

474 Windsor St
Cambridge, Ma.
May 13, 1989

Cambridge City Council
City Hall
Cambridge, Ma.

Dear Councilors,

We are one of the
"Small Property Owners" of a
6 family owner occupied building

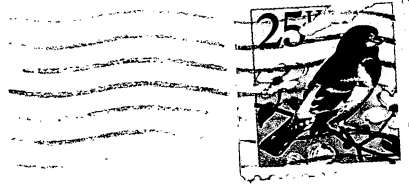
We lived here at first as tenants,
purchased it and for almost 20 yrs.
have been under Rent Control.

It was very hard work to
maintain a large building in
good condition. We have been
very good landlords.

Your considering some help
and relief to small owners would be
of great help. We agree with
any safeguards concerning this issue.
Thank you, Sincerely
Mr. & Mrs. A. Supo

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Mr. & Mrs. A. Lupo
474 Windsor St.
Cambridge, Ma.
02141



Camb. City Council
City Hall, Cambridge, Ma.

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1989 MAY 18 AM 10:11
CAMBRIDGE MA.

May 16, 1989

To Whom it may Concern:

I been living in the city of Cambridge for seventeen years and have been a property owner of a rent controlled building for the last nine years.

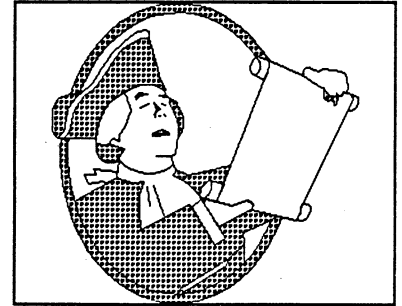
Recently I heard of a motion to decontrol some units from a rent controlled building therefore I am writing this letter to show support for this motion.

Thank You.
Rosa E Garcia
290²⁹²² Prospect St
Cambridge 02139
02139

TO: THE HONORABLE CAMBRIDGE CITY COUNCIL

FROM: RICHARD M. BRESCIA
103 GORE STREET, CAMBRIDGE 02141

DATE: MAY 15, 1989



SUBJECT: RENT CONTROL ORDINANCE CHANGES

THANK YOU FOR THE COURAGE AND WISDOM IN DRAFTING A CHANGE IN THE
RENT CONTROL ORDINANCES RELATING TO DECONTROLLING UP TO THREE UNITS
IN 4-6 RENT CONTROL UNITS. AND, THANK YOU COUNCILOR VELLUCCI FOR
INTRODUCING SOME LOGIC AND COMMON SENSE WITH THE MEANS TEST.

I HAVE NEVER BEFORE WRITTEN A LETTER OF THANK YOU TO THE CAMBRIDGE
CITY COUNCIL IN THE 48 YEARS I HAVE LIVED HERE. AS A GRASS ROOTS
RESIDENT --- BORN IN CAMBRIDGE, RAISED IN CAMBRIDGE, EDUCATED IN
CAMBRIDGE, SERVED 4 YEARS IN THE MARINE CORPS, SERVED ON COUNTLESS
COMMUNITY SERVICE ORGANIZATIONS FOR CAMBRIDGE, WORKED FOR THE
CITIZENS OF CAMBRIDGE AS AN ASSISTANT ASSESSOR, I AM INDEED
REASSURED TO SEE THAT FINALLY... BY THE DAWNS EARLY LIGHT, HOPE IS
BEGINNING TO RISE FOR THOSE OF US WHO BOUGHT MULTI-FAMILY HOMES
BECAUSE WE NEEDED THE SUPPORTING INCOME FROM THE RENTAL UNITS TO
QUALIFY FOR A MORTGAGE TO BUY A HOUSE. WE TOO HAD LIMITED INCOMES!

