



November 12, 2014

Chairman Michael Flaherty
Boston City Council Committee on Government Operations
Boston City Hall, 5th floor
Boston, MA 02201

Re: Docket # 1567

Via E-mail to Michael.Flaherty@boston.gov

Dear Chairman Flaherty:

I am writing today to register the strong support of the Massachusetts Association of Community Development Corporations (MACDC) for Docket # 1567, an Ordinance extending protections for tenants facing displacement by condominium or cooperative conversion.

MACDC is an association of mission-driven community development organizations dedicated to working together and with others to create places of opportunity where people of diverse incomes and backgrounds access housing that is affordable, benefit from economic opportunities and fully participate in the civic life of their community.

We applaud Mayor Walsh, Councilor Zakim, you and the rest of the Council for working on this much needed extension and improvement to the current Ordinance. The proposed Ordinance will be an essential tool in addressing the growing threat of displacement due to gentrification across a number of Boston neighborhoods; a threat identified by Mayor Walsh in the Boston 2030 Plan, which states "ensuring that long-time residents are able to remain in their homes is critical to the stability of our neighborhoods."

If we were to let this Ordinance expire, there is a significant risk that residents will be displaced over the coming years due to landlords who will convert their properties to condominiums. In that event, residents would lose a variety of protections they badly need, in a rising market. The Ordinance will extend notice provisions in the event of condominium conversion, and provide lease and rent protections, a right of first offer, and relocation payments.

We urge swift passage of the Ordinance. If you have any questions or need additional information, please feel free to contact me at 617-379-5922, or at joek@macdc.org.

Sincerely,

Joe Kriesberg, President and CEO