



January 10, 2024

The Honorable Maura Healey Governor of Massachusetts
State House, Room 360
Boston, MA 02133

Secretary Matthew Gorzkowicz Executive Office of Administration and Finance
State House, Room 373
Boston, MA 02133

RE: Access to Counsel Program for Evictions Dedicated Line Item
FY25 Budget Request of \$7 million

Dear Governor Healey and Secretary Gorzkowicz,

We continue to applaud your work to make housing a priority.

As property owners, we urge you to include \$7 million in your FY25 budget for an Access to Counsel Program through a dedicated line item and budget language to establish an Access to Counsel Program as proposed in S.864 and H.1731, An Act promoting access to counsel and housing stability in Massachusetts.

With shelters full, the need is urgent.

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 prevents families from homelessness, illegal or unnecessary evictions, and displacement, and creates a path to housing stability that will strengthen all of our communities for the future.

An access to counsel program would help prevent unbalanced and unfair results while also working toward housing stability. It will also result in cost savings to the Commonwealth and to property owners. Four other states, 1 county, and 17 cities across the country have access to counsel programs. It's time Massachusetts joins this list.

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 FY25 budget.

Thank you.

Gilbert Winn, CEO, **WinnCompanies**
Janet Frazier, President, **Maloney Properties**
Dara Kovel, CEO, **Beacon Communities**
James Keefe, Principal, **Trinity Financial**
Melissa Fish-Crane, Principal & CEO, **The Peabody Companies**
Aaron Gornstein, President and CEO, **POAH**

Cc: Lieutenant Governor Kim Driscoll
Secretary Ed Augustus, Executive Office of Housing and Livable Communities
Kate Cook, Chief of Staff, Office of Governor Maura Healey
Juan Gallego, Assistant Deputy Chief of Staff, Lieutenant Governor Driscoll
Eric Shupin, Chief of Policy at Executive Office of Housing & Livable Communities
Christopher Marino, Assistant Secretary for Budget Administration and Finance
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