Join a CHAPA Committee!

CHAPA serves as a central meeting ground for the Massachusetts housing community to work together towards achieving our common goals: producing and preserving affordable housing and fostering diverse and sustainable communities. CHAPA currently has three standing committees open to all CHAPA members:

The **Homelessness Committee** works to increase permanent, affordable housing opportunities for extremely low-income households and to prevent and end homelessness by identifying and addressing the gaps that individuals and families who are homeless or at risk of homelessness face in obtaining and maintaining permanent housing. The Committee meets every other month to educate, share information and data, network, develop policy, and coordinate advocacy efforts.

The **Production Committee** develops and advances policies to increase housing production, while preserving our existing affordable housing stock and growing the overall number of affordable housing opportunities across the Commonwealth. Comprised of developers, lenders, builders, and other housing providers, the Committee advocates for new legislation, programs, and policies and educates lawmakers and other policy makers.

The **Public Housing and Rental Assistance Committee** brings together diverse interests from the public housing community, including local housing authorities, tenant organizations, lawyers, and developers, to develop a shared agenda for preserving, protecting and utilizing these vital federal and state affordable housing resources.

If you are interested in joining any of these committees, please click [here](#) to sign up. (If you already have a CHAPA account, login [here](#) and edit your account information.)

---

**UPCOMING EVENTS**

**January 18, 2017**

**Young Professionals Brown Bag Lunch: LISC’s MA Green Retrofit Initiative for Affordable Housing**

**October 26, 2017**

Save the date for CHAPA’s 50th Annual Dinner!

To view all CHAPA events please visit [www.chapa.org/event](http://www.chapa.org/event).
State Updates

DHCD Releases Proposed Amendments to MRVP Regulations & Draft Admin Plan

The Department of Housing and Community Development (DHCD) posted proposed amendments to regulations and a Draft Administrative Plan for the Massachusetts Rental Voucher Program (MRVP). Written comments on the proposed amendments can be submitted by January 19 to: DHCD, 100 Cambridge Street, Suite 300, Boston, MA 02114, Attn.: Ian Meyer or sent electronically to ian.meyer@state.ma.us. For more information, visit DHCD’s website by clicking here.

DHCD Releases Proposed Amendments to Regulations for Massachusetts LIHTC, UCH-TIF, & CITC

DHCD posted proposed amendments for the Massachusetts Low Income Housing Tax Credit (LIHTC), Urban Center Housing-Tax Increment Financing (UCH-TIF), and the Community Investment Tax Credit (CITC). Written comments on the proposed amendments can be submitted by January 30 to: DHCD, 100 Cambridge Street, Suite 300, Boston, MA 02114, Attn.: Ian Meyer or sent electronically to ian.meyer@state.ma.us.

Baker Administration Awards $17.8 Million for Elderly Public Housing Rehabilitation

On January 5, the Baker Administration awarded $17.8 million in grant funding to four local housing authorities to preserve and modernize public housing for elderly and disabled residents. The funding is being awarded from the DHCD’s Modernizing Public Housing and Supporting Elders (ModPHASE) Program, in collaboration with the Executive Office of Elder Affairs.

Grant funding will provide for the substantial rehabilitation of a total of 276 public housing units, in Chelsea, Gloucester, Ipswich, and Malden, and provide service-rich environments that allow public housing residents to age in their communities.
Federal Updates

Senate Committee Schedules Hearing for January 12 on Ben Carson Nomination as HUD Secretary

The Senate Committee on Banking, Housing and Urban Affairs has scheduled a hearing on the nomination of Dr. Benjamin Carson to be Secretary of the U.S. Department of Housing and Urban Development. The hearing is scheduled for Thursday, January 12 at 10:00 a.m. and will be webcast live.

IRS Issues Guidance, Seeks Comment on LIHTC Qualified Allocation Plans (QAPs)

As reported by Novogradac and Company in December, the IRS has issued new guidance regarding QAPs. Revenue Ruling 2016-29 states that Internal Revenue Code neither forces nor encourages a state allocating agency to require local approval. Notice 2016-77 states that the allocation preference for LIHTC properties in a qualified census tract (QCT) that contribute to a concerted community revitalization plan (CCRP) applies only if a plan containing components in addition to the LIHTC development exists by the allocation date. It also states that the IRS is considering issuing further guidance on the QCT/CCRP preference and seeks public comments on content. Comments will be accepted through February 10.

