



February 14, 2023

Her Excellency Maura Healey  
Governor of the Commonwealth of Massachusetts  
State House Room 280  
Boston, Massachusetts 02133

RE: Access to Counsel Program for Evictions  
Dedicated Line Item FY24 Budget Request of \$7 million

Dear Governor Healey:

As you take office, we applaud your work to make housing a priority.

As property owners, **urge you to include \$7 million in your FY24 budget for an Access to Counsel Program** through a dedicated line item as proposed in SD. 1082 and HD. 3657, An Act promoting access to counsel and housing stability in Massachusetts.

We have joined together as some of the largest property managers and property owners in Massachusetts to call for access to counsel for tenants and owner occupants. Legal help and access to the right resources at the right time can prevent families from homelessness, prevent illegal or unnecessary evictions, prevent displacement, and create a path to housing stability that will strengthen all of our communities for the future.

While 86% of landlords are represented, 87% of tenants are unrepresented. An access to counsel program would help prevent unbalanced and unfair results while also working toward housing stability. Other states across the country are passing access to counsel programs including Connecticut, Maryland and Washington.

We urge you to seize this opportunity to invest in long-term housing stability reform by starting to fund and phase in a statewide access to counsel program in your FY24 budget.

Thank you.

Gilbert Winn

**Gilbert J. Winn**  
CEO  
WinnCompanies

Janet Frazier

**Janet Frazier**  
President  
Maloney Properties, Inc.

Dara Kovel

**Dara Kovel**  
Chief Executive Officer  
Beacon Communities

James Keefe

**James Keefe**  
Principal  
Trinity Financial

cc: Lieutenant Governor Kim Driscoll  
Secretary Matt Gorzkowicz, Executive Office of Administration and Finance  
Kate Cook, Chief of Staff, Office of Governor Maura Healey

**Signature:** *Gilbert Winn*  
Gilbert Winn (Feb 13, 2023 16:16 EST)  
**Email:** gwinn@winnco.com

**Signature:** *Dara Kovel*  
**Email:** dkovel@beaconcommunitiesllc.com

**Signature:** *Janet Frazier*  
Janet Frazier (Feb 14, 2023 12:37 EST)  
**Email:** jfrazier@maloneyproperties.com

**Signature:** *James G. Keefe*  
James G. Keefe (Feb 14, 2023 13:10 EST)  
**Email:** jkeefe@trinityfinancial.com