



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 **seventh 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!

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OUR
NEWSLETTER:**

[HTTPS://SHORTURL.AT/62V45](https://shorturl.at/62V45)





>>> COALITION AT THE STATEHOUSE!

This quarter, the MetroWest Housing Coalition has been active at the State House, participating in three legislative action days and meeting directly with several MetroWest lawmakers. We advocated for our core legislative priorities, including Rent Stabilization and the expansion of essential homelessness prevention programs such as Emergency Assistance, RAFT, and HomeBase.

At the same time, our coalition continues to recognize that housing justice is deeply connected to other areas of structural inequality. In that spirit, members also took part in advocacy to defend immigrant communities from unlawful exploitation and abduction. At the MIRA Coalition's 2026 Immigrants' Rights Day, we joined advocates from across the Commonwealth to push for the passage of the Protect Act. Our voices were heard, and we are thrilled to report that the Act passed On May 7th! The Coalition extends our gratitude, and congratulations, to all the folks at the MIRA Coalition who worked tirelessly on this campaign.



MWHC members Sonys Paula, Marianne Winnette, Cayden Davis, Charlie Christ, and Vicky Loor (from left to right) at the Rent Stabilization Rally hosted by Homes for All Massachusetts on March 5th.

We want to extend a special thanks to Carolyn Chou, Andrea Park, Joel Rivera, and the rest of the Homes for All Mass team who made this rally happen. We look forward to keeping up the energy throughout the summer!



➤➤➤ UNDERSTANDING MARLBOROUGH'S HOUSING NEEDS THROUGH LOCAL DATA

On March 30, our team gathered with community members in Marlborough for a report-back event to share findings from our recent listening session project. Over the past year, we spoke with 130 Marlborough residents, gaining a clearer picture of how the statewide housing crisis is being felt locally—and how its impacts fall disproportionately on working-class and immigrant families.

Residents shared powerful stories of housing instability and financial strain. 57% percent of respondents reported living in unstable housing situations, including renting but being at risk of homelessness, couch surfing, staying outdoors, temporarily living with others, or residing in shelters. Affordability barriers were also widespread, with 63% of participants encountering financial obstacles when trying to access housing, and 75% having to choose between paying for housing and basic necessities such as food, utilities, or healthcare. Together, these findings illustrate both the urgency of the crisis in Marlborough and the deeper systemic challenges residents face.

The report-back event created an important space not only to share data, but also to reflect and plan collectively. Joined by resident members, key provider partners, and elected officials—including Representative Danielle Gregoire and Senator Jamie Eldridge—we engaged in a thoughtful discussion about how we can work together to better support those impacted by the housing crisis. We are deeply grateful for the participation and support of our state leaders, and especially for our resident members who shared their lived experiences and made this work possible. To continue building momentum, these findings were also presented at the May Marlborough Community Impact Meeting, helping to inform both ongoing advocacy and local action.

The full listening session report
can be accessed on the
[MetroWest Housing Coalition](https://linktr.ee/mwhousingcoalition)
[Linktree](https://linktr.ee/mwhousingcoalition):



<https://linktr.ee/mwhousingcoalition>



Shannon Ahern, Vicky Loor, Bob Hallion, Cayden Davis, Senator Jamie Eldridge, & Charlie Christ (from left to right) at Marlborough report-back event.



An Act Enabling Towns and Cities to Enact Rent Stabilization and Protect Tenants (S.1447 / H.2328)	Reporting date extended to June 30th
Act Improving Emergency Assistance (H.216 / S.136)	Reported to Clerk's office for study
ACT Providing Upstream Homelessness Prevention (RAFT) (H.1488 / S.961)	Reported favorably and referred to Senate Ways and Means Committee
Act Strengthening HomeBASE (H.1469 / S.2829)	Reported favorably ^
Act Promoting Access to Counsel (H.1952 / S.968)	Reported favorably ^
Act Protecting Elderly, Disabled, & low-to-middle Income Tenants (H.2020 / S.1152)	Reported favorably ^

➤➤➤ WE NEED YOUR HELP TO ADVANCE RENT STABILIZATION!

There is still time to act—and we need your help. The reporting deadline for Rent Stabilization legislation ([S.1447](#) / [H.2328](#)) has been extended to June 30, giving us a critical window to strengthen advocacy and ensure lawmakers hear directly from their constituents.

S.1447 / H.2328 would lift the statewide ban on rent stabilization while also enacting vital tenant protections, including a ban on no-fault evictions. At a moment when tenants across the Commonwealth are facing rising rents, housing instability, and displacement, this legislation is an essential step toward putting people over profits and residents over out-of-town developers.

