



CHAPA Housing Briefs

June 2020

We at CHAPA are outraged by the murders of George Floyd, Ahmaud Arbery, Breonna Taylor, Tony McDade, David McAtee, and so many more. We will continue to work at every level – local, state, and federal – to dismantle the barriers we constructed through zoning and land use that perpetuate segregation and inequality. Read [CHAPA's full statement](#) on our responsibilities in this movement.

Our weekly Affordable Housing Coronavirus Response calls are currently on hold. Just as we came together around COVID-19 when the affordable housing community was trying to connect with each other, learn more, and understand what to do, we hope to provide a space for the affordable housing community to come together around the work of centering equity. We will be in touch soon with a new date and time for these calls.

Over CHAPA's more than fifty-year history, we have borne witness to the causes and effects of exclusionary housing policies. We hope you will join us in working for effective change and just outcomes for all.



State Updates

Governor Enacts COVID-19 Data Law with Reporting Requirements for Senior Affordable Housing
 On June 7, [Governor Baker enacted a COVID-19 data law](#) with new reporting requirements for public and affordable housing for seniors and persons with disabilities, requiring them to report any known COVID-19 cases or deaths among residents or staff to the Department of Public Health and local boards of health. The law also requires these housing providers to notify residents and their healthcare proxies by the following day when there is a COVID-19 case or death, or if 3 or more residents or staff present with respiratory symptoms within the previous 72 hours.

Boston Makes \$5 Million More Available for Rent Relief
 The [City of Boston will make another \\$5 million available for its Rental Relief Fund](#), in addition to the \$3 million that the fund launched with in April. To qualify for the assistance, a Boston household must have an income at or below 80% of the area median income. Approved recipients can get up to 3 months of rental assistance, with a maximum benefit of \$4,000 for a 12-month period. Priority will be given to applicants who are ineligible for unemployment insurance or do not receive the full amount. [Applications for this round of rent relief funding opened on June 5](#) and will be due by Friday, June 19.

Landlords Challenge Statewide Eviction Moratorium in Court
[Two landlords have challenged the statewide eviction moratorium in court](#). The suit, filed with the Supreme Judicial Court, seeks to overturn the moratorium, claiming the law is unconstitutional, violates the right of landlords to access the courts, and represents a seizure of real estate without proper compensation. If successful, the challenge could allow thousands of evictions to proceed when state courts reopen this summer. The court is expected to hear the case later this month.

DHCD & CEDAC Announce \$16 Million for Affordable Supportive Housing
 Earlier this spring, [DHCD and CEDAC announced funding awards for the annual affordable supportive housing round](#). Awarded projects will provide affordable housing with supportive services for families and individuals who have experienced homelessness, older adults, and individuals living with disabilities. The projects are located in metro Boston as well as the central, western and northeast portions of the state.

DHCD Releases NOFA for CDBG Funds
 On May 15, [DHCD released a Notice of Funding Availability \(NOFA\) for \\$19.65 million in Community Development Block Grant \(CDBG\) funds](#) authorized by the federal CARES Act. The funds are available to non-entitlement municipalities and their residents. Up to \$10 million will be made available for rental and mortgage assistance, and \$9.65 million will be allocated for public social services and micro-enterprises assistance. Applications are due on Friday, June 12, 2020. DHCD will continue to accept applications on a rolling basis after June 12 but will prioritize those submitted by the due date.



Federal Updates

HUD Issues 2nd Round of ESG-CARES Act Funding
 On June 9, the [Department of Housing and Urban Development \(HUD\) issued the remaining \\$2.96 Billion of ESG Funding from the CARES Act](#). Massachusetts' ESG program received \$73,604,660 in funding.

Congress Passes and President Signs PPP Flexibility Act
[Congress passed and the President signed the Paycheck Protection Program Flexibility Act \(PPPFA\)](#). The legislation provides additional flexibility for the Small Business Administration's Paycheck Protection Program. The PPPFA extends the loan disbursement period from 8 weeks to 24 weeks, lowers the 75% payroll expense threshold to 60%, and extends the loan deferral period.

