

John Long

From: Katjana Ballantyne <Katjana@Katjana.org>
Sent: Thursday, January 31, 2019 12:25 PM
To: John Long
Cc: Ronald Cavallo
Subject: Comments - Public Hearing Condo Conversion

Please submit email as comments for the Condo Conversion public hearing. Thank you

----- Original Message -----

Subject: Re: Meeting - Legislative Matters Public Hearing Condo Conversion

Date: 2019-01-31 11:39

From: Ronald Cavallo <ronycav@gmail.com>

To: Katjana Ballantyne <Katjana@Katjana.org>

The City of Somerville has one of the strictest ordinances in the Country presently. I am vehemently opposed to any further restrictions on the conversion process. We also have some of the highest taxes in the State. The pressure on landlords to convert and sell has never been higher. The landlords are being constantly squeezed with higher maintenance costs, insurance costs, general operating costs, extremely high taxes all disincentivising ownership. We as landlords even pay for trash pick up!!! This is an outrage. Further restrictions will further the incentives for landlords to sell out and be free of all of this. Although I reside in this City and care for this City, I am losing my patience with all of this. As a major landlord, I vehemently proposed any further restrictions and would like to see the condo review board abolished. I do not like the direction this City is taking and I frankly believe the Alderman are completely out of touch with the issues facing landlords in this City. As an exemplary landlord with a top notch portfolio of properties and an excellent tenant body, I ponder daily what it would be like to be free of all of this and remove myself from property ownership in this City. Further disincentive me and the other landlords and that end result will be guaranteed.

Best,

Ronald J. Cavallo
70 Victoria Street
Somerville, MA 02144

John Long

From: Sara Rosenfeld <rosenfeld.sara@gmail.com>
Sent: Saturday, February 09, 2019 4:43 PM
To: City Clerk Contact
Cc: Ellen Shachter; Hannah Carrillo; MaryJo Rossetti
Subject: Proposed Condominium Conversion Ordinance for the City Councilors (Aldermen)
Attachments: Rentals on the MLS that are Somerville condos as of 020919.pdf

Dear City Clerk,

Please pass this email and attached file onto the City Councilors/Aldermen for their review. The proposed Ordinance research and information indicates that the condominium conversion process reduces the number of rental units in the city. The attached file contains a list of condominiums that are currently on the rental market or have been rented through the Multiple Listing Service in the past 12 months. This service represents less than half of the rentals that occur in the city each year since not all apartments rented are listed through this service. The list contains all sizes and prices of rentals in condominiums during the past 12 months. A total of 201 condominium units are on this list. There is no source available that lists all of the rentals in condominium buildings available to the public.

I believe that the conversion of rental properties into condominium units does not reduce the entire rental inventory by the figures presented to the public and therefore some of the statistics used in the report and presentation on January 31 and posted on the website are incorrect. Please bring this to the attention of the City Councilors/Aldermen. I request an update to the report. Also, as I mentioned in a previous statement, I believe we need at least 3 sources for the average moving expenses cited in the report and for the language in the proposed ordinance.

Thank you,

Sara Rosenfeld, 53 Francesca Ave. / rosenfeld.sara@gmail.com

Sent from [Mail](#) for Windows 10