



METROWEST HOUSING MATTERS



WELCOME TO *METROWEST HOUSING MATTERS*, THE METROWEST HOUSING COALITION'S
QUARTERLY NEWSLETTER

ABOUT US

>>> THE METROWEST HOUSING COALITION

The MetroWest Housing Coalition (MWHC) 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 MWHC is convened by the MetroWest Care Connection.

CHECK OUT THE LATEST ON HOUSING IN MW <<<

We're excited to share the **fourth edition** of our quarterly newsletter! Inside, you'll find updates on housing initiatives, valuable community resources, and upcoming events in MetroWest. Stay informed and connected by subscribing to our newsletter!

**SIGN UP FOR
OUR
NEWSLETTER:**

[HTTPS://SHORTURL.AT/CICY3](https://shorturl.at/cicy3)





➤➤➤ A YEAR OF COLLECTIVE IMPACT

As we close out our second season of work, we're proud to celebrate the collective efforts and impact of our growing coalition. Over the past year, we have deepened relationships, sharpened our advocacy, and built a stronger foundation for lasting change.

Together, we developed a shared mission and guiding principles, launched a bold policy agenda for the 2025–2026 legislative session, and hosted our first-ever legislative briefing. We strengthened ties with regional legislators, responded rapidly to emergency family shelter policy changes, and showed up to advocate at every level. Input from Framingham residents in our listening sessions helped influence the City's decision to oppose unaffordable rent hikes at four multifamily complexes and grounded policy in lived experience. We continued to amplify the work of key partners, ensuring that our platform uplifts critical programs, funding opportunities, and housing justice efforts across the region.

This year also marked the beginning of our formal resident engagement process — a crucial step toward ensuring our coalition is shaped by those most impacted. We look forward to continuing this work in the year ahead.



Grace Snedden & Cayden Davis representing the MW Housing Coalition at the MA State House for the 2025 MA Coalition for the Homeless Legislative Action Day.

MWHC 2025-2026 POLICY SLATE

An Act providing upstream homelessness prevention assistance to families, youth, and adults
([H.1488/ S.961](#))

An Act improving emergency housing assistance for children and families experiencing homelessness
([H.216/ S.136](#))

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

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

Right to Counsel
([H.1952/ S.968](#))

Rent Control Enabling Act
([H.2328/ S.1447](#))

The six policies comprising the MW Housing Coalition's 2025-2026 legislative policy slate. These policies were voted on by the Coalition to support the key areas of housing affordability, stability, production, and homelessness prevention.



➤➤➤ LOOKING AHEAD: DEEPENING OUR WORK THROUGH THE MACHHA GRANT

As we enter Year 2 of our five-year initiative funded by the Massachusetts Community Health and Healthy Aging (MACHHA) Fund, we're embarking on an exciting new season of co-creation and collective growth.

This next phase marks the launch of our first cohort of resident coalition members — individuals with lived experience whose insight and leadership will directly shape the future of our work. We've already identified this first group of residents, and over the summer, we'll work together to co-create a meaningful and empowering experience rooted in shared learning, mutual trust, and collective visioning.

Residents and providers will then come together to shape the coalition's structure, strengthen relationships, and build capacity across our growing network. This groundwork will prepare us to launch our Peer Housing Specialist (PHS) Pilot Program, a cornerstone of our long-term vision.

Our Peer Housing Specialists will be community-rooted individuals with lived experience who will receive specialized training to support their neighbors in navigating housing systems. These specialists will be embedded in trusted, everyday spaces where access to housing help is often limited or absent, helping bridge the gap between residents and the systems meant to serve them.

This is a transformative moment for our coalition. We are honored to move forward in partnership with residents, providers, and advocates to create a more just and accessible housing landscape in MetroWest.



➤➤➤ MARLBOROUGH LISTENING SESSIONS UNDERWAY

Building on the success of last year's resident listening sessions in Framingham, we're now engaging with Marlborough community members to better understand their experiences with housing access. This project is part of our continued commitment to centering resident voices in the development of local and regional housing solutions. We'll be analyzing the input this fall and look forward to sharing findings with partners and the broader community



➤➤➤ NEW PROTECTIONS FOR MA TENANTS: EVICTION RECORD SEALING LAW NOW IN EFFECT

As of May 1, Massachusetts tenants have a new tool to protect their housing opportunities: the right to petition the court to seal eviction records in certain types of cases—such as those that were dismissed or decided in the tenant’s favor. This new protection, part of the Affordable Homes Act, marks a significant step forward in promoting housing access and equity across the Commonwealth.

By sealing eligible eviction records from public view, tenants can prevent past filings from unfairly impacting their ability to secure future housing. To support this process, the Massachusetts Trial Court has launched a free online Guided Interview tool (available at <https://shorturl.at/aUKF8>) to help tenants complete and file their petitions. In addition, the Massachusetts Law Reform Institute (MLRI), Greater Boston Legal Services, and the Tenant Advocacy Project at Harvard Law School have developed a comprehensive FAQ and resource hub at www.SealMyEviction.org.

This change is the result of years of advocacy and organizing. It’s now up to all of us—providers, community members, and advocates—to help ensure that eligible residents are aware of this opportunity and can benefit from this important new protection.

➤➤➤ RESOURCE SPOTLIGHT: MWLS WEEKLY EVICTION RECORD SEALING CLINIC

Every Thursday through mid-August, MetroWest Legal Services (MWLS) is helping to staff a weekly Eviction Record Sealing Clinic at the Worcester Court Service Center, from 9:00 AM to 1:00 PM.

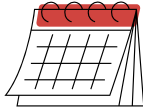
The clinic supports tenants by helping them determine eligibility for eviction record sealing and draft the necessary petitions to submit on their own. This service can be an important step toward housing stability by preventing past eviction records from appearing in background checks.

Please share with anyone who may benefit from this resource!

**TENANTS INTERESTED IN THIS
FREE SERVICE CAN SIGN UP FOR AN
APPOINTMENT HERE:**



<https://shorturl.at/7rm4b>



MARK THE CALENDAR

>>> JULY COALITION MEETING: JULY 24 AT 9:30AM VIA ZOOM

>>> AUGUST COALITION MEETING: AUGUST 21 AT 9:30AM VIA ZOOM

We will be joined by a representative from the Executive Office of Housing and Livable Communities (EOHLC) who will be providing information on the latest CHAMP application updates

JOIN MONTHLY MEETINGS HERE:



[HTTPS://SHORTURL.AT/THEOW](https://shorturl.at/theow)

NO RSVP NEEDED!

>>> SAVE THE DATE FOR MWCC'S NEXT DOWNTOWN FRAMINGHAM ADULT RESOURCE FAIR: OCTOBER 7 FROM 10:30AM-1:30PM



DON'T FORGET TO CHECK OUT THE MWHC HOUSING TOOLKIT



WWW.MWCARECONNECTION.INFO

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