hit much too hard. Also, we should remember tenants paying 50% or more are considered a federal preference by housing authorities for placement into units where they would then pay no more than 30% of their income to rent. I would ask that you immediately reconsider the rent increases on this group. Also, many of these tenants should be considered for your home based Section 8 units or encouraged to obtain mobile section 8 certificates from CHA so they could remain at Walden Square at affordable rents.

Comm. and Rpts. from other
City Officers #2

S-47

A communication was received
from Vice Mayor Anthony Galluccio
transmitting a letter to Pat
Appleby, Regional Vice President,
Boston Financial Property Management,
relative to concerns raised by
tenants of Walden Square about recently
imposed rent increases.

In City Council January 11, 1999

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