

CHAPA Housing Briefs

December 7, 2017

Federal Updates

Senate Passes the Tax Reform Bill

On December 1, the Senate passed its tax reform plan. The Senate version of the bill retains the Low-Income Housing Tax Credit (LIHTC); tax exemption for private activity bonds, which would preserve the 4% LIHTC; and retains the New Markets Tax Credit and Historic Tax Credit. The next step is for the House and Senate to appoint a conference committee to reconcile the differences between their bills.

Although both the Senate and House tax reform plans will be devastating for so many and threaten the future funding of many programs that serve vulnerable individuals and families, a final tax reform plan is expected to be signed into law by the end of the year. We must act to ensure housing programs are preserved. For CHAPA's Action Alert on contacting Congress to protect affordable housing and community development, please [click here](#).

Continuing Resolution Extension Proposed for FY2018 Appropriations

The House Committee on Appropriations filed legislation to extend the continuing resolution that expires on December 8 by another 14 days to December 22. Without an extension, there will be a government shutdown.

HUD Issues Updated Flat Rent Guidance

On November 15, HUD issued updated guidance (**Notice PIH 2017-23**) on the implementation of flat rent requirements in public housing. The flat rent must be no less than 80% of the Fair Market Rent (FMR) or Small Area FMR. However, Public Housing Authorities can apply to use a flat rent below those two floors if they justify it through a market analysis.

State Updates

Draft 2018 Qualified Allocation Plan Posted

The Department of Housing and Community Development has posted the draft of the 2018 Qualified Allocation Plan (QAP). DHCD will hold a public hearing on the draft plan on Friday, December 22, 2017, at 100 Cambridge Street, Boston, MA 02114. For more information, please [click here](#).



Citizens' Housing and
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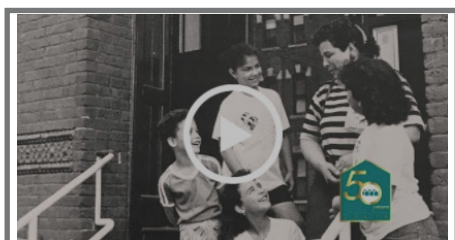
Help us make a difference in MA and across the nation - because everyone should have a safe, healthy, and affordable place to call home. [Click here to donate!](#)

UPCOMING EVENT

December 20, 2017

[Young Professionals Holiday Lunch](#)

To view all CHAPA events please visit www.chapa.org/events.



50TH ANNIVERSARY VIDEO

Check out our commemorative video marking CHAPA's 50th anniversary!



The Mentoring Program hosted an Implicit Bias workshop with Susan Naimark on December 6th at Boston Private.

Metro Boston Mayors Announce Housing Task Force

On December 5, the Metropolitan Mayors Coalition of Greater Boston, made up of 14 cities and towns, announced the creation of a regional **Housing Task Force**. The Task Force will work to address the housing needs of the Greater Boston area, focusing specifically on housing production, diversity, cost, and increasing housing stability. Over the next six months, the Task Force will produce a plan that sets concrete goals for meeting the housing needs of the region as well as strategies for meeting those goals. Representatives from Boston, Braintree, Brookline, Cambridge, Chelsea, Everett, Malden, Medford, Melrose, Newton, Quincy, Revere, Somerville, and Winthrop make up the coalition.

Support Great Neighborhoods Across the Commonwealth

As a member of the Massachusetts Smart Growth Alliance (MSGa), CHAPA endorses the Great Neighborhoods campaign, which is about creating better housing choices for families and seniors; more vibrant, walkable downtowns that promote healthy living and local businesses; and a development approach that preserves natural resources and protects us from climate change.

A broad range of organizations and individuals have joined the Great Neighborhoods campaign to promote its core principles and to call on state leaders to pass legislation that addresses the housing crisis. We hope that you and your organization will join the Great Neighborhoods campaign to call on state leaders to act! You can learn more about the Campaign, sign the petition, and read the Call to Action by [clicking here](#).

Tom Lyons Named Acting Executive Director of MassHousing

Thomas Lyons was appointed as the new Acting Executive Director of MassHousing. Lyons, MassHousing's Managing Director of Government Affairs and Communications, will lead MassHousing on an interim basis, while the Board conducts a search for a permanent executive director. Lyons replaces Tim Sullivan, who stepped down as Executive Director to pursue a private sector employment opportunity. For more information, [click here](#).

MassHousing Awards Grants for Affordable Sober Housing

MassHousing **awarded** a total of \$399,009 to help create or renovate 107 affordable sober housing units in Brockton, Greenfield, Leominster, Lynn, Springfield, and Worcester. The awarded projects will serve persons in recovery, including young women and residents with families.

MHIC Launches New Website and Network - the Access and Opportunity Network

The Massachusetts Housing Investment Corporation (MHIC) has launched a new resource – **the Access and Opportunity Network** – a clearinghouse of strategies, news, best practices, and directories to help create more diversity in the construction industry. For more information, please [click here](#).



Recent Research & Reports

Greater Boston Housing Report Card 2017

On November 28, The Boston Foundation released **The Greater Boston Housing Report Card 2017**, prepared by Barry Bluestone and the Northeastern University School of Public Policy and Urban Affairs. The 2017 report, *Ideas from the Urban Core: Responsive Development as a Model for Regional Growth*, highlights how the continued gap between housing demand and supply has driven up rents and home sale prices, with prices highest in Boston and rising rapidly in traditionally lower cost municipalities. It projects that 41% of all new units permitted in 2017 will be in Boston, with most additional production concentrated in a handful of cities. It calls for a new initiative to promote the construction of “21st Century Villages” of multifamily housing throughout Greater Boston with features to meet the needs of millennials, families, and seniors, ideally near public transit.

Joint Center Working Paper Series: Fostering Communities of Inclusion in an Era of Inequality

On November 16, the Joint Center for Housing Studies at Harvard **announced** the release of the first of a series of working papers developed as the result of a national **symposium** that examined the changing patterns of housing segregation by income and race, the consequences for individuals and the nation, and promising strategies to foster more inclusive communities. Papers released to date can be found **here** and include a framing paper and a **Summary of Literature on Links between Residential Segregation and Outcomes for Children**.

Assessment of Fair Housing: Lessons from Other Cities (Webinar)

On November 29, the NYU Furman Center hosted an event **broadcast** nationally on the Assessment of Fair Housing (AFH) process, including strategies to ensure community engagement, and the importance of local data and collaboration with advocates in multiple domains. **Boston**, Brockton and Somerville all had October 2017 AFH deadlines.

Study Examines Tradeoffs in Texas QAP Scoring to Encourage Opportunity Locations

A new study, **Comparing Opportunity Metrics and Locational Outcomes in the Low-Income Housing Tax Credit Program**, finds that LIHTC properties in San Antonio funded since 2009 are located in neighborhoods with lower poverty and higher racial diversity. However, the highest-scoring opportunity locations are below average in terms of accessibility (to jobs, services, transit, etc.) and sustainable healthy environments. The study recommends and describes a more comprehensive definition of “opportunity area.”



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18 Tremont Street, Suite 401
Boston, MA 02118
www.CHAPA.org

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