



Boston City Council

TANIA FERNANDES ANDERSON
Councilor – District 7

Dear Mr Clerk,

I am submitting this communication to formally place on record a letter I intend to send to the leadership of Nuestra Comunidad Development Corporation and its leadership.

Please feel free to reach out to me directly with any questions or concerns.

Best,

A handwritten signature in black ink, appearing to be "Tania Fernandes Anderson", written over a light gray rectangular background.

Tania Fernandes Anderson
City Councilor District 7

Dear Nuestra Comunidad Leadership,

I am writing on behalf of Boston residents and my office to express deep concerns regarding the living conditions and safety issues reported at multiple properties managed by Nuestra Comunidad. These conditions are unacceptable and require immediate action.

While a full description of the reported issues is attached for your review, key concerns include lack of adequate funding, investment, communication and leadership to resolve the following:

- Persistent hot water outages and abrupt water shutoffs.
- Severe roach infestations and inadequate building security.
- Continued break-ins and a lack of a clear, long-term security plan.
- The resignation of the property manager and uncertainty about next steps.

To address these issues, we urge Nuestra Comunidad to take immediate steps, including:

- Share the plan for implementing stronger security measures and increasing law enforcement coordination.
- Continuing to hold monthly community meetings for transparency.
- Providing clarity on leadership transitions and arranging a meeting with the Board.

These concerns have persisted for far too long, and residents deserve urgent action. We request a detailed response within 10 business days outlining the steps you are taking to resolve these matters, as well as a meeting with the Nuestra Comunidad Board to discuss solutions.

Thank you for your immediate attention to this critical matter.

Best,

A handwritten signature in dark ink, appearing to read 'Tania Fernandes Anderson', with a stylized, cursive script.

Tania Fernandes Anderson
City Councilor District 7

Attachment: Detailed Conditions and Proposed Resolutions for Review

Detailed Conditions for Review

1. Chronic Maintenance and Infrastructure Issues

- **Hot Water Outages:** Persistent outages lasting days or weeks, dating back to 2023, citing ownership has not invested in adequately addressing these capital concerns.
- **Abrupt Water Shutoffs:** Residents report water shutoffs with little to no notice, causing significant disruption, again due to adequately addressing this capital concern.
- **Pending Repairs:** Repairs and system updates remain incomplete and don't offer long-term solutions, exacerbating resident frustration.
- **Inadequate Contingency Measures:** Lack of sufficient shutoff/isolation systems prolongs inconvenience during emergencies.

2. Health and Safety Concerns

- **Illegal Activities:** Reports of drug dealing, prostitution, and human trafficking operations within and around properties, including basement and stairwell use.
- **Infestations:** Severe roach infestations, including aberrant behavior due to drug exposure, affecting residents' health and well-being. Adequate investment in pest control is required.
- **Building Security:** Broken mailboxes, compromised doors, and unauthorized access via master keys have left residents vulnerable. Adequate investment in these capital security needs are required.
- **Harassment and Fear:** Residents report feeling unsafe due to harassment, armed lookouts, and individuals loitering in hallways overnight.
- **Continued Break-ins:** Despite prior concerns, there has been no clear, long-term security plan communicated.

3. Quality of Life Issues

- **Lack of Amenities:** No laundry access, missing doorbells, and unreliable maintenance services due to insufficient staffing levels.
- **Youth Exposure:** Ongoing illegal activity poses risks to children and students traveling to and from school.

4. Communication and Leadership Concerns

- **Lack of Clear Security Plan:** There has been no long-term strategy communicated for addressing ongoing security threats.
- **Resignation of Property Manager:** Residents are concerned about leadership changes and what comes next.
- **Lack of Transparency:** Residents report distrust in ownership and management due to delayed communication, unannounced maintenance visits, and fears of retaliation for reporting issues.