



Housing is a Human Right

Senator Jo Comerford
Hampshire, Franklin, Worcester District



Key Housing Legislation

- **SD.1802 (Jehlen):** *An Act to prevent COVID-19 evictions and foreclosures and promote an equitable housing recovery*
- **SD.2155 (Gomez):** *An Act improving emergency housing assistance for children and families experiencing homelessness*
- **SD.1899 (Lovely):** *An Act relative to the Massachusetts rental voucher program*
- **SD.1906 (DiDomenico):** *An Act promoting housing stability and homelessness prevention in Massachusetts*
- **SD.798 (Boncore):** *An Act promoting housing opportunity and mobility through eviction sealing (HOMES)*

Local Option Real Estate Transfer Fee

- **S.D.565 (Comerford)/H.D.1911 (Connolly):** *An Act empowering cities and towns to impose a fee on certain real estate transactions to support affordable housing*
 - Creates a Critical Funding Tool
 - Broad & Locally Determined Exemptions
 - Creation and Preservation of Affordable Housing
 - Requires Critical Local Debate Before Adoption

HERO Coalition and Legislation

- **The Housing and Environment Revenue Opportunities (HERO) Coalition**
- **SD.611 (Eldridge)/HD.1252 (Elugardo):** *An Act providing for climate change adaptation infrastructure and affordable housing investments in the Commonwealth*
 - Doubling the deeds excise tax
 - 50% of revenue to Affordable Housing Trust Fund and the Housing Stabilization and Preservation Trust Fund
 - 50% of revenue to Global Warming Solutions Trust Fund
- Protecting homes from climate crisis, expanding and investing in affordable housing

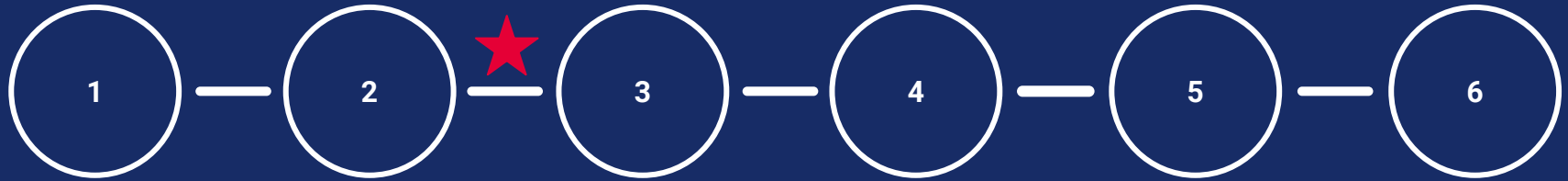
Housing and the FY22 Budget

- **Residential Assistance for Families in Transition (RAFT) (70094-9316)**
 - Target: \$55,000,000
 - Raise cap to \$10,000, mandate data collection
- **HomeBASE (7004-0108)**
 - Target: \$45,000,000
 - Supports costs for 3,000 households, reinforces one-year cap on HomeBASE benefits
- **Massachusetts Rental Voucher Program (7004-9024)**
 - Target: \$160,000,00
 - Supports an increase in vouchers for FY22, targets 75% of vouchers to extremely low-income households, removes DHCD report requirement on MRVP utilization

Intersection of Housing and Other Policy Areas

- **Racial Justice**
- **Climate Change Infrastructure**
- **Public Health**
- **Regional Transit Accessibility**
 - **SD.2232 (Chandler):** *An Act to increase regional transit accessibility in the Commonwealth; Support for FRTA/PVTA, Valley Flyer, Route 2 Rail*
- **Additional Public Assistance Programs**
 - **Cliff effect, Earned Income Tax Credit, Health Care, Child Care, and more**
- **Costs to Communities: Education; Revenue Coming into Communities: PILOT, Job Growth**

Legislative Process



1
Constituents, Legislators, the Governor, or MA departments/agencies propose an idea for a **law**.

2
A petition is **filed** within the House or Senate. The petition is accompanied by a bill number and is referred to a committee.

3
Committees hold **public hearings** where the public can testify on bills. After the hearings, committees vote to advance, amend and advance, or end legislation.

4
Bill moves to the floor of a Chamber for **amendments, debate, vote**

5
When the bill has had three favorable readings, it is sent to the other chamber for the same process. Both chambers must agree on the same version of the bill.

6
Bill is sent to the Governor who recommends amendments, signs bill into law, or vetoes bill. Legislature must accept amendments or override the veto. Bill then becomes a law!

Where Constituent Input Matters

- Input on legislation at **hearings** through **testimony**, when legislation **comes to the floor**, when the bill is **stuck** in limbo
- Input on the budget at **hearings**
- Conference committee advocacy

Questions, Ideas, Feedback

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