



## Doughnuts with Your Delegation Talking Points

These meetings offer your organization an opportunity to both talk about some of your local projects and programs as well as policy issues currently being considered at the State House. You can structure the agenda however you see fit, but we ask that you discuss the following priorities:

1. **We are seeking increased funding (\$2 million to \$4 million) for the Small Business Technical Assistance Program** (line item 7002-0040) as well increased funding (\$1.25 million to \$2.5 million) for the CDFI/CDC matching grant program.
2. **Increased and sustained revenue for the CPA Trust Fund.** *An Act to Preserve Community Preservation Revenue* sponsored by Sen. Cynthia Stone Creem (SD.746) and Rep. Ann-Margaret Ferrante (HD.2835) will increase the base deeds fee from \$20 to \$75.
3. **Comprehensive policies to address the Commonwealth's housing crisis:**
  - a. **More and smarter housing production** including *An Act Relative to Housing Reform*, sponsored by Sen. Boncore (SD.1640) and Rep. Honan (HD.3379) to increase housing production – using the Governor's Housing Choice proposal as a baseline – with additional provisions to require multifamily zoning around public transit, abutter appeals reform, and setting affordable housing production goals.
  - b. **More affordable housing** by securing a substantial increase in the state's capital and operating housing budgets over five years through state and local sources like CPA, Deeds Excise tax, Linkage, Inclusionary Development Policies or a Real Estate Transfer Tax. One key proposal is *An Act supporting affordable housing with a local option for a fee to be applied to certain real estate transactions*. Sponsored by Sen. Boncore (SD.334), Rep. Connolly (HD.414) and Rep. Malia (HD.3941), etc.
  - c. **Tenant protections to reduce displacement** such as *Tenants' Opportunity to Purchase Act (TOPA): An Act to Guarantee a Tenant's First Right of Refusal* Sen. Crighton (SD.1869), Rep. Cullinane (HD.1865); the right to counsel and protection for elderly tenants
  - d. **Neighborhood stabilization to address vacancy and blight in weaker markets** such as *An Act Relative to Neighborhood Stabilization and Economic Development*. Sponsored by Sen. Crighton (SD.1578) and Rep. Cabral (HD.3507)