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CHAPA Housing Briefs

November 2019



State Updates

DHCD Proposes Amendments to Regulations for Capital Programs

On November 1, [DHCD posted proposed amendments](#) to regulations for five capital programs: the Capital Improvement and Preservation Fund, the Facilities Consolidation Fund, the Housing Innovations Fund, the Community Based Housing Program, and the Commercial Area Transit Node Housing Program. Comments on the proposed changes can be submitted through November 22,

ACTION ALERTS

[Contact House & Senate Leadership on FY2019 State Supplemental Budget:](#)

Ask the Legislature to include critical funding for down payment assistance for low- and moderate-income first time home buyers!

2019.

Winter Affordable Housing Funding Competition Announced

DHCD will hold a [multifamily affordable rental funding competition](#) in February 2020. The NOFA for this competition will be released shortly. Pre-applications for potential projects will be due on November 25, 2019.

DHCD Seeks Comments on 40B General Land Area Minimum Guidelines

On October 31, [DHCD posted revised 40B Guidelines](#) for Calculating General Land Area Minimum (GLAM), which pertain to the process for calculating whether Subsidized Housing Inventory (SHI) Eligible Housing is on sites comprising more than 1.5% of the total land area zoned for residential, commercial, or industrial use in a municipality. The proposed revisions to the guidelines are relative to the group homes acreage calculation. DHCD will accept comments on the proposed revisions through December 5.

State Senate Concludes Debate on FY2019 Supplemental Budget

On October 24, the [State Senate concluded debate on its FY2019 Supplemental Budget](#). CHAPA thanks the Senate for including \$10 million for extremely low-income housing production. The House and Senate will now reconcile the differences between their budgets before sending it to the Governor for his signature.



Federal Updates

Senate Passes FY20 Spending Bills with



Thanks to everyone who made our 52nd Annual Dinner a success!

Congratulations to our award winners and a special thank you to Governor Charlie Baker for joining us to discuss the impact of local support on affordable housing. More pictures to come soon!

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Affordable Housing Increases

On October 31, the [Senate passed FY2020 spending bills](#) that increase funding for affordable housing and community development programs. The House and Senate will need to come to an agreement on a final spending bill to ensure continued funding for federal programs and avoid a government shutdown. The government is currently operating under a continuing resolution through November 21.

CHAPA Submits Comments Opposing Changes to Disparate Impact Rule

On October 18, [CHAPA submitted comments to HUD](#) opposing changes to the disparate impact rule that would weaken fair housing protections and make it significantly harder to fight housing discrimination.



Recent Research

JCHS Documents the Decline in Low-Cost Rental Units

The [Joint Center for Housing Studies](#) released a study comparing wealth building outcomes in Massachusetts Housing Partnership's (MHP) ONE Mortgage Program to hypothetical outcomes for a borrower who received a comparable Federal Housing Administration (FHA) insured mortgage. The study found that the ONE Mortgage Program results in greater overall benefits to borrowers.



A safe, healthy, and affordable home for all.

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