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## 2025–2026 Legislative Priorities

### Protecting Against the Criminalization of Homelessness

- **Reaffirming the Rights of Individuals Experiencing Homelessness** ([HD.4258](#))

*Lead Sponsor: Rep. Lindsay Sabadosa*—This bill would prohibit the criminalization of individuals experiencing homelessness, including protecting the right to conduct “life sustaining activities” (e.g., resting, sitting, lying down, sleeping) on public land.

- **Bill of Rights for People Experiencing Homelessness** ([H.274/S.1120](#))

*Lead Sponsors: Sen. Adam Gomez and Rep. Frank Moran*—This bill would recognize and affirm various rights of people experiencing homelessness, including the right to move freely in public spaces, the right to confidentiality of records, the right to privacy of property, and the right to register to vote and to vote.

### Enabling Cities and Towns to Stabilize Rents and Protect Tenants

 ([H.2328/S.1447](#))

*Lead sponsors: Sen. Pat Jehlen; Reps. David M. Rogers and Samantha Montaño*—This bill would allow cities and towns to enforce fair and predictable maximum rent increases while including exemptions for new construction and small landlords; and would protect tenants by banning no-fault evictions.

### Promoting Access to Counsel and Housing Stability

 ([H.1952/S.968](#))

*Lead Sponsors: Reps. David Rogers and Michael Day; Sen. Sal DiDomenico*—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.

### Guarantee a Tenant’s First Right of Refusal

 ([H.1544/S.998](#))

*Lead Sponsors: Reps. Jay Livingston and Rob Consalvo; Sen. Pat Jehlen*—Known as the Tenant Opportunity to Purchase Act (TOPA), this bill would allow cities and towns a local option to provide tenants in multi-family buildings the right to match a third-party offer when their homes are being sold. The bill excludes small landlords and is cost-neutral.

### Local Option for a Real Estate Transfer Fee to Fund Affordable Housing

 ([H.3056/S.1937](#))

*Lead Sponsors: Reps. Mike Connolly and Carmen Gentile; Sen. Jo Comerford*—This local option transfer fee would give communities the option to collect a small, one-time fee on high-end real estate sales to support affordable housing.

### Establishing a Massachusetts Foreclosure Prevention Program

 ([H.1090/S.765](#))

*Lead Sponsors: Rep. Christine Barber; Sen. Adam Gomez*—This bill would establish a statewide foreclosure mediation program, providing accurate and updated information about the loan status, and make good-faith efforts to resolve the default.



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## 2025–2026 Legislative Priorities *continued*

### **Interagency Supportive Housing Finance and Strategy Board** ([H.1552/S.991](#))

*Lead Sponsors: Rep. Rita Mendes; Sen. Paul Feeney*—This bill would coordinate efforts and funding across state agencies to provide supportive services and deeply affordable housing and would utilize the new Flexible Supportive Housing Pool Fund to create at least 2,000 supportive housing opportunities.

### **Promoting Housing Stability For Older Adults Across the Commonwealth** ([HD.359/S.475](#))

*Lead Sponsors: Rep. Shirley Arriaga; Sen. Pat Jehlen*—This bill would create a bridge subsidy program for older adults, aged 60 years and older, who are facing housing instability, allowing them to remain in place while they await approval for long-term subsidized housing.

### **Codifying the Massachusetts Rental Voucher Program** ([H.1547/S.1008](#))

*Lead Sponsors: Rep. Adrian Madaro; Sen. Joan Lovely*—This bill would enshrine the Massachusetts Rental Voucher Program in law, ensuring its stability and continuity.

### **Promoting Geographic Equity in State-Funded Housing Development** ([H.1471/S.958](#))

*Lead Sponsors: Rep. Natalie Blais, Sen. Jo Comerford*—This bill would advance regional equity by requiring EOHLC to report on all state funding and housing production resulting from the Affordable Homes Act, as well as other state funding. Geographic equity would also be required in the MA Qualified Allocation Plan.

### **Improving Emergency Housing Assistance for Children and Families Experiencing Homelessness**

([H.216/S.136](#)) *Lead Sponsors: Rep. 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, including allowing families who appear to be imminently at risk of homelessness to gain admission into EA shelter and prohibiting EOHLC from turning families away due to lack of documentation (requiring use of state databases to use already available documentation). In addition, the bill would require EOHLC to provide 90 days' notice to the Legislature, program participants, and the public before altering program benefits or eligibility that would not benefit families. The bill also would officially establish an independent ombudsperson unit located within EOHLC to mediate between EA and HomeBASE applicants/participants and EOHLC.

### **Combating Offshore Tax Avoidance** ([H.3110/S.2033](#))

*Lead Sponsors: Rep. Carlos González; Sen. Jason Lewis*—This bill would require large global corporations to pay the state's existing corporate tax rate on a higher share of the excess profits they conceal offshore, raising hundreds of millions of dollars in new annual revenue. It would change an existing tax provision—the Global Intangible Low-Taxed Income, or GILTI—to increase the share of GILTI that is taxed by Massachusetts from 5% to 50%, bringing MA in line with the federal government and most New England and Mid-Atlantic states, including New Hampshire, Rhode Island, Vermont and Maine. In view of the unprecedented increase in the number of people sleeping unsheltered, the extreme lack of affordable housing and the looming threat of devastating federal cuts, Massachusetts must act to raise revenues in an equitable manner.