SOME OF THE CITY COUNCILORS MAY RECALL THAT BACK IN 1971, AS
PRESIDENT OF THE POVERTY AGENCY IN CAMBRIDGE (C.E.O.C) , I FOUGHT
VERY HARD FOR RENT CONTROL. I TOO CARRIED THE CASKET ALONG WITH
JACKIE CARROL, JANET ROSE, AND MANY OTHERS. I SAT IN THE
"HOT SEAT" ASKING THE CITY COUNCIL TO ADOPT THE ORDINANCE.
THERE ARE FEW QUALIFIED-JUSTIFIED CRITICS WHO HAVE SEEN BOTH
SIDES OF THE STORY AS I HAVE. I BOUGHT A FIFTEEN UNIT RENT CONTROL
BUILDING BECAUSE I BELIEVED THE SYSTEM I HELPED CREATE, DID WORK.
NEVER DID I REALIZE HOW MUCH THE ENTANGLEMENT OF LAWS THAT WERE
SUBSEQUENTLY CREATED, DISTORTED AND RUINED THE ORIGINAL INTENT.
IT IS SMOTHERING THE OWNERS WE PROMISED IT WOULD BE FAIR TO, AND
MORE SIGNIFICANTLY, IT IS JEOPARDIZING THE VERY SURVIVAL OF HOUSING
FOR THE NEXT GENERATION. RENT CONTROLLED HOUSING IS EXPERIENCING
RAPID DETERIORATION DUE TO INADEQUATE RENTS FLOWING BACK TO THE
BUILDINGS. BECAUSE OF THIS BUREAUCRATIC MESS AND IT WHAT IT BECAME
TO BE, THE REAL EMERGENCY NOW IS THE SURVIVAL OF HOUSING .FINALLY,
SOME FAIRNESS IS BEGINNING TO SURFACE! REMOVE THE INTERFERENCE
OF RENT CONTROL FROM ALL OWNER OCCUPIED HOMES. I DON'T HAVE A 4-6
UNIT BUILDING, I LIVE IN PROBABLY THE ONLY 15 UNIT OWNER OCCUPIED
RENT CONTROL BUILDING IN THE CITY. BUT I CAN STILL RECOGNIZE, BE
GRATEFUL, AND SHOW THANKS FOR PROGRESS.

WITH GRATITUDE I HOPE FOR MORE SUBSTANTIVE CHANGES, THAT YOUR
WISDOM AND COURAGE PREVAILS, AND THAT IN THIS PROCESS, MY 3 SONS
MAY HAVE A CHANCE TO STAY AND LIVE IN CAMBRIDGE AND CONTINUE AS THE
3RD GENERATION OF MY FAMILY IN THIS GREAT CITY.

Comm. from Richard C. Brescia, expressing his appreciation to the Council for adopting an order calling for drafting of Home Rule legislation to amend the Rent Control ordinances Re: decontrol of up to three units in owner-occupied rent controlled buildings limited to four, five & six units.

In City Council,

May 22, 1989

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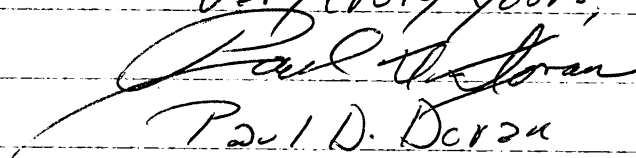
38 Fairfield Street
Cambridge, Ma. 02140
16 May 1989

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Dear Council Members:

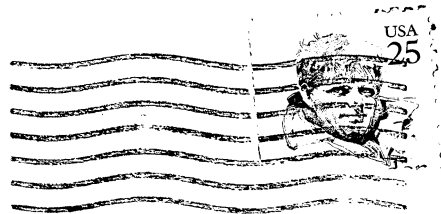
I wish to convey to you my endorsement of and support for the Council Order sponsored by Councillor William H. Walsh and affirmed on 8 May by a 5 to 4 vote re: rent controlled buildings of six units or less and owner occupied. Such order strikes an equitable balance between the legitimate interests of the small property owner-residents and tenants. May it soon be implemented.

Thank you for your anticipated attention to the above matter.

