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# CHAPA Housing eBriefs

January 10, 2019



## State Updates

### **Governor Enacts Short-Term Rental Bill**

On December 28, [Governor Baker signed a bill taxing and regulating short-term rentals](#) like Airbnb. The bill passed the State Legislature in July but was sent back by the Governor with concerns over exempting owners who rent their homes only a few days per year. The signed bill retained the option for local municipalities to place an additional fee on short-term rentals that would be dedicated in part to affordable housing and infrastructure.

## UPCOMING EVENTS

**January 31, 2019**

[CHAPA's Breakfast Forum: The Future of Housing Search](#)  
*(waitlist only)*

**February 15, 2019**

[CHAPA's Breakfast Forum: Doing Business in Times of Uncertainty, Part III: Working in Divided Government](#)

**March 11, 2019**

[Save the Date: CHAPA's Housing Day](#)

## Mike Kennealy Named Secretary of Housing & Economic Development

On December 28, [Mike Kennealy was sworn in as the next Secretary of Housing and Economic Development.](#)

Kennealy replaces former Secretary Jay Ash, who departed to become CEO of the Massachusetts Competitive Partnership. Kennealy previously served as Assistant Secretary of Housing and Economic Development in the Baker Administration.



The Kuehn Charitable Foundation's [application](#) for the 2019-2021 Kuehn Fellowship is open!

This Fellowship offers a two-year placement with a Greater Boston housing non-profit. **Applications are due February 11.**

## Federal Home Loan Bank of Boston Announces Equity Builder Program Funding Round

[The Federal Home Loan Bank of Bank announced the opening of the 2019 Equity Builder Program](#) on January 2. The program allows bank members to provide grants for down payment, closing-cost, rehabilitation assistance and homebuyer counseling for households with incomes at or below 80 percent of the area median income. The first member application period closes on February 1.



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## Federal Updates

### Government Shutdown Continues

This week, the U.S. House of Representatives will vote on a spending bill to fund HUD and end the department's shutdown. It is nearly identical to a [bill that passed the U.S. Senate last August](#) on a 92-6 vote and comes a week after the Senate declined to consider an [omnibus proposal](#), which included HUD funding.

### HUD Issues Contingency Plan for Shutdown

In anticipation of the government shutdown, [HUD issued a contingency plan](#) outlining how each program will



operate and which types of actions HUD can take during a shutdown. In a [letter dated January 4th](#), HUD outlined how rental assistance property owners and Federal Housing Administration multifamily lenders will be impacted for the first 30 days of the shutdown. Our partners at the National Low Income Housing Coalition provided a [full breakdown of the shutdown's impact](#) on housing programs and tenants.



### **Report to Congress: Homelessness on the Rise**

[A new report to Congress](#) finds the number of people experiencing homelessness increased in 19 states between 2017 and 2018. [Massachusetts had the largest increase](#) with 2,503 more people. Between 2007 and 2018, Massachusetts had the second largest increase in the number of people experiencing homelessness – 4,941 more people, or 33%.



## Recent Research

### **Where Families with Children Use Housing Vouchers**

[A new report](#) from the Center on Budget and Policy Priorities and the Poverty & Race Research Action Council found that in nearly all 50 of America's biggest metropolitan areas (including Boston), low-income families using federal housing vouchers remain overly concentrated in impoverished and racially segregated neighborhoods. [View their interactive map here.](#)

### **The Growing Rural Affordable Housing Shortage**

The Housing Assistance Council examined how funding from the U.S. Department of Agriculture's [Section 515 program](#) has declined and how many of the existing loans

will mature or otherwise leave the portfolio over the next few decades.

## **Rental Market Discrimination Against Same-Sex Couples**

[New research](#) found that same-sex male couples, especially non-white same-sex male couples, are less likely to receive a response to inquiries about rental units. With no protected class status under the U.S. Fair Housing Act of 1968, it is still legal to discriminate against the LGBTQ community in regards to housing in 28 states.

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