

House Ways & Means ARPA Spending Bill Language for Affordable Housing

The House bill (H.4219) appropriates **\$600M** for homeownership aid and housing production and maintenance, with a focus on developing both affordable housing and supportive housing stock as a much-needed response to ongoing housing instability and homelessness.

- **\$150M** for Supportive Housing Production
- **\$150M** for Public Housing Maintenance
- **\$100M** for Homeownership Assistance
- **\$100M** for Commonwealth Builder Program
- **\$100M** for Affordable Housing Production

Homeownership Assistance

1599-2020 For a reserve to create and maintain opportunities for homeownership for residents of municipalities disproportionately impacted by the pandemic; provided, that funds shall be expended to create and enhance access to homeownership in order to foster a strong, inclusive and equitable recovery with long-term benefits for housing security, health and economic outcomes, and to address a systemic homeownership gap that contributed to more severe impacts of the pandemic in socially disadvantaged communities and among targeted populations; provided further, that funds shall be expended to create opportunities for first-time homebuyers; provided further, that funds may be expended for down payment assistance programs, mortgage insurance programs and mortgage interest subsidy programs administered by the Massachusetts Housing Finance Agency and the Massachusetts Housing Partnership; and provided further, that funds may be expended to first-time homebuyer counseling and financial literacy programs.....\$100,000,000

CommonWealth Builder Program

1599-2021 For a reserve to support the production of for-sale housing to expand homeownership opportunities for residents of municipalities disproportionately impacted by the pandemic through programs administered by Massachusetts Housing Finance Agency and Massachusetts Housing Partnership; provided, that funds shall be expended for programs including, but not limited to, the CommonWealth Builder Program; provided further, that grants and loans to developers shall be used to facilitate production of affordable homeownership units; and provided further, that the minimum number of units for qualifying projects shall be 6 under the CommonWealth Builder Program.....\$100,000,000

Affordable Housing Production

1599-2022 For a reserve to support the production of affordable rental housing for residents of municipalities disproportionately impacted by the COVID-19 pandemic through programs administered by the department of housing and community development directly or through 1 or more of the following: Massachusetts Housing Finance Agency, Massachusetts Housing Partnership and Community Economic Development Assistance Corporation; provided, that funds shall be expended in the form of grants, loans or other financial assistance to projects receiving federal or state low-income housing tax credits, state tax-exempt bond financing or other state financial assistance in the form of grants or loans.....\$100,000,000

Supportive Housing Production

1599-2023 For a reserve to support the production of permanent supportive housing for chronically homeless individuals, survivors of domestic violence, seniors and veterans through programs administered by the department of housing and community development; provided, that not less than \$15,000,000 shall be expended for the Massachusetts Alliance for Supportive Housing LLC for the creation of supportive housing to address the public health emergency of homelessness, exacerbated by COVID-19, due to densely populated congregate shelters and growing encampments of unsheltered individuals; provided further, that funds shall be expended in the form of grants that shall include rental assistance and funding for support services to projects that provide services so that the targeted population may move and remain out of homelessness; provided further, that said projects and services shall prioritize those communities most affected by the physical and mental health impacts of the pandemic and by prior physical and mental health disparities; provided further, that funds for acquisition and development shall be encouraged to be integrated with other federal, state and municipal resources for operating subsidies and services; and provided further, that a portion of these funds may be invested in the creation of non-congregate shelters as part of a transition to permanent supportive housing or as a small component of emergency units within a supportive housing project.....\$150,000,000

Public Housing Maintenance

1599-2024 For a reserve to rehabilitate and modernize state-aided public housing developments through the funding of infrastructure improvements undertaken pursuant to clause (j) of section 26 of chapter 121B of the General Laws; provided, that for contracts entered into by the department of housing and community development for projects, funding may be expended for projects: (i) to replace existing failed and beyond useful-life sewer lines, water lines, heating lines, electrical lines and transformers; (ii) to address failing and unsafe zoned fire alarm systems with addressable systems; (iii) to complete approved projects underfunded due to code triggers and construction multi-phasing; (iv) that were requested based on approved formula funding figures delayed due to increased costs due to the 2019 novel coronavirus pandemic; and (v) to mitigate issues relating to flooding and climate hazards.....\$150,000,000