Very truly yours,

Paul D. Doran

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P.O. Doran
38 Fairfield St.
Cambridge, MA 02140



Cambridge City Council
City Hall, Cambridge, MA 02139

5/16/89

Dear Sirs,

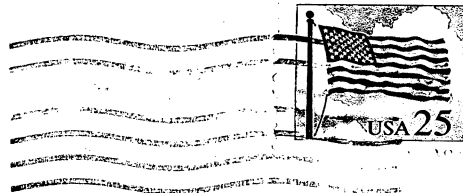
I would like to take this opportunity to thank the City Council for recently voting in favor of allowing all rent controlled buildings, which are owner occupied, to have three decontrolled units, including the owner's unit.

As a small property owner in Cambridge, I'm encouraged once again in the future of Cambridge.

Regards,
Warren L. Milley

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WARREN L MILLEY
166 LAWRENCE ST
MALDEN MA 02148



Cambridge City Council
City Hall
Cambridge, Ma., 02139

CAROLINE D. BANKS
38 BIGELOW ST.
CAMBRIDGE, MA 02139



Cambridge City Council
City Hall
Cambridge, MA 02139

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(55)

38 Bigelow Street
Cambridge, MA 02139

May 15, 1989

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Dear Council Members:

This letter is to voice my approval of the Council Order sponsored by Mr. Walsh on May 8, 1989 regarding the decontrol of rental units in owner-occupied buildings of 4-6 units.

This amendment should help small property owners to keep up their property and to be relieved of some of the bureaucratic burden put upon them by Rent Control.

Sincerely,

Caroline Banks
Caroline Banks

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1989 MAY 16 AM 10:05
CAMBRIDGE MA.

URIEL MESHOULAM, PH.D.

CLINICAL PSYCHOLOGIST

15 CENTRE STREET

CAMBRIDGE, MASSACHUSETTS 02139

(617) 491-3801

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1989 MAY 18 AM 11:57

CAMBRIDGE MA.

Members of the City Council
Cambridge City Hall
Massachusetts Avenue
Cambridge, MA 02139

May 16, 1989

Dear Members of the City Council,

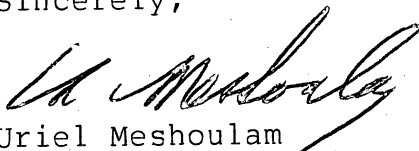
I write you this letter in support of the order which would allow small rental buildings of four to six units to decontrol three units.

The burden of subsidizing rental in Cambridge has fallen for too long, and too unfairly, upon the shoulders of the small owner. It is time that small owners will get a fair treatment. The order is fair and does, at it should protect tenants against harassment.

It seems like it is mainly the smaller buildings which fall into disrepair. Our mortgage payments are not taken into account, and few of us are lucky to break even. It may still be a good investment for the future, but the risk is there, and the income is not. The new order will correct, at least partially, this condition.

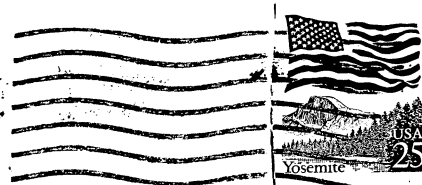
I hope that you will vote for this order. Obviously, I feel strongly about it.

Sincerely,



Uriel Meshoulam

15 CENTRE STREET
CAMBRIDGE, MASSACHUSETTS 02139



Members of the City Council
Cambridge City Hall
Massachusetts Avenue
Cambridge, MA 02139





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1989 MAY 18 AM 11:57

CAMBRIDGE MA. James Sanders
69 Magazine Street
Cambridge, MA 02139

17 May 1989

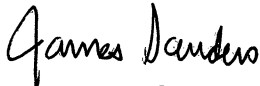
Cambridge City Council
c/o City Clerk
Cambridge City Hall
Cambridge, MA 02139

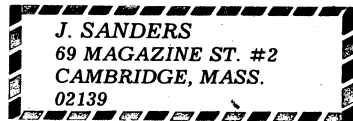
Dear Councillors:

I understand that a Home Rule petition that allows partial vacancy decontrol to 4-6 unit owner occupied rent controlled buildings will be on the City Council agenda on May 22. I ask that you support this proposal.

