

## Madalyn Letellier

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**From:** [REDACTED]  
**Sent:** Monday, July 7, 2025 3:29 PM  
**To:** Public Comments; All City Council; Mayor  
**Subject:** City Council Item 25-1044 - OBJECTION

I would like to formally express my strong objections to City Council Item 25-1044, which proposes significant amendments to the City's Condominium Conversion Ordinance, specifically Sections 7-64 and 7-65 of the Code of Ordinances. This amendment seeks to extend the waiting period for converting vacant units into condominiums from the current one year to a much longer two-year timeframe. Additionally, it proposes to nearly double the tenant relocation assistance payments, raising them to \$18,000 for low- and moderate-income tenants, as well as for those who are disabled or elderly, while increasing payments for other tenants to \$14,000.

These changes are concerning because they introduce a substantial disincentive for the development of new housing units within our City. By creating barriers to condominium conversions, the proposal may ultimately hinder efforts to address our housing shortage and affordability crisis.

Moreover, it is vital to note that there has been a lack of public engagement surrounding this proposal. No opportunity for public comment was provided, and the matter was brought to the table abruptly by the Legislative Matters Committee just before the Independence Day holiday. This timing effectively sidelined many impacted stakeholders who were unable to participate in the meeting.

In light of these issues, I respectfully urge the City Council to either reject Item 25-1044 during the session on July 10, 2025, or to refer it back to the Legislative Matters Committee for a thorough public hearing, which it previously lacked. The voices of all affected residents must be heard and considered before moving forward with such significant legislative changes. have.

Sincerely,

Fernando K Bento  
[REDACTED]

## Madalyn Letellier

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**From:** Niranjan Gawli [REDACTED]  
**Sent:** Wednesday, July 9, 2025 8:53 AM  
**To:** Niranjan Gawli  
**Subject:** Subject: Objection to City Council Item 25-1044 – Request for Public Hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Members of the Somerville City Council,

I'm writing to formally voice my objection to City Council Item 25-1044, which proposes amendments to the City's Condominium Conversion Ordinance (Sections 7-64 and 7-65 of the Code of Ordinances). The proposed changes doubles the waiting period for converting vacant units from one to two years and significantly increases tenant relocation payments. It raises serious concerns about the unintended consequences for housing development in Somerville.

While I support strong protections for tenants, this ordinance as written would create additional barriers for property owners and developers who play a key role in adding new housing stock. A collaborative approach is essential if we want a policy that both protects tenants and supports the creation of new housing. These changes could further discourage the creation of housing at a time when Somerville, like much of the region, is facing a housing shortage.

With today's high interest rates and the proposed increase in tenant payouts, these added costs will ultimately trickle down to the end unit pricing resulting in more expensive units, which directly counter the city's stated affordability goals.

Equally concerning is the lack of engagement from all stakeholders around this proposal. It was advanced by the Legislative Matters Committee just ahead of the July 4th holiday, at a time when many were likely unavailable.

I respectfully ask that the City Council not to ordain this item on July 10, 2025, or at the very least, refer it back to the Legislative Matters Committee and schedule a public hearing. The community deserves an open forum to better understand the rationale behind these changes and to offer perspectives based on experience and data.

Thank you for your consideration.

Sincerely,  
Niranjan Gawli  
[REDACTED], Somerville, MA