



CHAPA Housing Day Priorities

This package of budget priorities and legislation addresses challenges that impede working families, persons with disabilities, seniors, and those with low incomes from affording a place to call home. If enacted, these proposals will reduce homelessness and housing instability; help persons with disabilities afford accessible housing; strengthen neighborhoods; and create jobs.

Budget Items

Our budget priorities focus on the housing and homelessness prevention programs that increase opportunities for households struggling to afford homes.

<u>Housing</u>	<u>Homelessness Prevention</u>
<ul style="list-style-type: none"> • Massachusetts Rental Voucher Program (MRVP) (7004-9024) FY'15 Request: \$87.5 million • Public Housing Operating Subsidy (7004-9005) FY'15 Request: \$82 million • Alternative Housing Voucher Program (AHVP) (7004-9030) FY'15 Request: \$5 million • Home and Healthy for Good (7004-0104) FY'15 Request: \$2.2 million • Massachusetts Access Affordable Housing Registry (4120-4001) FY'15 Request: \$80,000 • Community Preservation Act FY'15 Request: Transfer \$25 million from end-of-year budget surplus into Community Preservation Trust Fund 	<ul style="list-style-type: none"> • Residential Assistance for Families in Transition (RAFT) (7004-9316) FY'15 Request: \$12 million • Tenancy Preservation Program (TPP) (7004-3045) FY'15 Request: \$750,000 • Housing Consumer Education Centersⁱ (HCECs) (7004-3036) FY'15 Request: \$2.6 million • HomeBASE Household Assistance (7004-0108) FY'15 Request: \$29 million • Foreclosure Prevention Counseling (7006-0011 – retained revenue) FY'15 Request: \$2.6 million • Resident Service Coordinators (new line item) FY'15 Request: \$2.5 million • Fuel Assistance (new line item) FY'15 Request: \$20 million

Brownfields Redevelopment Fund

Recapitalize with \$60 million

Since its creation in 1998, more than \$65 million has been awarded for the assessment or remediation of brownfields sites in 106 Massachusetts cities and towns. Redeveloping these sites revitalizes distressed areas and advances the state's desire to promote smart, sustainable development. Recapitalizing the Fund with \$60 million will ensure this tool remains available to Massachusetts cities and towns.

DHCD Bond Cap

FY'14 Request: \$222 million

Following the passage of the \$1.4 billion housing bond bill in November 2013, increasing the bond cap in FY14 to \$222 million will allow for Massachusetts to maximize federal funds to expand community based housing for persons with disabilities, increase smart growth development in areas near transit, and increase housing for low income households.

Legislation

An Act Promoting the Planning and Development of Sustainable Communities

Lead Sponsors: Rep. Stephen Kulik and Sen. Daniel Wolf, *H. 1859*

Updating Massachusetts land use laws is vital to meeting the state's need for workforce housing, reduced commutes, and the preservation of farmland and forests. This bill provides benefits to all municipalities through statewide reforms and offers enhanced incentives and tools to communities that choose to opt in by changing select local regulations in order to meet economic development, housing, and natural resource protection goals. These reforms will equip cities and towns with the tools they need to shape their futures while providing more certainty to landowners and developers.

An Act to Promote Transformative Development in Gateway Cities

Lead Sponsors: Rep. Antonio Cabral and Sen. Benjamin Downing, *H. 311*

Investing in Gateway Cities is critical to the Massachusetts economy. These cities offer ample opportunity for growth and provide a unique opportunity to apply the best current thinking about smart growth development to the pressing need for more housing of all types. This bill provides necessary resources to revitalize Gateway Cities by expanding existing economic development programs and creating a new fund at MassDevelopment.

An Act Relative to Promoting Local Housing Initiatives for Economically Diverse Households

Lead Sponsor: Rep. Carl Sciortino, *H. 1153*

Excessive local barriers to multifamily housing have made many communities off limits to working families, seniors, and persons with disabilities with modest incomes. This bill promotes local land use policies that create housing for a range of incomes. Under the bill, cities and towns may establish large lot zoning but must address exclusion of families, persons with disabilities, and seniors with limited incomes by designating places to develop homes on smaller parcels or in multifamily settings.

An Act Relative to Preventing Discriminatory Land Use and Permitting Decisions

Lead Sponsor: Sen. Sonia Chang-Diaz, *S. 929*

This bill provides that it will be an unlawful discriminatory practice for government entities to reject affordable housing developments simply on the basis that the developments will include households with lower incomes as residents. This type of socio-economic discrimination is fundamentally unfair and has led to a shortage of affordable housing in Massachusetts. Because this is an issue of equity, the Commonwealth's civil rights statute is an appropriate place to ensure protection for those in need of affordable housing. The legislation makes it clear that government entities are entitled to make land use decisions based on any bona fide government interest. The proposal is modeled on the North Carolina civil rights statute.

An Act Relative to Affordable Housing Energy Efficiency

Lead Sponsors: Rep. Kevin Honan and Sen. Sal DiDomenico, *H. 1122, S. 1574*

Making affordable housing energy efficient helps tenants, affordable housing owners, and the environment. There is a significant cost to constructing or rehabilitating affordable housing to ensure that the buildings minimize energy use. However, if the up-front capital investment can be absorbed, the energy savings are significant and can reduce the rent necessary to maintain the property and the impact on the environment. This legislation redirects existing funding and adds a new appropriation to provide grants and loans as up-front capital investments that make affordable housing developments more energy efficient.

For more information, please contact Rachel Heller at (617) 742-0820 or rheller@chapa.org

ⁱ The Housing Consumer Education Centers and the regional agencies that run the centers provide housing and homelessness prevention services to individuals and families in every city and town. Homelessness prevention is one aspect of their work.