

## 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
- 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



www.episcopalcitymission.org to access your toolkit for individuals & parishes.

Visit the ECM website

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

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# 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 cosponsor and contact the Joint Committee on Housing to encourage them to move the bill forward.





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.



**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



<u>Lydia Edwards</u> (617) 722-1634



<u>James Arciero</u> (617) 722-2575

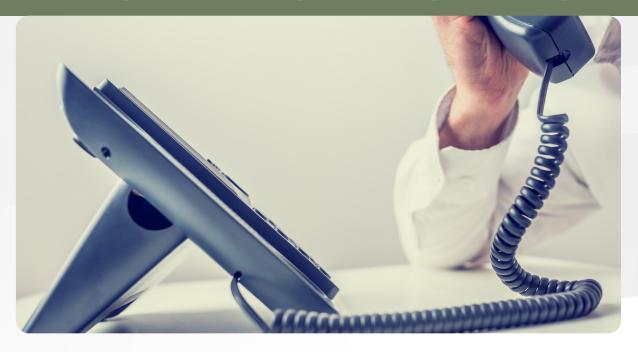


John F. Keenan (617) 722-1494



<u>Meghan Kilcoyne</u> (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.

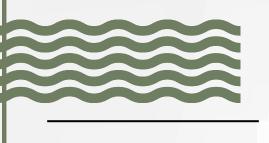
[SAMPLE - PLEASE PERSONALIZE WITH YOUR FAITH, VALUES, AND STORIES. CAN BE JUST PARAGRAPH OR TWO.

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.

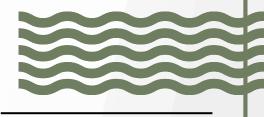
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Thank you for your work on behalf of the Commonwealth, and I hope you will give the bill a favorable report.

Sincerely,
[FIRST AND LAST NAME]







## EPISCOPAL CITY MISSION



Hannah Hafter, Lead Organizer



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# CONTACTION