To move this bill forward, we need coalition members and supporters to reach out directly to key legislators and urge them to support Rent Stabilization. Personalized emails and calls—especially from constituents—can make a real difference as the reporting deadline approaches.

PLEASE CONTACT THE FOLLOWING LEGISLATORS & HIGHLIGHT WHY THEIR SUPPORT FOR RENT STABILIZATION ([S.1447](#) / [H.2328](#)) IS CRUCIAL:

- Senate Majority Leader, Karen Spilka: Karen.Spilka@masenate.gov (617) 722-1500
- Rep. Priscila Sousa: Priscila.Sousa@mahouse.gov (617) 722-2396
- Rep. David Linsky: David.Linsky@mahouse.gov (617) 722-2810
- Rep. Danielle Gregoire: Danielle.Gregoire@mahouse.gov (617) 722-2140
- Rep. Simon Cataldo: Simon.Cataldo@mahouse.gov (617) 722-2396
- Rep. Kate Hogan: Kate.Hogan@mahouse.gov (617) 722-2600
- Rep. Jack Lewis: Jack.Lewis@mahouse.gov (617) 722-2582

To make outreach quick & easy, you can use the [Homes For All Mass action form](#) to

email your legislator in just a few minutes!





➤➤➤ INVESTING IN COMMUNITIES, NOT INCARCERATION. ADVOCATES URGE LAWMAKERS TO STOP THE PROPOSED \$360 MILLION WOMENS PRISON IN FRAMINGHAM

Families for Justice as Healing and the National Council for Incarcerated and Formerly Incarcerated Women and Girls are leading efforts to stop the proposed \$360 million women's prison in Framingham and instead advocate for investments in community-based resources that prevent incarceration in the first place. Their legislative priorities include a prison and jail construction moratorium, elder and medical parole, and the Massachusetts Survivors Act.

Housing also plays a critical role in this work. Housing instability is both a driver of incarceration and one of the biggest barriers people face when returning home from prison. Stable, affordable housing is essential to breaking cycles of incarceration and supporting long-term community well-being.

Are you interested in getting involved? Join the next canvas day in Framingham on Saturday, May 31st from 10:00am to 1:00pm. [Sign up here](#).

To learn more about this campaign, the group's mission, policy platform, and other upcoming events, visit bit.ly/FreeHerMA. To get sign up as a volunteer, visit bit.ly/nonewprisonvolunteer!

➤➤➤ "BUILDING PEOPLE POWER" ADVOCACY WORKSHOP (JULY 8 FROM 6:00-7:30PM AT 39 GRANT ST. FLOOR 3, FRAMINGHAM, MA)

The MWHC is excited to offer a community workshop on building collective advocacy power through story-telling and narrative. We will explore techniques for transforming your lived experience into written and oral testimony, and discuss the role of story-telling in advocacy. Rep. James Arena De Rosa will be joining us to share his perspective as a legislator with years of service at the State House. The workshop will include refreshments and a participation incentive, with 15 slots available for community members.

Secure your spot soon!



If interested please complete our [Sign Up Form](#)

➤➤➤ SAVE THE DATE: COMMUNITY MEETING ON THE STATE OF THE HOUSING CRISIS. SEPT 19 FROM 1-3PM AT GEMS@THE ARTS IN FRAMINGHAM

The MWHC will be hosting our first community townhall to discuss the state of the housing crisis. This meeting is open to all residents of the MetroWest, as well as our provider partners, coalition members, elected officials, and candidates. Details to follow. If interested in participating in the event please email our community organizer, Charlie Christ: cchrist@bhpmw.info



➤➤➤ **LUCE DEFENSE HOTLINE: DON'T GO IT ALONE! 617-370-5023**

Our neighbors at the MetroWest Worker Center (CASA) provided an update on some of the ways the LUCE Defense Hotline can protect and prepare those in our community from ICE. In addition to reporting and verifying ICE activity across Massachusetts, the LUCE hotline also offers assistance for those reporting to an immigration center. This includes document preparation, transportation, accompaniment, and multilingual legal support. We urge folks to call the LUCE hotline before self-reporting to any immigration facility!



GRAPHIC CREATED BY @HELOU

➤➤➤ **SPANISH HOUSING SEARCH WORKSHOP IN MARLBOROUGH (EN ESPAÑOL) JUNE 16TH, 6:00-7:00PM AT THE MARLBOROUGH PUBLIC LIBRARY (35 W. MAIN ST.)**

With support from our partners at SMOC, the MWHC is hosting a Housing Search Workshop in Spanish at the Marlborough Public Library on 6/16 from 6-7pm. This event is open to anyone in the MetroWest area who is Spanish speaking. Light refreshments will be provided and participants will have the opportunity to win a \$50 Visa Gift card through a raffle. Families are welcome to bring their children!

