



# CHAPA Housing eBriefs

July 12, 2018



## State Updates

### End of Legislative Session Approaching

The current legislative session will close on July 31. As the end of the session approaches, the Legislature continues to work on completing the [FY2019 State Budget](#) and several key legislative priorities for CHAPA, including passing [housing production and zoning reform legislation](#). As legislation may move quickly over the next few weeks, CHAPA will provide updates and action alerts on all our affordable housing priorities.

## UPCOMING EVENTS

**July 16, 2018**

[Homelessness  
Committee Meeting.](#)

**July 18, 2018**

[Public Housing &  
Rental Assistance  
Committee Meeting.](#)

**July 19, 2018**

[Young Professionals  
Summer Series  
presents: Punto Urban  
Art Museum, Salem,  
MA](#)

**October 2018**

## House of Representatives Passes Economic Development Bill

On July 10, the Massachusetts House of Representatives [passed](#) an Economic Development Bill containing a \$300 million capital reauthorization for the MassWorks Infrastructure Program, which provides grants to support economic development and affordable housing projects. Although we are disappointed [amendments](#) supported by CHAPA to rehabilitate public housing, protect housing programs, and promote economic mobility were not included in the final bill, CHAPA extends its thanks to the House for passing the bill with important community and economic development resources. The legislation now moves to the State Senate.

## DHCD Announces Mini-Competition Rental Funding Round

DHCD will hold a [mini-competition](#) in October 2018 for “highly-ready-to-proceed” affordable housing rental production projects, and host a public hearing on the mini-competition on July 20, 2018. According to the [Notice of Funding Availability](#), DHCD will make federal and state Low Income Housing Tax Credits available as well as other state subsidy funds. Pre-applications for the mini-competition are due on September 10, 2018.

## Mass Supreme Judicial Court Rules for Nonprofit Developer in LIHTC Dispute

On June 15, the Massachusetts Supreme Judicial Court [issued](#) an opinion in favor of nonprofit developer Homeowner’s Rehab, Inc. (HRI). The decision reinforces the right of first refusal as a crucial preservation tool within the Low Income Housing Tax Credit (LIHTC) framework. CHAPA filed an amicus brief with the court in support of HRI and was joined by the Greater Boston Real Estate Board and the Massachusetts Association of Community Development Corporations.

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The breakfast forum on innovative building technologies has been postponed until October. Stay tuned!

**December 4, 2018**  
[Save the date for CHAPA's 51st Annual Dinner!](#)



On June 27th, the CHAPA Young Professionals Group kicked off its [Summer Series](#) with a walking tour in Cambridge hosted by Homeowner's Rehab, Inc. The group accompanied HRI on a tour of three affordable housing developments.



### **Announcement!**

CHAPA is seeking 2-3 additional communities under our Municipal Engagement Initiative, which seeks to build support for affordable housing production in communities across the Commonwealth. Municipal governments and community organizations are encouraged to apply. *Applicants must submit*



# Federal Updates

## Judge Orders Extension of FEMA Aid for Puerto Rican Storm Evacuees

On July 3, Judge Timothy Hillman of the U.S. District Court of Massachusetts [ordered](#) the Federal Emergency Management Agency (FEMA) to continue to pay for temporary housing for Puerto Ricans displaced by Hurricane Maria for another 20 days. The aid was supposed to end on July 1, but civil-rights advocates filed a class-action lawsuit arguing that withdrawing the assistance would put some households at risk of homelessness. Massachusetts Senators Ed Markey and Elizabeth Warren have also filed legislation to activate the Disaster Housing Assistance Program, which would provide temporary rental assistance and services to the hurricane survivors. As many as 340 families displaced by hurricanes are still living in hotels and motels across the state.

## HUD Publishes Notices on Rental Assistance Demonstration Program

On July 3, HUD [published](#) two notices that affect the Rental Assistance Demonstration (RAD) program. The [first notice](#) implements the RAD provisions from the FY2018 Appropriations Act. The [second notice](#) formally announces five additional changes to the RAD program.

## HUD Seeks Comments on Fair Housing Act's Disparate Impact Standard

On June 20, HUD [published](#) an advance notice of proposed rulemaking seeking comment on possible amendments to HUD's 2013 rule implementing the Fair Housing Act (FHA) disparate impact standard. The rulemaking notice seeks comments on whether any changes are appropriate following the Supreme Court's

*an electronic copy of the application to Dana LeWinter, Director of Municipal Engagement, at [dlewinter@chapa.org](mailto:dlewinter@chapa.org) by 5 PM on Thursday, August 9, 2018. To learn more, please go to [CHAPA's Municipal Engagement Initiative webpage](#).*

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2015 ruling that held disparate impact claims as cognizable under the FHA.

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## Recent Research

### **Joint Center for Housing Studies Releases Annual Report on the State of the Nation's Housing**

Since 1988, The Joint Center for Housing Studies of Harvard University has issued an [annual assessment of the housing market](#), demographic trends and housing challenges faced by U.S. households. The 2018 report finds homeownership rates among young adults today are even lower than in 1988, and the share of cost-burdened renters is significantly higher. Housing costs are largely to blame and the report cites the cost of building, land prices, and regulatory barriers as the main drivers that contribute to affordability pressures.

### **Enterprise Identifies Proven Local Strategies for Expanding Affordable Housing**

A [white paper](#) by Enterprise Community Partners highlights proven local strategies from some of the country's most expensive areas to offer options to communities working to address the scarcity of affordable homes and rising development costs. The paper focuses on four key strategies: leveraging existing assets, creating public funding opportunities, utilizing land use controls and improving the approval process.

### **Measuring Massachusetts' Approach to Addressing Youth Homelessness**

The True Colors Fund, in partnership with the National Law Center on Homelessness and Poverty, reports in its [2018 State Index on Youth Homelessness](#) on the complex

challenges and barriers faced by young homeless people, with state-by-state metrics and policy recommendations.

### **MNN Examines a 2020 Census Counting Challenges**

On July 10, the Massachusetts Non-Profit Network released [\*Everyone Counts: The Importance of the 2020 Census to Massachusetts Nonprofits\*](#), which examines the unprecedented challenges presented by the upcoming 2020 Census, what is at stake for Massachusetts, and the role that nonprofits can play to ensure a fair and accurate Census count.

### **Report on Rising Seas, Chronic Floods and the Implications for Coastal Real Estate**

The Union of Concerned Scientists released a [report](#) on the impact of rising seas and chronic flooding on coastal real estate in the U.S. The report finds that within the next 15 years, about 147,000 existing homes are at risk of being inundated an average of 26 times per year. In eight states, including Massachusetts, 60 percent or more of the homes at risk of flooding are valued below the state median.

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