CHAPA’S LEGISLATIVE AGENDA
FOR AFFORDABLE HOUSING, HOMELESSNESS PREVENTION & COMMUNITY DEVELOPMENT

HOUSING CHOICES LEGISLATION (H.4263)
Sponsor: GOVERNOR CHARLIE BAKER
This bill would enable a municipality to pass by a simple majority vote certain zoning changes that would help to advance housing production and smart growth, as opposed to the currently required super majority vote. The bill would also allow a simple majority vote to approve certain special permits for affordable housing developments around public transit or in mixed-use developments.

HOUSING PRODUCTION LEGISLATION (H.4262 & S.2443)
Sponsors: REPS. KEVIN HONAN, ANDY VARGAS & SEN. JOSEPH BONCORE
This legislation uses the Governor’s Housing Choice bill as a foundation and includes additional provisions to create more housing, reduce barriers to production, and set affordable housing production goals. This legislation includes:

- Multifamily zoning requirement for cities and towns served by public transit
  Also filed as a separate bill - **H.1251**, sponsored by Rep. Christine Barber
- Abutter appeals reform to discourage frivolous lawsuits to stop development
- Setting a statewide affordable housing production goal
  Also filed as a separate bill – **H.1318**, sponsored by Rep. Dave Rogers

MRVP REFORMS (H.1305 & S.797)
Sponsors: REP. ADRIAN MADARO & SEN. JAMIE ELDREDGE
Legislation would codify and make programmatic improvements to the Massachusetts Rental Voucher Program (MRVP), including raising the fair market rent standard for rental vouchers, increasing administrative fees, requiring inspections, and improving data collection.

ANTI-DISPLACEMENT

- **RIGHT TO COUNSEL** (H.1537, H.3456, & S.913)
  Sponsors: REPs DAVE ROGERS, CHYNAH TYLER, & SEN. SAL DIDOMENICO
  Legislation would provide low-income tenants facing eviction with a right to an attorney.

- **RENTAL ARREARAGE PROGRAM** (H.1264)
  Sponsor: REP. MARJORIE DECKER
  Legislation to re-establish an upstream statewide rental arrearage program to help households avoid homelessness by providing back rental assistance.

- **LANDLORD TAX CREDIT** (H.2500 & S.1603)
  Sponsors: REP. KEVIN HONAN, & SEN. JOSEPH BONCORE
  Legislation would give a $1,500 tax credit to small residential property owners who maintain their rents at or below market rent.
FAIR HOUSING

EXCLUSIONARY ZONING (H.1344 & S.781)
Sponsors: REP. CHRISTINE BARBER & SEN. SONIA CHANG-DIAZ
Legislation would prohibit cities and towns from discriminating against a development because it has affordable housing or is suitable for families with children.

PUBLIC HOUSING REFORMS

• TENANT BOARD MEMBERS IN TOWNS (H.1291 & S.2440)
Sponsors: REP. KEVIN HONAN & SEN. JOSEPH BONCORE
Legislation would create a process for appointing tenant members to housing authority boards in towns.

• LEVERAGING NEW RESOURCES FOR LHAs (H.1317 & S.785)
Sponsors: REP. DAVE ROGERS & SEN. BRENDAN CRIGHTON
Legislation would provide local housing authorities (LHAs) with additional resources to preserve public housing by allowing housing authorities to borrow against their capital funds and retain the proceeds from the sale of their property.

ON SOLID GROUND: ECONOMIC MOBILITY FOR FAMILIES (H.173 & S.58)
Sponsors: REP. AARON VEGA & SEN. JASON LEWIS
Legislation to study economic mobility programs, examine and address the impacts of cliff effects, and call for increased collaboration across state agencies to better serve low-income families.

• Data Transparency and System Coordination Also filed as a separate bill - S.31, sponsored by Sen. Joan Comerford

HOUSING SERVICE COORDINATORS (H.1279)
Sponsor: REP. KEVIN HONAN
This legislation creates a Housing Service Coordinators program to assist residents in subsidized housing to help mediate disputes between landlords and tenants and coordinate economic self-sufficiency services.

INVESTMENTS IN AFFORDABLE HOUSING

• REAL ESTATE TRANSFER TAX
CHAPA supports legislation to allow municipalities to assess transfer fees on the purchase price of properties to support locally controlled funding for affordable housing.

• Deeds Excise Tax (S.10)
Sponsor: GOVERNOR CHARLIE BAKER
CHAPA supports legislation which will increase the deeds excise to fund climate resiliency and affordable housing.

Lead Poisoning Prevention (S.1234)
Sponsor: SEN. JULIAN CYR
CHAPA supports this legislation which will reduce the measure of blood lead levels in children required to trigger intervention by the Department of Public Health.

FOR MORE INFORMATION:
Eric Shupin, Director of Public Policy
eshupin@chapa.org | 617-682-9712