

[View this email in your browser.](#)



# CHAPA Housing Briefs

February 2021



## State Updates

### Preliminary Guidance Issued for Multifamily Zoning in MBTA Communities

On January 29, the [Department of Housing and Community Development \(DHCD\)](#) issued preliminary guidance for MBTA communities regarding compliance with the new law requiring by-right multifamily zoning. The guidance provides information on the process DHCD will undertake to establish compliance criteria and to make clear that communities will remain eligible for all applicable grant programs until more detailed guidance is issued.

### Governor Baker Releases FY2022 Budget Proposal

On January 27, [Governor Baker](#) released his \$45.6 billion state budget for FY2022. The proposal includes cuts to many affordable housing, homelessness prevention, and community development programs, including to rental assistance, public housing, RAFT, and HomeBASE. The budget process now turns to the House, which is expected to release its FY2022 budget proposal in April.

### DHCD Raises AHVP Ceiling Rents

On January 21, [DHCD](#) raised ceiling rents for the [Alternative Housing Voucher Program \(AHVP\)](#) to 110% of the FY2021 fair market rents. The revised AHVP FY21 ceiling rents are effective for new lease ups on February 15 and for existing leases on April 1.

### Governor Signs Economic Development Bill with Zoning Reforms & Affordable Housing Resources

On January 14, [Governor Baker](#) signed the economic development bill into law, which contained critical zoning reforms and resources for affordable housing. The law includes Housing Choice provisions, reducing the voting threshold to a simple majority for certain smart growth zoning; requires multifamily zoning in communities served by the MBTA; doubles the state Low Income Housing Tax Credit; and authorizes millions in new funds for transit-oriented and climate-resilient affordable housing.



## Federal Updates

### CDC Extends Federal Eviction Moratorium to March 31, 2021

On January 29, the [Centers for Disease Control and Prevention \(CDC\)](#) issued an Order extending the federal eviction moratorium to March 31, 2021. The extension comes after President Biden signed an executive order on his first day in office, which instructed the CDC to implement the extension.

### President Biden Signs Executive Order Directing HUD to Examine the Effects of Rescinding AFFH

On January 26, [President Biden](#) signed a presidential memo directing the Department of Housing and Urban Development (HUD) to examine the effects of rescinding the Affirmatively Furthering Fair Housing (AFFH) rule. The memo also directs HUD to take necessary actions to fully implement the Fair Housing Act's requirements.

### U.S. Treasury Releases Guidance on \$25 Billion in Emergency Rental Assistance

On January 19, the [U.S. Treasury Department](#) released a FAQ document providing guidance for the \$25 billion emergency rental assistance program established in the year-end stimulus package. The FAQ includes guidance for income and financial hardship verification.

### President Biden Releases \$1.9 Trillion American Rescue Plan

On January 15, [President Biden](#) released his \$1.9 trillion American Rescue Plan. The stimulus package includes an extension of the federal eviction and foreclosure moratoriums until September 30th, an additional \$25 billion in emergency rental assistance, and \$5 billion to secure housing for individuals experiencing homelessness.



## Recent Research

### NLIHC, NYU, and Penn Issue Emergency Rental Assistance Research Brief

The [National Low Income Housing Coalition \(NLIHC\)](#), [NYU Furman Center](#), and [Housing Initiative at Penn](#) released an analysis of 220 emergency rental assistance programs across the country. The report found that jurisdictions that developed rental assistance programs with simple processes and flexibilities were able to respond to a wider range of tenants and housing providers.

### Freddie Mac Releases Report on Population Trends and Housing Demand

[Freddie Mac](#) released a report tracking the relationship between population trends and housing demand. The report saw more growth taking place in suburbs than in cities and notes that increasing the housing stock can help reduce the appreciation in house prices.

### CBPP Issues Analysis of Effects of Emergency Rental Assistance Funding

The [Center on Budget Policy and Priorities \(CBPP\)](#) released an analysis of the House Financial Services Committee's COVID-19 relief legislation, which includes over \$19 billion for the Treasury's emergency rental assistance. The report found that emergency rental assistance from both stimulus packages would help between 4 to 6 million low-income households avoid eviction or housing instability.

### Boston Indicators Finds Disparate Impacts of Pandemic

[Boston Indicators](#) released a new report that found COVID-induced job losses have hit lower-income workers hardest, squeezing household budgets and potentially leading to increased housing instability, with Black and Latinx households more likely to be behind on rent.

### HUD OIG Releases Landlord Incentives in HCV Program Report

HUD's [Office of Inspector General \(OIG\)](#) released a report tracking the use of landlord incentives by public housing agencies to assess their effectiveness in increasing landlord participation in the Housing Choice Voucher (HCV) program. The report found the use of incentives was relatively effective at attracting landlord participation.

## UPCOMING EVENTS

February 16, 2021

[Production & Preservation Committee Meeting](#)



Join us in congratulating **Whitney Demetrius**, who has been recently promoted to CHAPA's **Director of Fair Housing Engagement!** In this new role, she will help CHAPA advance fair housing and ensure that people have the opportunity to live in the neighborhoods or communities they choose.



Please join us in welcoming our new **Municipal Engagement Program Associate, Lily Linke!** Previously, she worked in a variety of roles exploring the intersection of art, education, community engagement, and social justice. Read [her full bio](#) on CHAPA's website.



Did you catch our **Virtual Chapter 40B Conference** last month? If you weren't able to make it or missed a session, you can catch up on [the materials from the conference](#) on our website.

## CHAPA IN THE NEWS

January 21, 2021

[CDC Director Will Extend Federal Eviction Moratorium Until March 31](#)

BECOME A CHAPA MEMBER

DONATE TO CHAPA

JOIN A CHAPA GROUP OR COMMITTEE

JOIN CHAPA YOUNG PROFESSIONALS



A safe, healthy, and affordable home for all.

Copyright © 2021 Citizens' Housing and Planning Association. All rights reserved.

Want to change how you receive these emails? You can [update your preferences](#) or [unsubscribe from this list](#)