



**Public Housing and Rental Assistance Committee Meeting  
March 21, 2019  
1:00 – 2:30 p.m.**

**Agenda**

- I. Welcome & Introductions
- II. Public Housing Redevelopments
  - a. Ronette (Ronnie) Slamin, Corcoran (Innes redevelopment, Chelsea).
  - b. Jessica Turner, Clarendon Residents United, Somerville.
  - c. Lauren Song, Greater Boston Legal Services.
- III. Legislative & Budget Updates
- IV. Member Updates



# CHAPA'S FY2020 LEGISLATIVE AGENDA

## FOR AFFORDABLE HOUSING, HOMELESSNESS PREVENTION & COMMUNITY DEVELOPMENT

### HOUSING PRODUCTION LEGISLATION (H.1288 & S.775)

SPONSOR(S): **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. In addition to enabling cities and towns to adopt certain smart growth zoning best practices related to housing development by a simple majority vote, rather than the current two-thirds supermajority, as contained in the Governor's Housing Choice bill, this legislation includes:

- Multifamily zoning requirement for cities and towns served by public transit  
Also filed as a separate bill - **H.1231**, sponsored by Rep. Christine Barber
- Abutter appeals reform to discourage frivolous lawsuits to stop development  
Also filed as a separate bill - **H.3397 & S.903**, sponsored by Rep. Joseph McGonagle & Sen. Julian Cyr
- Setting a statewide affordable housing production goal  
Also filed as a separate bill - **HD.3784**, sponsored by Rep. Dave Rogers

### MRVP REFORMS (H.1305 & S.797)

SPONSOR(S): **REP. ADRIAN MADARO & SEN. JAMIE ELDRIDGE**

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.

### FAIR HOUSING

#### EXCLUSIONARY ZONING (H.1344 & S.781)

SPONSOR(S): **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.



# CHAPA'S FY2020 BUDGET PRIORITIES

## FOR AFFORDABLE HOUSING, HOMELESSNESS PREVENTION & COMMUNITY DEVELOPMENT PROGRAMS

LINE ITEM	PROGRAM	FY20 REQUEST	GOV FY20 BUDGET	FY19 BUDGET
7004-9024	Mass. Rental Voucher Program (MRVP)	\$130,000,000	\$100,000,000	\$100,000,000
7004-9030	Alternative Housing Voucher Program (AHVP)	\$8,000,000	\$6,150,000	\$6,150,000
7004-9005	Public Housing Operating Subsidy	\$72,000,000	\$65,500,000	\$65,500,000*
7004-9007	Public Housing Reform	\$1,000,000	\$1,000,000	\$1,000,000
7004-3036	Housing Consumer Education Centers	\$4,000,000	\$3,000,000	\$3,000,000
7004-9316	Residential Assistance for Families in Transition (RAFT)	\$27,000,000	\$15,274,232**	\$20,000,000
7004-0108	HomeBASE	\$32,000,000	\$25,825,000	\$32,000,000
7006-0011	Foreclosure Prevention & Housing Counseling	\$2,050,000	\$2,050,000	\$1,550,000
7004-3045	Tenancy Preservation Program (TPP)	\$1,300,000	\$1,300,000	\$1,300,000
7004-0104	Home & Healthy for Good	\$2,390,000	\$2,390,000	\$2,390,000
4120-4001	Mass. Accessible Housing Registry (MassAccess)	\$80,000	\$80,000	\$80,000
4000-0007	Unaccompanied Homeless Youth	\$5,000,000	\$3,300,000	\$3,300,000
7004-0106	New Lease for Homeless Families	\$250,000	\$250,000	\$250,000
NEW	Housing Choice	\$5,300,000	-	-

\*not including earmarks

\*\* Governor Baker expects to make \$4,725,768 available to RAFT through the Housing Preservation and Stabilization Trust Fund, bringing the sum for the program to \$20,000,00



### FOR MORE INFORMATION:

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*Flip for more in-depth information on each budget item:*

## **MASSACHUSETTS RENTAL VOUCHER PROGRAM (MRVP) 7004-9024**

FY20 REQUEST: **\$130 MILLION**

MRVP is the most effective tool to immediately help people who are homeless or at-risk of homelessness find homes they can afford by providing a combination of tenant- and project-based rental vouchers. \$130 million will increase the number of new vouchers available, help preserve affordable housing developments, and make programmatic fixes that will make vouchers more usable and reduce lengthy lease up times.

## **ALTERNATIVE HOUSING VOUCHER PROGRAM (AHVP) 7004-9030**

FY20 REQUEST: **\$8 MILLION**

AHVP provides rental assistance to over 500 very low-income households with persons with disabilities. This program provides persons with disabilities choices to live in community-based housing and avoid more costly institutions or homelessness. \$8 million will provide rental assistance to approximately 800 people, the number of vouchers originally supported by the program in 1995.

## **PUBLIC HOUSING OPERATING SUBSIDY 7004-9005**

FY20 REQUEST: **\$72 MILLION**

This program supports more than 45,000 state public housing units in Massachusetts. Over three-quarters of public housing residents are elderly or persons with disabilities. Unfortunately, years of underfunding have left many housing authorities struggling to operate and keep apartments in good repair. The additional funds will help housing authorities operate and preserve this valuable resource.

