



## State Updates

### Legislature Works on Finalizing Housing Bond Bill

A [conference committee](#), chaired by Rep. Kevin Honan and Sen. Joseph Boncore, has been appointed to reconcile the differences between the House and Senate versions of the Housing Bond Bill. The committee is expected to release a final Housing Bond Bill shortly to be approved by both the House and Senate before being sent to the Governor for his signature.

### Senate Ways & Means to Release FY2019 Budget Proposal Today

The Senate Committee on Ways and Means will release its FY2019 [state budget proposal](#) later today. The Senate budget release comes after the House of Representatives finalized its state budget proposal in April. The State Senate will debate the budget and amendments the last week of May. CHAPA will send out action alerts on the Senate budget proposal later this week.

### Janelle Chan Named New Undersecretary of Housing and Community Development

On April 19, Governor Baker named Janelle Chan as the new Undersecretary of the Department of Housing and Community Development. Undersecretary Chan is the former Deputy Chief of Real Estate at the MBTA. Before starting at the MBTA, Undersecretary Chan was the Executive Director of Asian Community Development Corporation and a former CHAPA Board Member. CHAPA congratulates the new Undersecretary and looks forward to working with her in her new role.

### UPCOMING EVENTS

June 6, 2018

[12th Annual Housing Institute](#)

June 26, 2018

Save the date for a breakfast forum on innovative building technologies

December 4, 2018

Save the date for CHAPA's 51st Annual Dinner!

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## Baker Administration Submits Opportunity Zone Designations

On April 19, Governor Baker submitted the state's [Opportunity Zone designations](#) to the U.S. Treasury Department to encourage long-term investment in eligible Massachusetts communities. Created by the federal tax reform legislation, the Opportunity Zone program is designed to help encourage private investment into areas of economic need.

## Federal Updates

### Massachusetts to Receive \$5.7 million from National Housing Trust Fund

On May 7, HUD [announced](#) \$266.8 million in allocations to states from the National Housing Trust Fund. Massachusetts will receive \$5.7 million in 2018 from the Trust Fund. In Massachusetts, the funds have been used to build and preserve affordable supportive housing for extremely low income renters.

### HUD to Propose Increased Rents and Work Requirements

On April 25, the U.S. Department of Housing and Urban Development (HUD) released [draft legislation](#) to raise rents and impose work requirements on low income households receiving housing assistance through programs including public housing or Section 8. The bill also eliminates income deductions for medical or childcare expenses. HUD's proposal was immediately met with [opposition](#) by housing advocates.

### HUD Announces 2018 CDBG & HOME Funding

HUD [announced](#) state funding allocations for the Community Development Block Grant (CDBG) and HOME programs. In 2018, Massachusetts will receive \$100.4 million for CDBG and \$34.2 million for HOME. Both programs will receive over \$9 million more than 2017 funding levels.

### FHFA Proposes Changes to the Affordable Housing Program

The Federal Housing Finance Agency (FHFA) [proposed changes](#) to the regulations for the Affordable Housing Program, administered by the Federal Home Loan Banks. The deadline to submit comments on the proposed changes has been extended to June 12.

On May 4, CHAPA, DHCD, MassHousing, and MHP cohosted the **Chapter 40B Conference: Shaping the 20B Process in Your Community**, where attendees heard the most up-to-date information regarding Chapter 40B and how their communities can work to expand affordable housing opportunities.



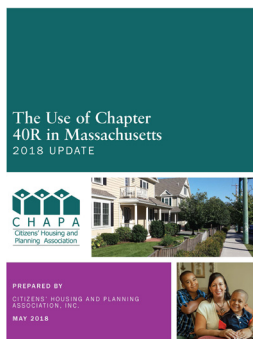
On April 24, the students in the **18th Annual Affordable Housing Development Competition** presented their innovative proposals for developing affordable housing in communities across Massachusetts. Congratulations to the winning teams, and thank you to everyone who participated, including the students, developers, mentors, sponsors, and academic sponsors!

## Trump Administration to Propose Rescissions to Federal Spending

The Trump administration is [expected](#) to submit a proposal to rescind \$15 billion in federal spending. However, the plan is not expected to rescind funding from the bipartisan FY18 budget agreement. The request is expected to include funding from old accounts that was approved but has not been spent, including some HUD funding.

## Recent Research & Reports

### CHAPA Releases Report on the Use of Chapter 40R in Massachusetts



Today, CHAPA released its report, [The Use of Chapter 40R in Massachusetts: A 2018 Update](#). The report examines the use of Chapter 40R since being enacted in 2004. The report finds that while Chapter 40R has been a helpful tool to help create housing, it needs to be used along with a mix of other tools, including both incentives and requirements, to significantly change development patterns in Massachusetts so that we can meet the Commonwealth's housing needs and grow the economy.

### NFHA Releases 2018 Fair Housing Trends Report

The National Fair Housing Alliance (NFHA) released its 2018 Fair Housing Trends Report: [Making Every Neighborhood a Place of Opportunity](#). The report examines some of the fair housing successes and challenges since the passage of the Fair Housing Act 50 years ago.

### Research Shows that U.S. Housing Stock Growing Slowly

A research brief by Jenny Schuetz and Cecile Murray of the Brookings Institution, [Unpacking the 'housing shortage' puzzle: How does housing enter and exit supply?](#), shows that net additions to the U.S. housing stock have slowed over time. The article recommends municipalities update their zoning laws and other local policies to incentivize the development of high-density housing near employment and transportation centers.



On May 1, Metro Housing | Boston, Congresswoman Katherine Clark, CHAPA and others helped kick off the [Our Homes, Our Voices](#) National Housing Week of Action with a [forum](#) on the future of affordable housing programs.

Photos courtesy of Metro Housing | Boston.

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