



Season of Advocacy Toolkit #1

SEASON OF ADVOCACY

from Easter to Pentecost Sunday

This Eastertide, join ECM in advocating for our priority bills, such as a \$20 minimum wage and housing justice measures, aimed at closing the racial wealth gap. Let's work together to move these bills out of committee and onto the House and Senate floors for a vote!

Here are the bills that will be prioritized each week:

- April 8-12: Allow Cities & Towns to Enact Rent Control (S.1299/H.2103)
- April 13-20: A Commission to Study Reparations for MA (S.1053)
- April 21-27: Eviction Records Sealing (H.4356)
- April 28-May 4: \$20/hour Minimum Wage
- May 5 onward: "Affordable Homes Act" Housing Bond Bill



Visit the ECM website
www.episcopalcitymission.org
to access your toolkit for individuals & parishes.



ALLOW CITIES & TOWNS TO ENACT RENT CONTROL
(S.1299/H.2103)

TABLE OF CONTENTS



Background Information

3



List of Actions

4



Who to Call & Office Numbers

5,6



Phone Script - Committee Chairs

7



Your Local Legislator + Phone Script

8,9



Email Addresses of Committee Members

10



Email & Letter Template

11

BACKGROUND INFORMATION

Rent Control was outlawed in Massachusetts in 1994 at the state level. That means that even cities and towns that would choose to have rent control laws are not allowed to do so! Without rent control there is no cap on the amount that landlords can increase rent, and the median rent in Boston across all properties is now \$3,124, with a 2-bedroom averaging \$5,044.

S.1299/H.2103 would not make rent control required in MA - it would simply allow cities and towns to choose for themselves if they would like to put in rent control restrictions. Almost all forms of rent control allow for annual increases in rent, but limit the percent increase for existing tenants. Boston, Somerville, and Brookline City Councils have already voted to enact rent control if it were made legal again in the state. Over half of Boston area renters are “cost burdened” (spending over 30% of their income on rent).

Status of the Bills

S.1299/H.2103 are currently in the **Joint Committee on Housing**, and the reporting deadline to get them approved for a full House and Senate vote has been extended until **April 12**. For this week we'll be focusing our energies on:

1. Getting the Joint Committee on Housing Chairs & Vice Chairs to take action before the deadline;
2. And getting our own senators and representatives to co-sponsor and contact the Joint Committee on Housing to encourage them to move the bill forward.



CALL

If you can only do one thing:
Make phone calls to the Housing committee chairs.

If you can do a second thing:
Call the Vice Chairs and your own legislators.



**WRITE
OR
EMAIL**

If you have energy for more:
Write a hand-written note, postcard, or e-mail to the entire committee!

WHO TO CALL



Lydia Edwards
Senate Chair



James Arciero
House Chair



John F. Keenan
Senate Vice Chair



Meghan Kilcoyne
House Vice Chair

OFFICE PHONE NUMBERS



Lydia Edwards
(617) 722-1634



James Arciero
(617) 722-2575



John F. Keenan
(617) 722-1494



Meghan Kilcoyne
(617) 722-2396

SAMPLE SCRIPT FOR PHONE CALLS



SAMPLE CALL SCRIPT FOR COMMITTEE CHAIRS & VICE-CHAIRS

“Hello! My name is **[first and last name]** and I am calling **[committee member name]** to urge **[her/him]** to support **S.1299** and to report it out favorably from the Joint Committee on Housing before the deadline on April 12. We are facing a housing crisis here in Massachusetts, and cities and towns deserve to be able to set rent control laws at the local level as one tool for easing the cost of housing for their residents.”

PERSONALIZE with your FAITH, VALUES, or STORY.



PHONE CALLS TO YOUR OWN SENATOR & REPRESENTATIVE



Find Your Legislators by entering your home address at:

<https://malegislature.gov/Search/FindMyLegislator>

OR google “find my legislator MA” to get to the search page.