Homeowners are important to the city. Yet homeowners of rent controlled bulidings certainly don't get that impression. This proposal would help restore and encourage the idea that taking care of your own property is good for the city.

Yours very truly,


James Sanders



Cambridge City Council
c/o City Clerk
Cambridge City Hall
Cambridge, MA. 02139

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1989 MAY 18 AM 11:57

CAMBRIDGE MA.

Manuel Pereira
13 Berkshire St.
Cambridge 02141

To all City Council Members

I am writing to express my approval of the proposal to amend the Home Rule petition.

I am a small property owner. I am also a retired individual on a fixed income who like so many other small property owners, find it difficult to make ends meet. I have a daughter who owns a two-family house in Cambridge. She receives as much income from her one

rental unit that I receive
in total income for
my five units. I, however,
must pay for the water,
taxes and general upkeep
on 5 times as much property.

I need some relief.

I am an elderly person
with a sick wife and
I need your consideration,
please!

Sincerely yours,

Manuel F. Pereira

May 12, 1989

Cambridge City Council
City Hall
Cambridge, MA 02139

Attention: City Clerk

In regard to Councillor
Walsh's Home Rule petition
to amend Chapter 36, M.G.L.A.
to allow all rent controlled
buildings, which are ~~over~~
owner occupied, and limited to
four, five and six units to have
three controlled units including
the owner's unit, provided
that the remaining two decontrolled

units be based on vacancy
decentral, I vote as follows:

I own and occupy a self-
family dwelling. Please include
me in your "YES"
votes.

Thank you.

Sincerely,
Vincenza S. Carolina
133 Spring St.
Cambr., MA 02141

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V.-CAROLINA
133 SPRING ST.
CAMB., MA 02141



Cambridge City Council
City Hall
Cambridge, MA 02139

ATTN: City Clerk



5/17/89

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CAMBRIDGE MA.

CAMBRIDGE CITY COUNCIL
CITY HALL
CAMBRIDGE MA 02139

DEAR COUNCILLORS.

