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MassLandlords, Inc.
1 Broadway, Floor 14
Cambridge, MA 02142

2025 July 23

Joint Committee on Housing
Massachusetts General Court
In Care Of Luke O'Roark, luke.oroark@mahouse.gov, Meg Ribera, meg.ribera@masenate.gov.

RE: Support for
H.1496 An Act relative to residential assistance for families in transition (RAFT)
H.1566 An Act relative to residential assistance for families in transition (RAFT)

To the Joint Committee on Housing:

On behalf of the 2,500 members of MassLandlords, I write in support of the two RAFT bills that contain language making it clear that RAFT payouts are a public record. Note that these bills are H.1496 and H.1566. Other bills that would codify RAFT without this language, S.961 and H.1488, are not supported.

The public record of RAFT payees (landlords, not renters) was denied MassLandlords after a direct live-on-zoom request to the staff of the Department of Housing and Community Development, in view of the then-Chief Justice of the Trial Court, and subsequently a formal public records request. This prompted years of litigation, after which a judge dismissed the MassLandlords case for “failure to state a claim,” an error of law.

Since RAFT began, over a billion dollars has been paid out in secret to likely substandard properties and fraudulent applications with no public oversight, meanwhile with rampant discrimination and RAFT denials by undertrained case workers deciding against people of color, families with children, people with disabilities, and immigrants. See [“The Complete Guide to the MassLandlords vs. EOHLC Loss and How it Hurt Renters”](#) first published March 26, 2024.

Apart from this, RAFT is a deeply flawed program. See [“RAFT Kiss of Death: 22% Single Payment Success Rate, Study Shows, with Record High Debts, Low Housing Stability After Award”](#) first published May 20, 2024.

If RAFT is to continue, at least the recipients of public funds (the landlords) and the properties we are paying for should be a matter of public record.

Sincerely,

A handwritten signature in black ink that reads 'Douglas Quattrochi'.

Douglas Quattrochi
Executive Director