



**MAHT continues its work to:**

- Save more than 27,000 Homes in the Next 5 Years!
- Stop Corporate Landlords from Exploiting Affordable Housing for Giant Profits!
  - Organize for Legislation to Save Our Homes!

**On top of the current economic collapse, Massachusetts is facing a housing crisis in privately-owned, government-subsidized, “expiring use” housing.** This housing was built with taxpayer money for a public purpose: to provide low and moderate-income tenants with decent, safe and affordable homes. But now many landlords are refusing to continue the subsidy programs so that they can increase their profits, and entire communities are threatened.

**Landlords have made huge windfall profits from the public’s investment in these buildings.** For example, Bill Kargman invested just \$30,000 at High Point Village in Roslindale in 1966, and the property is now valued at \$90 million! After taxpayers paid the vast majority of the property’s equity, Kargman is cashing in. He refused to renew the affordability contract or to meet with residents, and has now raised rents to much higher market levels.

**In these uncertain economic times, we need sensible regulation** just to protect the existing stock of affordable housing. That’s why MAHT is working for legislation which will protect these apartments into the future. Our state is reeling under a serious budget crisis, but the **Statewide Enabling Act** and local **Home Rule Petitions** will cost local and state governments nothing. In fact, by preventing homelessness, they will save the state money. Join us to help pass these laws!

**What Is The Statewide Enabling Act?**

The **Statewide Enabling Act** is a proposed law that would allow Massachusetts towns to protect low and moderate-income tenants living in privately-owned governmentally-involved housing. It has been a priority of MAHT tenant groups since 1996.

**Rep. Frank Smizik** (D-Brookline) has filed the Enabling Act for the 2009-2010 session in the House (Bill # H 3689), with 37 co-sponsors. And in the Senate, Majority Leader **Fred Berry** (D-Salem) has filed it (Bill # S 617) with nine co-sponsors.

If it passes, The Enabling Act would allow any city council or local governing body to preserve HUD-assisted affordable housing in their area.

**Under this Enabling Act, municipalities could:**

- **Prevent conversion of affordable apartments to condominiums**
- **Require renewal of expiring Section 8 contracts**, preserving low-income units while allowing landlords to increase their profits under new HUD programs.
- **Allow cities to restore affordable rents** in the 5000 units which have already converted to market rents.
- **Promote sale at market rates to nonprofits** who pledge to keep the property affordable, and who can assemble funding for it.
- **Regulate rents as federal regulations expire, at no cost to towns or the state.**

*This bill does not affect small properties under 10 units, or other kinds of subsidized housing.*



**These protections for affordable housing will only pass with your support!**

- **Make calls** to your state representatives and senators. Ask them to support the Statewide Enabling Act by writing a letter to the Housing Committee, and by voting for it.
- **Join MAHT at the State House** to lobby elected officials
- **Spread the word** to your neighbors & friends

Get in touch: 617-267-2949 MAHT@SaveOurHomes.org

## What are the Local Home Rule Petitions to Save Affordable Housing?

In the current legislative session, we expect as many as 10 cities across Massachusetts to pass **Home Rule Petitions** to Save Affordable Housing (HRPs), after which they will be sent to the State House for hearings and votes. Already, Boston, Lowell, New Bedford, Salem and Quincy have filed HRPs, and Lawrence will soon. We are waiting to hear about four other cities.

Once approved by the Legislature and signed by Governor Patrick, these HRPs will:

- Cover the same types of buildings as the Enabling Act, with essentially the same protections for low and moderate-income tenants
- Give local governing bodies tools to protect affordable housing.

If you are from one of these towns, **please call your legislators** to ask them to support and vote for your Home Rule Petition. And if you can, join us at the State House on our Lobby Days to have your voice heard on Beacon Hill.

The Home Rule Petitions have been filed by:

<b>Boston (H 3812):</b>	Rep. Mike Rush
<b>New Bedford (H 3810):</b>	Rep. Antonio Cabral
<b>Quincy (S 655):</b>	Sen. Michael Morrissey
<b>Salem (S 618):</b>	Sen. Fred Berry
<b>Lowell:</b>	Rep. Kevin Murphy

If you live in one of these towns, we need your help to contact all the Reps and Senators who represent you, and ask them to **support the HRPs and the Enabling Act!**

In the last legislative session, the Housing Committee at the State House decided to support a different law called the **Right to First Refusal**, instead of the Statewide Enabling Act or the Home Rule Petitions.

However, while MAHT is not opposed to this bill, it would not apply to most of the at-risk buildings, since it only focuses on properties up for sale. And if a building is put up for sale, cities would have to come up with millions of dollars to buy it. As we know, there simply are no funds available for doing this.

Instead MAHT has been working for a stronger national Right to Purchase bill, which we expect to be introduced on Capitol Hill this year.

Residents in 'expiring use' housing need the protections in the Enabling Act and the Home Rule Petitions. With the current focus on the housing crisis, and national support for sensible regulation, the prospects of these HRPs passing are better than ever in 2009-2010.

### The Coalition to Save Affordable Housing

was formed by tenant-led organizations in response to the loss of more than 5000 affordable apartments for low-income residents of Massachusetts, and the imminent loss of 27,000 more in the next several years, as owners convert to high market rates. Founded by the Mass Alliance of HUD Tenants (MAHT) and other groups, the coalition welcomes your endorsements and support for this legislation.



Contact MAHT for more info, or for your group to join the Coalition to Save Affordable Housing:  
(617) 267-2949 MAHT@SaveOurHomes.org