

March 10, 2025

The Honorable Senator Warren
311 Hart Senate Office Building
Washington, DC 20510

Dear Senator Warren,

All across Massachusetts, the cost of housing has threatened to put the American dream out of reach for too many of our neighbors. Now, more than ever, cities need tools to adequately address this national housing crisis and invite smart, sound investments in our neighborhoods. We write to express our support for the *American Housing and Economic Mobility Act*. This bold and comprehensive proposal will help the Commonwealth and the cities we represent support housing solutions that are both affordable and sustainable.

According to the National Low Income Housing Coalition, families need an income of more than \$86,000 just to afford a two-bedroom apartment in Massachusetts. Many renters are struggling with unaffordable rents and paying large shares of their incomes to landlords. As is often the case, these burdens fall hardest on our lowest-income neighbors. In fact, 64% of extremely low income individuals in Massachusetts pay more than 50% of their incomes on rent. At the same time, prices continue to put homeownership out of reach even for those who have been able to save up for a down payment.

The *American Housing and Economic Mobility Act* addresses these exploding costs by making a historic investment to develop housing for poor, working, and middle-class families. Nationwide, the bill would propel the production of nearly 3 million new homes and bring down the cost of rent. The bill also creates a Local Housing Innovation grant program, which rewards cities for amending land use laws to allow for the production of well-located affordable housing with funding to strengthen infrastructure, build schools, and improve roads. This program will also help construct affordable rental units and homes accessible for first-time homebuyers, keeping our neighborhoods intact while creating a path for new families to build strong economic futures.

As mayors of cities all across Massachusetts, we feel the weight of this housing crisis in our communities, and we need bold solutions. We are proud to support the *American Housing and Economic Mobility Act* because its investments are equal to the scale of the challenge our cities face.

Sincerely,

Mayor Michael Nicholson
Gardner
President, Massachusetts Mayors Association

Mayor Cassandra Gove
Amesbury

Mayor Michelle Wu
Boston

Mayor Nicole LaChapelle
Easthampton

Mayor Charles Sisitsky
Framingham

Mayor Ginny DeSorgher
Greenfield

Mayor Jared Nicholson
Lynn

Mayor Breanna Lungo-Koehn
Medford

Mayor Jon Mitchell
New Bedford

Mayor Gina-Louise Sciarra
Northampton

Mayor Peter Marchetti
Pittsfield

Mayor Dominick Pangallo
Salem

Mayor Domenic Sarno
Springfield

Mayor Christopher Johnson
Agawam

Mayor Cathleen DeSimone
Attleboro

Mayor Robert Sullivan
Brockton

Mayor Sam Squailia
Fitchburg

Mayor Greg Verga
Gloucester

Mayor Joshua Garcia
Holyoke

Mayor Gary Christenson
Malden

Mayor Jen Grigoraitis
Melrose

Mayor Sean Reardon
Newburyport

Mayor Ted Bettencourt
Peabody

Mayor Patrick Keefe Jr.
Revere

Mayor Katjana Ballantyne
Somerville

Mayor William Reichelt
West Springfield