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CHAPA Housing Briefs

January 2020



State Updates

Mayor Walsh Announces \$500 Million for Affordable Housing

On January 7, in his State of the City address, [Boston Mayor Martin Walsh pledged to dedicate \\$500 million over the next five years for affordable housing](#). These new investments will create rental and homeownership opportunities, preserve public housing, and establish a city-funded rental voucher program. The funding will come from increases in Boston's operating and capital

UPCOMING EVENTS

January 21, 2020

[CHAPA Young Professionals Brown Bag: TODEX](#)

January 22, 2020

[CHAPA Production & Preservation Committee Meeting](#)

January 28, 2020

[CHAPA Breakfast Forum: Doing Business in Times of Uncertainty, Part IV](#)

March 11, 2020

budgets with additional revenue generated by a transfer fee on real estate transfers in Boston over \$2 million. The transfer fee is currently pending approval before the Massachusetts Legislature.

DHCD Increases Admin Fee for State Rental Assistance Programs

On December 20, the Department of Housing and Community Development (DHCD) announced an [increase of the administrative fee for all state funded voucher programs](#) from \$40 to \$50 per voucher, effective February 1, 2020. This includes the Massachusetts Rental Voucher Program, Alternative Housing Voucher Program, and the Department of Mental Health Rental Subsidy Program. DHCD last raised the fee in 2014.

Housing Choice & Housing Production Legislation Moves Forward

On December 19, the Joint Committee on Housing, chaired by Rep. Kevin Honan and Sen. Brendan Crighton, [favorably reported out several of CHAPA's legislative priorities](#), including the Housing Choice Bill and CHAPA's housing production legislation. The bills are now awaiting action before the House and Senate Committees on Ways and Means.

Senate Passes LHA Tenant Board Member Bill

On December 19, the [Senate passed the Local Housing Authority \(LHA\) Board Member bill](#) during an informal session. This bill ensures that tenants will participate in the governance of their housing authorities by creating a process to appoint a resident to the tenant-designated seat on housing authority boards. The bill now goes before the House for its consideration.

Governor Signs FY2019 Supplemental Budget

On December 17, [Governor Baker signed the supplemental budget to close out the \\$1 billion surplus from FY2019](#). The budget includes \$2.5 million for a down payment assistance program for first-time homebuyers with low and moderate incomes. The budget also includes \$2 million for a rental and mortgage arrearage assistance pilot program established under Residential Assistance for

SAVE THE DATE
CHAPA's Housing Day
at the State House
2020



Don't miss our first forum of 2020, where we'll discuss how changes at the federal level impact our work here in Massachusetts, including CRA, LIHTC, 2020 presidential candidate housing plans, and more more. [Register today!](#)

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Baker Administration Releases Economic Development Plan

On December 13, the [Baker-Polito Administration released its economic development plan](#), *Partnerships for Growth*.

The plan frames the Administration's economic development programs, funding, and legislative efforts within four central pillars — Respond to the Housing Crisis, Build Vibrant Communities, Support Business Competitiveness, and Train a Skilled Workforce.



Federal Updates

OCC & FDIC Release Proposed Overhaul to CRA Regulations

The Office of the Comptroller of the Currency (OCC) and the Federal Deposit Insurance Corporation (FDIC) released [a proposal for new Community Reinvestment Act \(CRA\) regulations](#). The proposal would overhaul CRA assessment boundaries, criteria for eligible CRA activities, and how banks are scored overall for their performance. A notice of proposed rulemaking is expected to be published in the Federal Register soon with a 60-day public comment period.

FY20 Spending Packages Signed to Avoid a Government Shutdown

On December 20, [President Trump signed two spending bills](#) for FY2020 to avoid a government shutdown. The bills provide increased funding for affordable housing and community development programs at HUD and USDA. Key highlights include \$1.35 billion for the HOME Investment Partnership program and \$3.4 billion for the

Community Development Block Grant program, both \$100 million increases from FY2019 funding levels. The New Markets Tax Credit, which was set to expire at the end of this year, was extended at \$5 billion through 2020.

IRS & Treasury Issue Final Opportunity Zone Regulations

The U.S. Treasury Department and the Internal Revenue Service released [final regulations for investments in opportunity zones](#). The regulations provide additional guidance for deferring gains invested in equity interests in qualified opportunity funds (QOFs), excluding additional gains from gross income after holding equity interests for at least 10 years and for an entity to qualify as a QOF.



Recent Research

MHP's Center for Housing Data Release TODEX & Research Brief

The Massachusetts Housing Partnership's Center for Housing Data released a [research brief](#) based on data from its [Transit Oriented Development Explorer \(TODEX\)](#), which maps and analyzes all 261 transit stations in MA to estimate the number of homes at the parcel/lot level. Findings show a limited number of homes around transit stations in the Greater Boston Area and project an extra 250,000 housing units could be created with more housing opportunities in areas served by the commuter rail and rapid transit. Check out [CHAPA's op-ed with TransitMatters](#) for a discussion of these findings.

City of Boston Releases Action Plan to Reduce Boston Evictions

In late December, Mayor Walsh and the City of Boston

released [An Action Plan to Reduce Evictions in Boston](#).
The report details the current landscape for evictions in Boston and recommends interventions that prevent an increase in the number of evictions, such as right to counsel and rental arrearage.



A safe, healthy, and affordable home for all.

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