



2025-2026 Legislative Priorities

The Massachusetts Association of Community Development Corporations (MACDC) legislative agenda is driven by our members and focuses on policies and programs that create healthy, equitable communities where everyone lives in housing they can afford, benefits from economic opportunities, and can fully participate in the civic life of their community.

An Act Relative to Affordable Housing and Environmental Adaptation Dollars (AHEAD)

[S.1973](#) / [H.3194](#) – Sen. Eldridge & Rep. Montaño

This bill will secure new revenue for investment in climate and housing by adjusting the Deeds Excise Fee that is collected when real estate is sold. It would also offer offsetting tax credits for low-income sellers and for those selling their homes to first-time homebuyers. The rate change would generate over \$300 million in new revenue annually, with the proceeds split between state trust funds for affordable housing and for climate mitigation and adaptation. The current excise rate is among the lowest in the region, and it would continue to be so after this change. With housing and climate posing twin crises, on top of the climate impact imposed by our aged housing stock, this bill offers a stable revenue source to help tackle both issues.

An Act Granting a Local Option for a Real Estate Transfer Fee to Fund Affordable Housing

[S.1937](#) / [H.3056](#) – Sen. Comerford & Reps. Connolly and Gentile

This statewide enabling legislation would allow municipalities with local approval to levy a fee of up to 2% on certain real estate transactions to fund local affordable housing production and preservation efforts. The bill allows municipalities flexibility to grant exemptions to protect vulnerable populations. There is broad consensus that MA needs 200,000 new housing units by 2030 to stem our housing crisis, with the vast majority of those needing to be affordable to families with low to moderate incomes. With the Healey Administration's projections that *The Affordable Homes Act* will generate about 40,000 of these new units, we desperately need additional revenue sources to close the remaining gap if we wish to be a state where all may thrive.

An Act Establishing a Zero Carbon Renovation Fund

[S.2286](#) / [H.3577](#) – Sen. Gomez & Rep. Vargas

This legislation would create a state fund for zero-carbon renovations in existing buildings like affordable housing, public schools, and small businesses in environmental justice communities. By prioritizing the most vulnerable populations among us, this legislation will take critical steps to equitably reduce emissions, improve climate resiliency, lower energy costs, and improve overall health for communities most in need.

An Act to Guarantee a Tenant's First Right of Refusal

S.998 / H.1544 – Sen. Jehlen & Reps. Livingstone and Consalvo

This bill—commonly known as TOPA (Tenant Opportunity to Purchase Act)—would establish a local option to provide tenants in multi-family buildings the right to match a third-party offer when their homes are being sold. Tenants could also choose to designate their rights to a non-profit or a local housing authority, or partner with an affordable housing organization in the purchase. It is a proven approach to preventing eviction, preserving naturally occurring affordable housing, and leveling the playing field for renters looking to purchase, while also protecting the ability of landlords to achieve the best price when they sell.

An Act Codifying the Massachusetts Rental Voucher Program

S.1008 / H.1547 – Sen. Lovely & Rep. Madaro

Stable, affordable housing is vital for the well-being of Massachusetts families and the future of our Commonwealth. The Massachusetts Rental Voucher Program (MRVP) is the largest state-funded rental assistance program in the country, assisting nearly 10,000 households with low and moderate incomes. MRVP currently lacks the statutory grounding and organizational structure for efficient and effective execution and oversight. The core rules of MRVP need to be incorporated into the general laws, rather than being re-established ad hoc each year through the annual budget. This will give the program more stability and transparency, will allow for better long-term planning and data collection, and will benefit tenants, landlords, and the state alike.

An Act Enabling Cities and Towns to Stabilize Rents and Protect Tenants

S.1447 / H.2328 – Sens. Jehlen and Gomez & Reps. Rogers and Montañó

MA has the 2nd highest cost of living of any state, and more than half of our tenants are rent-burdened. We cannot solve this crisis by increasing housing supply alone – we must also protect the working families who live in our housing today. This bill provides a local option for municipalities to enforce fair and gradual rent increases over time rather than the sudden, drastic increases that are displacing families and destabilizing communities. And it bans no-fault evictions, so that people cannot lose their homes through no fault of their own. It includes reasonable exemptions for new construction, small landlords, college dorms, senior housing, and more. This is a thoughtful and nuanced bill that will stabilize the rental market and stem the tide of displacement while allowing landlords the gradual rent increases they need to keep up with cost increases and crucial home investments.