



CHAPA's 2019–2020 Legislative Agenda

FOR INCREASING ACCESS TO AFFORDABLE HOUSING &
BUILDING STRONGER COMMUNITIES

Housing Production Legislation (HD.3379 & SD.1640)

Sponsored by Rep. Kevin Honan & 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. Additional elements that CHAPA supports adding to the legislation include:

- Multifamily zoning requirement for cities and towns served by public transit
Also filed as a separate bill – **HD.2718**
Sponsored by Rep. Christine Barber
- Abutter appeals reforms
Also filed as separate bills – **HD.2911 & SD.2021**
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

Anti-Displacement

- **Right to Counsel (HD.1618; HD.3385 & SD.625)**
Sponsored by Rep. Dave Rogers; Rep. Tyler & Sen. Sal DiDomenico
This legislation would provide low-income tenants facing eviction with a right to counsel.
- **Landlord Tax Credit (HD.2639 & SD.723)**
Sponsored by 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 (HD.3781 & SD.1987)**
Sponsored by Rep. Kevin Honan & Sen. Joseph Boncore
This legislation would create a process for appointing tenant members to housing authority boards in towns.
- **Leveraging New Resources for LHAs (HD.3652 & SD.1332)**
Sponsored by Rep. Dave Rogers & Sen. Brendan Crighton
This legislation would provide local housing authorities (LHAs) with additional resources to preserve public housing. It will allow housing authorities borrow against their capital funds and retain the proceeds from the sale of their property.

For more information, contact Eric Shupin, CHAPA's Director of Public Policy,
eshupin@chapa.org or 617-682-9712



MRVP Reforms (HD.3872 & SD.864)

Sponsored by Rep. Adrian Madaro & Sen. Jamie Eldridge

This legislation would codify and make programmatic fixes 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 (HD.1472 & SD.1099)**

Sponsored by Rep. Christine Barber & Sen. Sonia Chang-Diaz

This legislation would prohibit cities and towns from making discriminatory land use decisions based on a development having affordable housing or housing that is suitable for families with children.

- **Barriers & Discrimination**

CHAPA will support efforts to highlight barriers and discrimination tenants face when applying for a home, such as discrimination based on source of income, disability, familial status, or criminal records. This will involve potentially supporting existing efforts to address these barriers, such as legislation introduced by other partners, as well as convening stakeholders and educating the public on these practices. For example, CHAPA will look into supporting a bill introduced by Sen. Joseph Boncore, *An Act promoting housing opportunity and mobility through eviction sealing (HOMES)*, that seals records from Housing Court.

On Solid Ground: Economic Mobility & Memorandum of Understanding (HD.2519 & SD.910)

Sponsored by Rep. Aaron Vega & Sen. Jason Lewis

CHAPA will support efforts of the On Solid Ground Coalition 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 households.

- Data Transparency and System Coordination

Also filed as a separate bill – **SD.1433**

Sponsored by Sen. Comerford

Housing Service Coordinators (HD.2600)

Sponsored by Rep. Kevin Honan

This bill creates a Housing Service Coordinators program to assist residents in subsidized housing. The service coordinators will help mediate disputes between landlords and tenants and will coordinate economic self-sufficiency services.

Community Preservation Act (HD. 2835 & SD.746)

Sponsored by Rep. Ann-Margaret Ferrante Sen. Cynthia Creem

CHAPA will continue to work with the Community Preservation Coalition (CPC) on its efforts to provide additional funds for the Community Preservation Trust Fund in order to increase state-match to CPA communities. The legislation will increase the deeds recording fee.

Lead Paint

CHAPA will support additional state funding to recapitalize the “Get the Lead Out” program. CHAPA may also support legislation would reduce the measure of blood lead levels in children required to trigger intervention by the Department of Public Health, filed by Sen. Julian Cyr (SD.2085).

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