HUD Issues Guidance on Submitting FY2017 Consolidated Plans and Annual Action Plans

HUD’s Office of Community Planning and Development (CPD) issued Notice CPD-16-18 in December advising jurisdictions to wait to submit their FY17 Consolidated Plan (ConPlan) and/or Annual Action Plans until FY17 appropriations are finalized (April at the earliest). The plans can be submitted before Housing Trust Fund (HTF) allocations are published, and states can submit an HTF Allocation Plan as a substantial amendment once HTF allocations are published. A state can begin to develop an HTF Allocation Plan in advance; however, HUD recommends states use their 2016 HTF allocation as a baseline estimate when carrying out public participation regarding the draft.

Treasury Proposes Rule to Implement Section 504 Ban on Discrimination on Basis of Disability

As reported by the National Low Income Housing Coalition, the Treasury Department, on January 3, published a proposed rule to implement Section 504 of the “Rehabilitation Act of 1973” for programs that provide federal financial assistance. The preamble notes that Treasury recipients have been subject to Section 504 since 1973, but acknowledges that the department “will be issuing Section 504 federal financial assistance regulations for the first time” as required by statute. It states that the proposed rule will not substantially change the existing duty of recipients of federal financial assistance. The proposed rule will not apply to the Low Income Housing Tax Credit (LIHTC) program but will apply to the Capital Magnet Fund and the Community Development Financial Institutions (CDFI) Fund. Comments on the proposed rule are due March 6.
Recent Research & Reports

CBPP Issues Updated Federal Housing Assistance Fact Sheets

The Center on Budget and Policy Priorities (CBPP) has posted 2015 data on federal housing assistance in Massachusetts in a series of dropdown queries on its website, as well as earlier annual data. HUD programs assisted 172,980 households in Massachusetts in 2015, including 80,894 households with vouchers, 34,131 households in public housing, and 57,955 through other HUD multifamily programs. The updates provide data by public housing agency as well.

2015 American Housing Survey Data for the Boston Metro Area Available

On January 6, HUD released its 2015 American Housing Survey (AHS) data for 25 metropolitan areas, including Boston. The AHS provides data on housing quality, the inventory composition, housing costs, including mortgages and neighborhood conditions. In addition, this year’s survey includes food security information. The release includes a table creator website and a link to a spreadsheet comparing all 25 metros.

MCBC Issues Report on 2015 Home Lending in Boston, Greater Boston, and State

The 23rd annual report by Massachusetts Community and Banking Council (MCBC), “Changing Patterns XXIII” found ongoing home purchase lending patterns in Boston, Greater Boston, and Massachusetts in 2015 as disparities in loan denials by race continued. First lien home purchase lending rose by 6% compared to 2014 in Greater Boston. FHA lending activity rose (17% of all purchase loans statewide), relative to 2004-2007 (1%), but remained below the 2009 peak of 23%. Black and Hispanic buyers and buyers in Gateway Cities continued to make up a disproportionate share of FHA borrowers and minority homebuying remained concentrated in a handful of cities and towns (with five cities accounting for 46% of all loans to blacks and seven accounting for 42% to loans to Latinos) and no loans reported to black or Latino buyers in 86 of the state’s cities and towns. A similar pattern of concentration was found in Boston, with most loans to black and Latino buyers made in just a few neighborhoods.

CSH Releases State-by-State Estimates of Supportive Housing Needs

The Corporation for Supportive Housing (CSH) recently issued a national and state-by-state estimate of the number of households in need of supportive housing (affordable housing with flexible services). The estimate is based on point in time counts and is broken out by 17 categories based on public systems used (e.g., homeless individuals and families, teens, substance abuse, mental health, developmental disabilities, corrections, etc.) It estimates that 22,000+ supportive homes are needed in Massachusetts, including 8,258 for elders and 981 for homeless families.

Neighborhood Distress and Voucher Locations among Families with Children

A new study, “Vouchers and Neighborhood Distress: The Unrealized Potential for Families with Housing Choice Vouchers to Reside in Neighborhoods with Low Levels of Distress” by Alex Schwartz, Kirk McClure, and Lydia Taghavi finds that female-headed families with children in metropolitan areas who have vouchers are under-represented, relative to the supply of below-FMR rental units, in neighborhoods (census tracts) with low levels of neighborhood distress and over-represented in those with high or very high levels of distress. The over/under-representation was much greater for black and Hispanic voucher holders. The study found that less than 20% of family voucher holders (all races) in the Boston metro lived in low and very-low distress areas. The authors ranked neighborhoods nationally (5 quintiles) using a distress index based on poverty rate, unemployment, the percentage of female-headed households, the percentage of households receiving public assistance, and the percentage of adults not in school and without a high school diploma.
In case you missed it, check out the video from the New England Housing Network Federal Forum: What will the Trump Administration and Congress do about the unmet need for affordable housing in our country?