NEXT, Click on the links to your Senator and Representative to get their numbers.

DO YOU SEE YOUR SENATOR AND/OR REP ON THE LIST BELOW?

SENATE SPONSORS:

Sen. Patricia Jehlen
Sen. Rebecca Rausch
Sen. Liz Miranda
Sen. Paul Mark
Sen. Adam Gomez
Sen. Jason Lewis
Sen. James Eldridge
Sen. Joanne Comerford
Sen. Robyn Kennedy
Sen. Salvatore DiDomenico

HOUSE SPONSORS:

Rep. Kay Khan
Rep. Mike Connolly
Rep. Carmine Gentile
Rep. Rita Mendes
Rep. Manny Cruz
Rep. Susannah Whipps Lee
Rep. Jack Lewis
Rep. Vanna Howard
Rep David LeBoeuf

Is your legislator already a sponsor?

YES → Thank them on your call and ask them to keep fighting for it!

NO → Ask them to sign on as a co-sponsor!

PHONE CALLS TO YOUR OWN SENATOR & REPRESENTATIVE



SAMPLE CALL SCRIPT FOR YOUR SENATOR/REPRESENTATIVE

“Hello! My name is **[your first and last name]** and I am a constituent of **[Sen./Rep. NAME]** living at **[your full address]**. I am calling to urge **[her/him]** to support **S.1299/H.2103**, which would enable cities and towns to set local rent control laws.

[Thank you for being a co-sponsor OR Please show your support by joining as a co-sponsor on the bill and urging the Joint Committee on Housing to report it out favorably.] We are facing a housing crisis here in Massachusetts, and cities and towns deserve to be able to set rent control laws at the local level as one tool for easing the cost of housing for their residents.”

PERSONALIZE with your FAITH, VALUES, or STORY.

EMAIL COMMITTEE MEMBERS



Email list of committee members

(copy and paste into "to:" box in your email):

lydia.edwards@masenate.gov, James.Arciero@mahouse.gov,
john.keenan@masenate.gov, meghan.kilcoyne@mahouse.gov,
Mike.Barrett@masenate.gov, julian.cyr@masenate.gov,
john.velis@masenate.gov, Patrick.OConnor@masenate.gov,
Mike.Connolly@mahouse.gov, Shirley.Arriaga@mahouse.gov,
Kip.Diggs@mahouse.gov, Chris.Hendricks@mahouse.gov,
Rob.Consalvo@mahouse.gov, patrick.kearney@mahouse.gov,
david.leboeuf@mahouse.gov, David.DeCoste@mahouse.gov,
David.Muradian@mahouse.gov

EMAIL OR LETTER SCRIPT

LETTERS & EMAILS:

[YOUR ADDRESS]

[DATE]

Joint Committee on Housing
24 Beacon Street
Rooms 413-C and 146
Boston, MA 02133

Dear Chair Edwards, Chair Arciero, and Distinguished Committee Members,

My name is **[FIRST AND LAST NAME]**, and I have lived in **[MA city/town]** for **X years**. I am writing in support of Senate Bill 1299/House Bill 2103, which would allow cities and towns to enact rent control in Massachusetts.

[SAMPLE - PLEASE PERSONALIZE WITH YOUR FAITH, VALUES, AND STORIES. CAN BE JUST PARAGRAPH OR TWO.]

Rent Control was outlawed in Massachusetts in 1994 at the state level. That means that even cities and towns that would choose to have rent control laws are not allowed to do so! Without rent control there is no cap on the amount that landlords can increase rent, and the median rent in Boston across all properties is now \$3,124, with a 2-bedroom averaging \$5,044.

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Thank you for your work on behalf of the Commonwealth, and I hope you will give the bill a favorable report.

Sincerely,

[FIRST AND LAST NAME]



EPISCOPAL CITY MISSION



Hannah Hafter, Lead Organizer



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CONTACT INFORMATION