

## Grant Manor Fact Sheet

Ever since the rent increase was announced back in September, residents and organizers have come together to fight against the increase and the corrupt GMHA board that approved it. Here are some quick facts about what's been going on and what we've been doing about it:

1. **Wingate and the GMHA board signed onto the rent increase while renewing our development's contract with HUD.**
  - a. They selected Option 1-A "Request Renewal Under Mark-Up-To-Market Procedures." This is what raised our rents to the price of market rate, luxury apartments in the area.
  - b. They **could have selected Option 2 "Request Renewal With Rents AT or Below Comparable Market Rates And Without Restructuring"** to preserve our subsidy and the long-term affordability of the development, but they did not.
2. **This rent increase was justified by lies that it is the "only way to fix the building."**
  - a. Actually, **our building has millions of dollars of revenue**, but this money is not being used to really fix things like the elevator. Instead **it is being paid to the likes of Wingate and the security company.**
3. **Since the announcement of this rent increase, we have been organizing to fight the rent increase and to have fair and safe elections**
  - a. Wingate and the current illegitimate GMHA Board have been **stalling us, retaliating against us, and doing all that they can to push through this rent increase.**
4. **At the October meeting GMHA hosted under the tent, Wingate and the Board promised all residents access to the financial documents for the building and about the rent increase**
  - a. Despite repeatedly asking for these documents for months, we were never given them. The Board tried to claim that we were not members of GMHA.
  - b. When we asked for applications to become members so that we could receive the documents, **we were insulted and threatened by the current board.**
5. **The current board is in violation of numerous sections of the GMHA bylaws and therefore is illegitimate.**
  - a. For example, per section 3.6 of the GMHA bylaws, **"directors shall hold office for a period of two years" and "no director shall serve more than two consecutive two-year terms**, after which such a director shall be required to take a two-year absence from the Board of Directors."
6. **In October, we submitted a petition to the GMHA board per section 3.7 of the Bylaws (titled "Removal") which called for an immediate special meeting of**

**GMHA to remove the existing board and was signed by the required 10% of resident households.**

- a. This **petition was ignored**, in direct violation of the bylaws. We submitted another similar petition a few months later and this was also ignored.
- b. We also have a petition to replace the current board which has been signed by over 50% of households at Grant Manor

**7. We have written numerous letters to HUD, Mass Housing, elected officials, the state and federal government, appealing to them to intervene to stop this rent increase and help us have fair and safe elections.**

- a. Some elected officials have attended rallies and have now promised to help us carry out **safe and fair elections**

**8. We have two lawyers and are pursuing our legal options to address the rent increase and force the current board to hold elections as soon as possible.**

- a. GMHA has **been stalling for months** using Covid as a poor excuse. GMHA can run its food pantry and the whole country could hold elections during Covid, but we're supposed to believe Grant Manor can't hold elections?
- b. Now that the restrictions on group gatherings of up to 500 people have been lifted in Massachusetts, **they can't hide behind that excuse** any longer.

**9. We have also been working with residents in nearby developments to build up a coalition to stop gentrification in the area and build up the community for the benefit of residents and not rich developers**

- a. We have been talking with residents in **Lenox, Mandela, Cathedral, and elsewhere.**

**10. Residents at Grant Manor have worked with organizers and residents from other developments in the area to create a newsletter, *Urban Core*, which is being distributed across the community as part of the struggle against gentrification.**

- a. If you want to **submit writing, poetry, or art to the publication**, please email the editorial board at [Urban\\_Core@riseup.net](mailto:Urban_Core@riseup.net).

**11. We have had a series of rallies to oppose the current board, fight the rent increase, and demand fair elections.**

- a. **The next rally will be on Saturday April 17, at 1:00pm in the parking lot behind 1850 Washington street. Come and join us to get involved!!**

If you want to get more involved, or if you have any concerns about things going on in the development, contact us at [grantmanororganizers@gmail.com](mailto:grantmanororganizers@gmail.com) or at **(617) 221-9534**. Please also use this number to report to us any violations or lack of repairs that are going on in your unit. We are compiling a list of these instances as evidence.