

The MetroWest Housing Coalition

Convened by the:



2025-2026 Legislative Priorities

Convened by MetroWest Care Connection, the MetroWest Housing Coalition is a diverse group of stakeholders who work together to support access to affordable housing in the region. We collaborate to share resources, engage in advocacy opportunities, and address systemic barriers to housing stability.

The MetroWest Housing Coalition's legislative priorities include:

Enabling Cities and Towns to Stabilize Rents and Protect Tenants (H.2328/ S.1447)

Lead sponsors: Representatives Dave Rogers and Sam Montañó; Senator Pat Jehlen

This bill would remove the statewide ban on rent control and establish a local option for cities and towns to stabilize rents. If passed, cities and towns opting in would be able to limit annual rent increases to the Consumer Price Index (CPI) or 5%, whichever is lower, and limit no fault evictions for certain dwelling units.

An Act Improving Emergency Housing assistance for Children and Families Experiencing Homelessness (H.216/ S.136)

Lead sponsors: Representatives Marjorie Decker and Sen. Adam Gomez

This omnibus bill would address access and administrative issues in the Emergency Assistance (EA) shelter program, temporary respite center program, and HomeBASE rehousing program. This bill would ensure families who appear to be imminently at risk of homelessness are able to gain admission into EA shelter and prohibits the Executive Office of Housing and Liveable Communities (EOHLC) from turning families away due to lack of documentation. Additionally, EOHLC would be required to provide 90 days' notice to the Legislature, program participants, and the public before altering program benefits or eligibility that would not benefit families. Lastly, this legislation would officially establish an independent ombudsperson unit located within EOHLC to mediate between EA and HomeBASE applicants and EOHLC.

An Act Providing Upstream Homelessness Prevention Assistance to Families, Youth, and Adults (H.1488/ S.961)

Lead sponsors: Representative Marjorie Decker and Senator Brendan Crighton

This bill would put the Residential Assistance for Families in Transition (RAFT) homelessness prevention program into state statute and ensure that benefits are available to families and individuals before a household has received a notice to quit or utility shut-off notice. The bill also seeks to streamline access, improve cross-agency collaboration, and allow households to receive up to twelve months of assistance, without arbitrary dollar caps. Lastly, EOHLC would be required to publicly post reports on RAFT to increase transparency on how the program is operating and provide greater understanding of the families and individuals seeking RAFT assistance.

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An Act promoting housing stability for families by strengthening the HomeBASE program **([H.1469](#)/[S.1011](#))**

Lead sponsors: Representative Christine Barber and Senator Liz Miranda

This bill would put the HomeBASE program into state statute, EOHLC to provide renewals of HomeBASE rental assistance to families and children who otherwise would be facing a return to homelessness, allow families to access HomeBASE upstream to maintain existing housing if they otherwise would be eligible for the EA family shelter program, and increase the maximum benefit levels to \$50,000 over the first 24 months of the program and up to \$25,000 in subsequent years for families needing additional time in the HomeBASE program.

An Act Promoting Access to Counsel and Housing Stability ([H.1952](#)/[S.968](#))

Lead sponsors: Representative Christine Barber and Senator Liz Miranda

Almost 90% of landlords in eviction proceedings were represented by an attorney in 2024, while less than 6-7% of tenants had legal representation. Access to counsel is a critical tool for preventing more homelessness. This bill would put the program into state statute, making the right to counsel program permanent for low-income tenants and homeowners.

An Act relative to rental protections for elderly, disabled and low-to-middle income tenants **([H.2020](#)/[S.1152](#))**

Lead sponsors: Representative Jason Lewis & Senator Mark Montigny

This bill would allow tenants who are 65 or older, have a disability, or earn below 80% of the area median income to terminate a rental agreement without penalty when they are accepted into affordable or accessible housing. Tenants must provide at least 30 days' written notice to their landlord. By removing financial and logistical barriers to transitioning into affordable and accessible housing, this bill promotes long-term housing stability. Additionally, it prohibits landlords and housing subsidy providers from denying future housing based on a tenant's use of this provision, ensuring that those who take advantage of this opportunity are not penalized.

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