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CHAPA Housing Briefs

October 2019



State Updates

CHAPA Advocates for Affordable Housing in Supplemental Budget

On October 1st, [CHAPA advocated for affordable housing programs](#) to be included in the Legislature's FY2019 supplemental budget. CHAPA requested the budget include funding for new extremely low income housing production, down payment assistance, and resources for lead-paint remediation. The Legislature is expected to take up the supplemental budget this month.

UPCOMING EVENTS

October 30, 2019

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

November 4, 2019

[CHAPA Regional Meeting: Boston](#)

November 6, 2019

[CHAPA Regional Meeting: Framingham](#)

NOFA Released for Gateway Housing Rehabilitation Program

Earlier this month, [DHCD released a NOFA](#) for a new Gateway Housing Rehabilitation Program. The program will support the rehabilitation of distressed multifamily properties for households with low- to middle-incomes in Gateway Cities or similar communities. DHCD will make \$3 million available for the program. Applications are due October 31.

DHCD Seeks Comments on AHVP Regulations

[DHCD is undertaking a review of regulations](#) governing the Alternative Housing Voucher Program (AHVP). DHCD will host a meeting to discuss the regulation on Wednesday, October 30, with comments due by November 8. More information, including how to RSVP for the meeting, is available at the link above.

DHCD Releases Draft 2020-2021 QAP

On September 25th, [DHCD released a draft of the 2020-2021 Qualified Allocation Plan \(QAP\)](#). The plan determines how DHCD distributes the Low Income Housing Tax Credit and other affordable housing bond programs. Proposed changes to the QAP include raising the minimum requirement for extremely low income housing from 10% to 13% and changing design and scope requirements to encourage green, sustainable, and climate resilient design.

Attorney General Issues Bid Protest Decision on Public Construction Bidding Laws

Last month, the [Attorney General's Office issued a bid protest opinion](#), finding that public construction bidding laws do not apply to the rehabilitation of a privately owned affordable housing development in Springfield. [CHAPA filed a brief](#) on behalf of the development.

DHCD Awards Community Development Block Grants

On September 20th, [DHCD awarded \\$34 million in Community Development Block Grants \(CDBG\)](#) to 63 cities and towns. The grants will help rehabilitate 230



It's the last week to
[register for our 52nd Annual Dinner!](#) Join us, Governor Charlie Baker, our award winners, and 1,200 other affordable housing advocates for a night of celebration **October 30th!**



Thanks to everyone who joined us for our regional meetings in Peabody & Springfield! Each year, CHAPA travels across the state to meet with housing professionals, advocates, community members, elected officials, and many

housing units, support 12 food pantries, and provide funding for 19 infrastructure improvement projects.



Federal Updates

Federal Budget Funded Through November 21

In September, [Congress passed a Continuing Resolution \(CR\)](#) to fund the federal government through November 21. The CR continues FY2019 funding levels for the majority of affordable housing and community development programs. The House and Senate will need to pass the federal spending bills to avoid another government shutdown in November.



Recent Research

JCHS Documents the Decline in Low-Cost Rental Units

A working paper from the Joint Center for Housing Studies documents a [significant decline in low-cost rental units](#) over the past three decades that has exacerbated housing affordability pressures faced by low-income renters.

Study Examines First-Year Implementation of Small Area FMRs

more to discuss expanding access to safe, quality, and affordable housing.

[Check out our upcoming regional meetings!](#)

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A [report by the Poverty & Race Research Action Council](#) evaluates the implementation of the Small Area Fair Market Rents (FMRs) rule in its first full year. The report argues that public housing agencies could implement the rule in ways that better advance the goal of expanding housing access for Housing Choice Voucher recipients in high-rent neighborhoods.



Policy Committee Updates

Homelessness Committee

Last month, Amy Mullen of DHCD provided updates on the progress and implementation of the rent arrearage program. Since the program began in August, it has served 134 households, helping them with back rent or mortgage payments. For more information on this meeting and this committee, [please visit our website](#).

Production & Preservation Committee

The Committee discussed progress on Housing Production and Housing Choice legislation, heard updates on the (then) pending bid protest decision from the Attorney General's Office, and shared comments on the Draft 2020-2021 QAP. For more information on this meeting and this committee, [please visit our website](#).

Public Housing & Rental Assistance Committee

Donna Brown-Rego of MassNAHRO discussed the recent successful state budget campaign for public housing and the first significant increase for public housing operating subsidy in a decade. Amy Stitely and Ben Stone of DHCD also spoke about plans for public housing in the coming year. For more information on this meeting and this committee, [please visit our website](#).



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