



# CHAPA'S 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.

## 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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