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CHAPA Housing Briefs

July 2019



State Updates

Baker-Polito Administration Awards \$118 Million for Affordable Housing

On July 18, the [Baker-Polito Administration announced the 2019 affordable rental housing awards](#), which will provide \$118 million for 28 projects across Massachusetts. The awards will support the construction and preservation of 1,581 homes, including 1,349 affordable homes, with 273 units reserved for extremely low-income households. The awards include funds from the federal and state low-

UPCOMING EVENTS

September 16, 2019

[Homelessness
Committee Meeting](#)

September 18, 2019

[Production &
Preservation
Committee Meeting](#)

September 19, 2019

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

October 30, 2019

[CHAPA's 52nd Annual
Dinner](#)

income housing tax credit as well as capital funding from programs reauthorized by last year's \$1.8 billion Housing Bond Bill.

Baker-Polito Administration & MassHousing Announce \$86 Million for Workforce Housing Initiative

On July 9, the [Baker-Polito Administration and MassHousing](#) announced [\\$86 million in new funding](#) for the Workforce Housing Initiative, including \$60 million to support new affordable homeownership opportunities. The funding will create about 500 new homeownership units affordable to moderate-income, first-time homebuyers. The remaining \$26 million will create about 260 new moderate-income rental units.

Boston & Cambridge Housing Authorities Begin Using Small Area Fair Market Rents

Starting July 1, the [Boston Housing Authority](#) and [Cambridge Housing Authority](#) began using small area fair market rents (SAFMRs) for their federal Housing Choice Section 8 Vouchers. SAFMRs will allow these housing authorities to set rents for vouchers by ZIP code, rather than having one rent level for the entire metro-Boston region. The goal is to allow for expanded housing options in communities currently inaccessible to our voucher holders while avoiding the negative impact of artificially inflating rents in others.



Federal Updates

CHAPA Responds to HUD's Proposed Mixed Status Rule

On July 9th, CHAPA joined more than 30,000 individuals



Our 52nd Annual Dinner special guest and awardees have been announced! See what affordable housing leaders we'll be honoring this year and [reserve your seat at the Dinner here.](#)



Our Municipal Engagement team is building a database of our members' home communities, so that we can tap into your local expertise and support local efforts to produce affordable housing. **If you are interested in joining us when we are working in your city or town,** please contact [Whitney Demetrius.](#)

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and organizations in [submitting comments on HUD's proposed "mixed-status" rule](#). The rule would make it HUD policy to deny federal housing assistance to households that include members with certain immigration status or are otherwise undocumented.

Join CHAPA in Supporting Affordable Housing Credit Improvement Act of 2019

CHAPA is circulating [a letter](#) in support of the Affordable Housing Credit Improvement Act and asking other organizations to sign-on before sending to the Massachusetts federal delegation. Contact stierney@chapa.org to add your organization.

The U.S. House of Representatives Passes 2020 Spending Bill

On June 25th, the U.S. House of Representatives passed the [Transportation, Housing, and Urban Development \(T-HUD\) Fiscal Year 2020 Appropriations bill](#). Among the many funding increases, the bill fully funds tenant and project based rental assistance at \$21.4 billion and \$12.2 billion, respectively. The bill also will provide over [\\$21 million dollars in additional funding](#) for Community Development Block Grants and the HOME program.

Housing Action New Hampshire to Elevate Affordable Housing in Presidential Primary

CHAPA's New England Partner, Housing Action NH, has partnered with the National Low Income Housing Coalition to [elevate affordable housing as an issue](#) in the New Hampshire Presidential Primary.

Oregon Leads Nation in Addressing Affordable Housing Crisis

The Oregon state legislature approved [a bill to allow multifamily housing](#) on parcels that are currently reserved for single-family homes. Earlier this year, the Governor [signed into law a bill](#) that caps rent increases and bans no-fault evictions.

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Recent Research

Affordable Housing Out of Reach for People with Low Incomes

The National Low Income Housing Coalition released [its annual report](#) detailing how much households across the country must earn to rent a modest, two-bedroom apartment at fair market rent. In Massachusetts, full-time workers need to earn \$33.81 per hour.

Boston Foundation Releases 2019 Greater Boston Housing Report Card

This year's report focuses on [supply, demand, and the challenge of local control](#) in land use decisions. Among this year's new features, the report includes municipal assessments for each of the 147 cities and towns in Greater Boston using metrics related to housing production, racial composition, housing stock diversity, zoning practices, and affordability.

Harvard's JCHS Releases the Annual State of the Nation's Housing

[This year's report](#) finds that with the economy on sound footing and incomes ticking up, household growth has finally returned to a more normal place. Housing production, however, has not. The report concludes that this shortfall is keeping pressure on home prices and rents and eroding affordability.

Building Capacity to Measure Health Outcomes in Community Development

A [new report by Enterprise Community Partners and NeighborWorks America](#) shows how an innovative pilot program – the Health Outcomes Demonstration Project – equipped 20 affordable housing and community development organizations to evaluate health outcomes

across a range of programs. The report highlights the work of The Neighborhood Developers as part of the Chelsea Thrives initiative, a cross-sector collaborative in Chelsea, MA.



A safe, healthy, and affordable home for all.

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