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| **COPY AND PASTE THE BELOW LETTER INTO AN EMAIL TO YOUR LEGISLATORS TO ASK THAT THEY:**   1. **Advocate for TOPA to be included in *The Affordable Homes Act*** 2. **Express their support for this addition to leadership in their chamber**   **DON’T KNOW YOUR LEGISLATORS? Find out who they are, and how to contact them by** [**clicking here**](https://malegislature.gov/Search/FindMyLegislator)**.**  **BE SURE TO FILL ALL HIGHLIGHTED FIELDS WITH THE RELEVANT INFORMATION BEFORE YOU SEND IT!** |

January XX, 2023

Dear REPRESENTATIVE/SENATOR [LEGISLATOR LAST NAME],

I am writing in support of H.1350/S.880, The Tenant Opportunity To Purchase Enabling Act/An Act to Guarantee a Tenant’s First Right of Refusal. I am also strongly supportive of the *The Affordable Homes Act*, Governor Healey’s landmark proposal to accelerate housing production, prevent displacement, and improve conditions in public housing. The bill’s bonding authorizations, which double those of any previously filed housing bond bill, will be critical to producing and preserving affordable housing at the rate necessary to mitigate our ongoing crisis, and to protecting residents from the impacts of that crisis in the interim.

However, the bond bills provisions alone will not prevent displacement at the rate necessary given the current housing crisis. Large scale investors continue to acquire everything from single family homes to larger scale developments across the Commonwealth, often buying in cash, as can be seen across the state in MAPC’s recent report, “[Homes for Profit.](https://homesforprofit.mapc.org/)” This dynamic drives up costs due to the sharp rent increases that often follow acquisition, and makes it difficult for the average homebuyer to compete. As interest rates remain high, and housing costs continue to grow exponentially, the Commonwealth must use all mechanisms available to prevent displacement, preserve affordable housing, and level the playing field for those working to keep housing affordable in our communities.

**H.1350/S.880, An Act to guarantee a tenant’s first right of refusal, filed by Representatives Consalvo and Livingstone, and Senator Jehlen provides just such a mechanism. Please work to include the bill’s provisions in *The Affordable Homes Act* when it comes before you, and to voice your support for this addition to leadership in your chamber.**

The bill works toward the goals of preventing displacement, preserving affordable housing, and levelling the playing field for residents and affordable housing developers by giving communities the option to allow tenants the right to match an offer made on the property in which they live when it is being sold. Tenants may also designate this right to an affordable housing developer of their choosing.

This enables communities across the Commonwealth to empower local tenants with the opportunity to keep their homes affordable, whether they do so collectively, or through a partnership with an affordable housing developer. In addition to empowering tenants, this bill would also better enable affordable housing developers to compete in this market by giving them the right to match actual offers made on a building, rather than pushing them into a bidding war which for-profit, market rate developers almost always have the resources to win, particularly with their frequent cash advantage.

Importantly, this bill is enabling legislation, meaning that, if passed, communities that need this mechanism to meet their residents’ housing needs can use it, while communities where this mechanism isn’t yet needed can choose not to use it.

H.1350/S.880 is particularly important to me/my community because … [insert your unique experiences and perspectives here]

**I urge you to support the inclusion of H.1350/S.880 in the version of *The Affordable Homes Act* which emerges from your chamber, and voice that support to chamber leadership in advance of debate.**

Thank you.

Sincerely,

[YOUR NAME]

[YOUR ADDRESS]