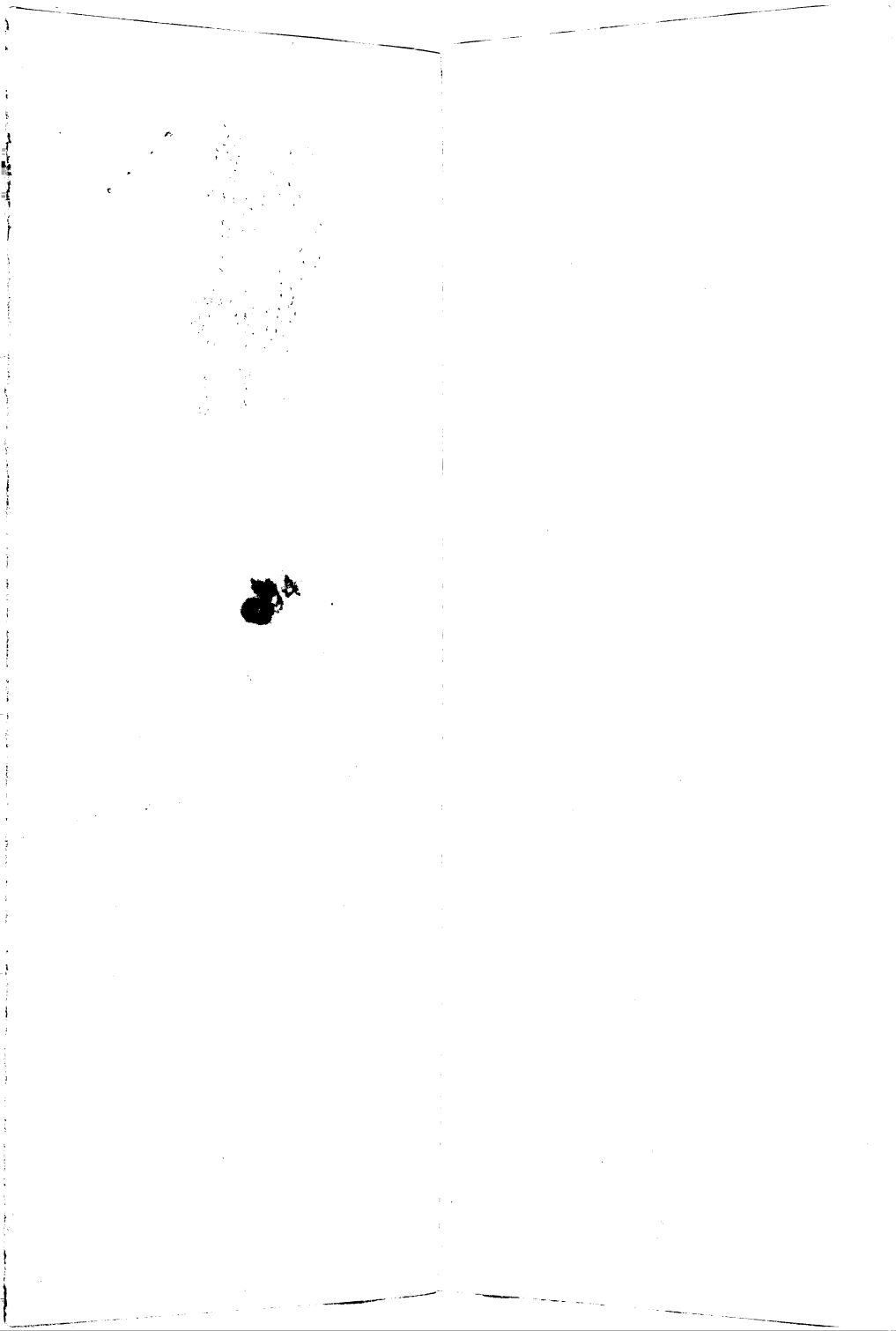
I WOULD LIKE TO CONGRATULATE THE 5 COURAGEOUS CITY COUNCILLORS WHO HAVE APPROVED COUNCILLOR WALSH'S PROPOSAL ON MAY 8 TO ALLOW A HOME RULE PETITION TO AMEND CHAPTER 36 M.G.L.A. RENT CONTROL IS ARBITRARY AND UNFAIR TO ALL RESIDENTS OF CAMBRIDGE. WHY SHOULD ONE GROUP BE FORCED TO SUPPORT ANOTHER GROUP. THE CITY OF CAMBRIDGE IS RESPONSIBLE FOR PROVIDING THE POOR & ELDERLY DECENT & AFFORDABLE HOUSING. LANDLORDS ARE A MINORITY AND ARE BEING TAKEN ADVANTAGE OF BY A SYSTEM OF MAJORITY RULE. ANY LESSENING OF THE BURDEN OF RENT CONTROL IS AN IMPROVEMENT. THE SYSTEM BASICALLY DOES NOT WORK FOR THE SAME REASONS COMMUNISM DOES NOT WORK.

SINCERELY
A. ALBERTI
231 NORFOLK ST
CAMBRIDGE MA.

McGara's of Cambridge
231 Norfolk Street
Cambridge, Mass 02139



Cambridge City Council
City Hall
Cambridge, Ma 02139



5.

S-396

Comm. from Joseph E. Connarton, City Clerk,
transmitting eleven communications from persons
recording their support for the order adopted
by the Council calling for the drafting of
Home Rule legislation to amend the Rent Con-
trol ordinances concerning the decontrol of
3 units in owner-occupied, rent controlled
buildings with a total of 6 units.

In City Council,

May 22, 1989

5-22-89

Referred to Agenda

Item #13 Dated 5-22-89