HUD Issues Funding for New Section 8 Vouchers
 On May 18, the [HUD allocated \\$77 million in Coronavirus Aid, Relief, and Economic Security \(CARES\) Act funding](#) to public housing authorities to support up to 8,300 new Housing Choice Vouchers. The vouchers will be awarded through HUD's Section 811 Mainstream Housing Choice Voucher program for non-elderly individuals with disabilities.

U.S. House of Representatives Pass the HEROES Act
 On May 15, the [House of Representatives passed the Health and Economic Recovery Omnibus Emergency Solutions Act \(HEROES\) Act](#) to provide \$3 trillion for COVID-19 response. The bill includes widespread affordable housing investments, including \$100 billion for emergency rental assistance, a \$75 million fund to help homeowners pay their mortgages, and an expansion to the eviction and forbearance moratorium created in the CARES Act. After negotiations occur between the leadership in the House and Senate, the Senate is expected to take up a version of the bill in the coming months.

HUD Issues Second Round of CDBG Funding from the CARES Act
 On May 11, [HUD issued \\$1 billion for the second round of Community Development Block Grant \(CDBG\) program funding](#) from the CARES Act. Of this total, [Massachusetts' state program received \\$26.083,361](#) for CDBG.



Recent Research

New England Public Policy Center Issues Report on COVID-19 Impact on Homeowners and Renters
 The Federal Reserve Bank of Boston's New England Public Policy Center issued new research on the [Impact of the COVID-19 Pandemic on New England Homeowners and Renters](#). The report estimates more than 1 million New England households are at risk of missing their rent or mortgage payment due to coronavirus-related job loss.

PAHRC and NLIHC Issue 2020 Picture of Preservation Report
[The Public and Affordable Housing Research Corporation \(PAHRC\) and the National Low Income Housing Coalition \(NLIHC\) issued its 2020 Picture of Preservation report](#). The report examines the role the federal government plays in building and preserving affordable rental housing and finds that only 10% of the entire rental stock - 4.9 million rental homes - is subsidized through federal property-based subsidies.

Economic Innovation Group Releases Two Reports on Growth of High-Poverty Neighborhoods
 The Economic Innovation Group issued two reports that detail the growth and persistence of high-poverty neighborhoods in the U.S. The reports, "[The Geography of High-Poverty Neighborhoods](#)" and "[The Persistence of Neighborhood Poverty](#)," find that the number of high-poverty neighborhoods has increased, the income gap between high and low-poverty neighborhoods has widened, and the share of Hispanic individuals in high-poverty neighborhoods is growing.

UPCOMING EVENTS

June 15th, 2020
[CHAPA Regional Meeting: Worcester & Central Mass](#)

June 16th, 2020
[CHAPA Regional Meeting: South Shore](#)

June 18th, 2020
[CHAPA Regional Meeting: North Shore & Merrimack Valley](#)

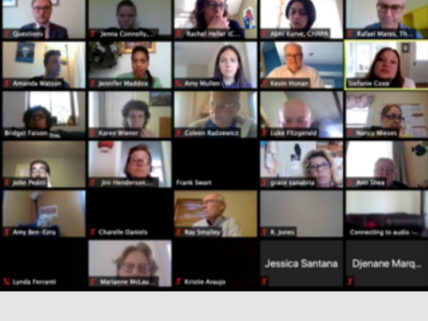
June 22nd, 2020
[CHAPA Regional Meeting: Berkshires](#)

June 23rd, 2020
[CHAPA Regional Meeting: Franklin, Hampshire, & Hampden Counties](#)

June 25th, 2020
[CHAPA Regional Meeting: Greater Boston](#)

October 21st, 2020
[CHAPA's 53rd Annual Dinner](#)

December 4th, 2020
["SAVE THE DATE" Chapter 40B Training: Taking the Initiative on Housing Production in Your Community](#)



Did you miss our webinar on Accessing RAFT? You can watch the [recorded version](#) of the webinar on YouTube. [Additional resources and materials](#) can be found on our website.

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