## **PUBLIC HOUSING REFORM 7004-9007**

FY20 REQUEST: **\$1 MILLION**

This program funds the implementation of public housing reform, passed in 2014. These reforms improve governance and operation of local housing authorities by assisting with capital improvements, management, and creating a centralized waitlist. The reforms also increase tenant participation and resident organizing at their housing authorities.

## **HOUSING CONSUMER EDUCATION CENTERS (HCECs) 7004-3036**

FY20 REQUEST: **\$4 MILLION**

This program supports regional housing organizations that offer anyone in the Commonwealth a wide range of resources, including housing search assistance, eviction prevention, and homebuyer and foreclosure counseling. HCECs are also essential to delivering other housing and homelessness prevention resources, including rental vouchers, RAFT and HomeBASE. \$4 million will allow HCECs to serve even more households facing housing instability or homelessness.

## **RESIDENTIAL ASSISTANCE FOR FAMILIES IN TRANSITION (RAFT) 7004-9316**

FY20 REQUEST: **\$27 MILLION**

RAFT is a homelessness prevention program for households with very low incomes experiencing a housing crisis. Eligible households receive up to \$4,000 to help retain their housing, obtain new housing, or otherwise avoid becoming homeless. An additional \$7 million for RAFT will help create a rent arrearage pilot program to provide a resource to help households who have fallen behind on rent before they face an eviction.

## **HOMEBASE 7004-0108**

FY20 REQUEST: **\$32 MILLION**

HomeBASE offers families an alternative to emergency shelter by providing stabilization services and up to \$10,000 to pay rent, utilities, security deposits, and other expenses that would allow them to stay in their homes or move out of emergency shelter. In addition to the funding, we also request that families be allowed to renew HomeBASE if they remain very low-income and continue to face housing instability. This will help prevent these families from becoming homeless again.

## **FORECLOSURE PREVENTION & HOUSING COUNSELING** 7006-0011

FY20 REQUEST: \$2.05 MILLION

This line item, funded through retained revenue from licensing fees for mortgage loan originators, supports foreclosure prevention and housing counseling across the Commonwealth. By allowing the Division of Banks to retain more revenue, it can support more foreclosure and housing counseling.

## **TENANCY PRESERVATION PROGRAM (TPP)** 7004-3045

FY20 REQUEST: \$1.3 MILLION

TPP is a homelessness prevention program that works with households with disabilities facing eviction because of behavior related to that disability. In consultation with the Housing Court, TPP works with landlords and tenants to determine if the disability can be reasonably accommodated and the tenancy preserved. In FY17, the program stabilized 93% of households served by preventing an eviction.

## **HOME & HEALTHY FOR GOOD (HHG)** 7004-0104

FY20 REQUEST: \$2.39 MILLION

HHG provides housing and support services to chronically homeless individuals through a housing first model that is less costly and more effective than managing residents' homelessness and health problems on the street or in shelter. Annually the program saves the state an estimated \$11,700 per housed tenant because of a decreased reliance on other expensive public services once an individual is in permanent supportive housing.

## **MASSACHUSETTS ACCESSIBLE HOUSING REGISTRY (MASSACCESS)** 4120-4001

FY20 REQUEST: \$80,000

MassAccess ([www.massaccesshousingregistry.org](http://www.massaccesshousingregistry.org)) helps people find affordable rental and homeownership opportunities in Massachusetts through its online listings. A key feature of the registry is to highlight homes for people with disabilities who need accessible or barrier-free housing.

## **UNACCOMPANIED HOMELESS YOUTH** 4000-0007

FY20 REQUEST: \$5 MILLION

This program helps meet the housing and support service needs of unaccompanied youth and young adults, ages 24 or younger, who are experiencing homelessness. Additional funds will provide much-needed resources to further bolster a systematic, effective response to unaccompanied youth and young adult homelessness across Massachusetts.

## **NEW LEASE FOR HOMELESS FAMILIES** 7004-0106

FY20 REQUEST: \$250,000

New Lease helps find homes for families living in shelters by implementing a preference for these families in affordable housing developments across the state. Through New Lease, homeless families can live in desirable and affordable communities with the supports they need to achieve successful tenancies. The funding will help New Lease to continue serving the nearly 300 families they work with to help find and maintain homes.

## **HOUSING CHOICE** *NEW*

FY20 REQUEST: \$5.3 MILLION

This new line item, proposed by the Governor as part of his Housing Choice Initiative, would support a capital grant program open to municipalities that have achieved the Housing Choice Designation. Grants fund affordable housing, infrastructure improvements, and other projects in those communities that have demonstrated housing production and the adoption of smart growth practices. The program will also include a grant program to support housing best practices in small towns.



## ANTI-DISPLACEMENT

- **RIGHT TO COUNSEL** (H.1537, H.3456, & S.913)  
SPONSOR(S): **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(S): **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)  
SPONSOR(S): **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.

## PUBLIC HOUSING REFORMS

- **TENANT BOARD MEMBERS IN TOWNS** (H.1291 & S.777)  
SPONSOR(S): **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)  
SPONSOR(S): **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)

SPONSOR(S): **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(S): **REP. KEVIN HONAN**

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.

## COMMUNITY PRESERVATION ACT (H.2463 & S.1618)

SPONSOR(S): **REP. ANN-MARGARET FERRANTE & SEN. CYNTHIA CREAM**

Legislation to provide additional funds for the Community Preservation Trust Fund in order to increase the state-match to CPA communities by increasing the deeds recording fee.



### FOR MORE INFORMATION:

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