

July 29, 2016

Dan Ruben
Executive Director
Equal Justice America
13540 East Boundary Road
Building II, Suite 204
Midlothian, VA 23112

Dear Mr. Ruben,

Thanks to the generosity of Equal Justice America, I had the fortuity to intern in the Housing Unit of Greater Boston Legal Services this summer. As a dual degree student in Law and Urban Planning, I had an unparalleled opportunity to combine my legal education and passion for urbanism in a summer internship devoted to promoting equal and just access to the city for all of Boston's diverse residents.

Under the supervision of Margaret Turner, I conducted an in-depth legal and policy analysis of Boston's inclusionary development policy. Undertaken on behalf of one of GBLS's tenant coalition clients, my research will help Boston advocacy groups strategize around a key issue for Boston residents: affordability. As development explodes in cities such as Boston, lower and median income residents are pushed out of their homes and communities into neighborhoods which may offer fewer amenities, may be inconvenient to their places of employment, and may be at a great distance from their friends and family. Inclusionary development/zoning policies are one type of tool being implemented across the United States to ensure that the opportunities of a city are accessible to all of its residents. Through strategic advocacy, we can push cities to be more daring and creative in their approach to preserving affordability and building opportunity for current and future residents.

My research on affordability in Boston was enhanced by the opportunity to provide direct legal services to several of GBLS's clients. One such client was served an eviction notice because her landlord had decided to sell her subsidized unit. Facing the prospect of finding suitable housing for herself and two daughters, one of whom is disabled, with less than a month's notice, or worse, returning to a state of homelessness, she turned to GBLS for advice. We discovered that she has a valid lease, under which she has the right to remain in the unit for a few more months. Nonetheless, her landlord has not been willing to drop his complaint. Her trial is scheduled for the week after my internship ends, and I am eager to learn of her fate. The sad reality is that, although she has a right to occupy the unit, were she not represented at trial, the lease would likely not have been introduced as evidence, and she would have been summarily evicted. Although she will not be able to remain in the unit indefinitely, she now has a few crucial months in which to find alternative housing.

My experience at Greater Boston Legal Services has been eye-opening and educational. As I consider my next steps in my career, I know I will take with me the stories of GBLS's clients,

and a strong conviction in the importance of civil legal representation for all. I am grateful to have had the opportunity to work with the incredible attorneys at Greater Boston Legal Services, for whom this work is not a job, but a calling. Thank you for your generous support.

Sincerely,

Nancy H. Welsh
University of Michigan Law School
University of Michigan, Taubman College of Architecture + Urban Planning
J.D./ M.U.P. Candidate, 2018