➤➤➤ **PORTUGUESE HOUSING WORKSHOP SERIES (EM PORTUGUÊS)**

As part of the MetroWest Housing Coalition's public education campaign, we will be hosting a three part Portuguese housing education series in Framingham with our partners at SMOC, MetroWest Mediation, and MetroWest Legal services. These sessions will cover housing search, tenant mediation, and tenants' rights. All sessions will be in Portuguese and are welcome to anyone in the MetroWest region. Light refreshments will be provided, a raffle will be held, and families are welcome to bring their children. **Keep an eye out for details to follow!**



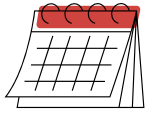


OVER THE PAST YEAR, I HAVE SEEN PEOPLE FROM ALL WALKS OF LIFE JOIN FORCES TO FIGHT FOR THE RIGHT TO AFFORDABLE HOUSING. WITNESSING THE POWER OF PEOPLE WILLING TO SPEAK UP AND STRUGGLE FOR A BETTER FUTURE HAS BEEN AN EMPOWERING EXPERIENCE. THERE ARE TIMES WHEN WE MAY FEEL ALONE AND HOPELESS IN THE MIDST OF RISING COSTS, WHETHER IT BE HOUSING, FOOD, OR ANY OTHER NUMBER OF NECESSITIES. YET IN THOSE MOMENTS, IT IS ALWAYS IMPORTANT TO REMEMBER THAT WE ARE ORGANIZING AND FIGHTING FOR A BETTER FUTURE, ONE WITH STABLE, AFFORDABLE HOUSING.

I HAVE MADE MANY WONDERFUL FRIENDS WHILE WORKING WITH THE HOUSING COALITION, AND OUR TIME TOGETHER HAS OPENED MY EYES TO ALL THE AREAS OF INEQUALITY WE CAN CHANGE—FROM ENACTING RENT STABILIZATION TO EXPANDING SUPPORT FOR THE HOMELESS. AS A COMMUNITY, WE ARE IMAGINING WHAT THE METROWEST COULD LOOK LIKE IF WE ESTABLISH HOUSING AS A FUNDAMENTAL HUMAN RIGHT.

GOING TO THE STATE HOUSE, MEETING WITH LEGISLATORS, AND COLLABORATING WITH OTHER ORGANIZATIONS ALSO FIGHTING THE GOOD FIGHT HAS NOT ONLY AFFIRMED THE IMPORTANCE OF OUR MISSION, BUT THAT THIS IS AN UPHILL BATTLE WELL WORTH THE EFFORT. I AM PROUD OF THIS COALITION AND OF THE WORK WE ARE DOING, AND I AM PROUD TO LEND MY VOICE TO CREATE THE CHANGE WE WANT TO SEE IN THE WORLD.

VICKY LOOR, MWHC LEGISLATIVE & COMMUNITY ADVOCATE



MARK THE CALENDAR

8

JOIN US FOR THE NEXT DOWNTOWN FRAMINGHAM RESOURCE FAIR

JUNE 2 FROM 10:30AM-1:30PM

DOWNTOWN FRAMINGHAM COMMON

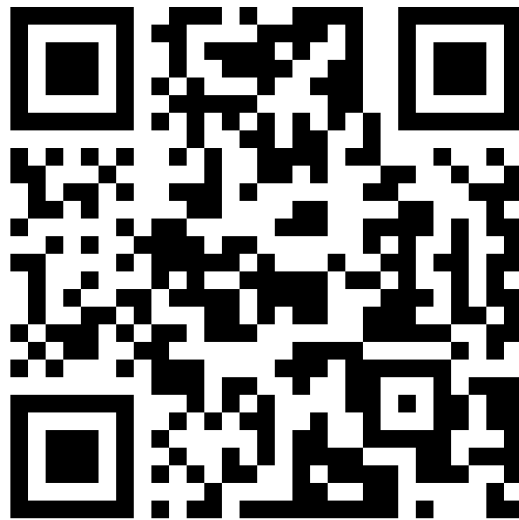
**THE NEXT MWHC MEEETING WILL BE ON JULY 15 FROM
10:00 TO 11:30AM ON ZOOM**

**JOIN US BY SCANNING THE QR
CODE BELOW:**





DON'T FORGET TO CHECK OUT THE MWHC HOUSING TOOLKIT



WWW.MWCARECONNECTION.INFO

HAVE A SUGGESTION FOR HOW TO IMPROVE THE
HOUSING TOOLKIT? SHARE IT WITH US [HERE](#)



STAYING CONNECTED

VISIT THE MWHC LINKTREE:



[HTTPS://LINKTR.EE/MWHOUSINGCOALITION](https://linktr.ee/mwhousingcoalition)