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| **Outside Section Number** | **Section Title** | **Summary** |
| 6 | MassDOT TOD 1 | Amends the MassDOT statute to authorize MassDOT in any sale or lease of real property, buildings, structure or lease of air rights, to require that a developer construct, design, build, finance, operate, or maintain (or any combination of these activities) any related facility or component controlled by MassDOT without any additional procurement or advertising requirements. |
| 7 | MassDOT TOD 2 |
| 8 | Statewide Housing Plan | Amends EOHLC's enabling statute to require EOHLC to develop a comprehensive housing plan for the Commonwealth every five years. |
| 9 | HWIP 1 | Amends the HousingWorks Infrastructure Program to align funding with housing purposes. |
| 10 | Office of Fair Housing 1 | Establishes an Office of Fair Housing within EOHLC to collaborate with state agencies on policies and actions to advance and eliminate housing discrimination and affirmatively further fair housing. |
| 10 | Seasonal Communities | Establishes a seasonal community designation and a local option property tax exemption for property taxpayers in seasonal communities that rent their property year round for an amount that does not exceed 150% of the fair market rent. |
| 11 | Office of Fair Housing 2 | Establishes a trust fund for the activities of the Office of Fair Housing. |
| 12 | ADUs As of Right 1 | Amends the definition of Accessory Dwelling Units under the Zoning Act to: (i) clarify that size requirements are based on gross square footage, (ii) remove owner-occupancy requirements, and (iii) cross-reference to the definition of short-term rentals in the General Laws. |
| 13 | ADUs As of Right 2 | Amends the Zoning Act to allow Accessory Dwelling Units as-of-right in single-family zoning districts. |
| 14 | HWIP 2 | Technical amendment to correct an incorrect cross-reference to the HousingWorks Infrastructure Program. |
| 15 | Inclusionary Zoning Simple Majority | Amends the Zoning Act to reduce the voting threshold to adopt an inclusionary zoning ordinance or bylaw from a 2/3 majority to a simple majority. |
| 16 | CEDAC 1 | Amends CEDAC's enabling act to place CEDAC under EOHLC oversight rather than EOED. |
| 17 | CEDAC 2 | Amends CEDAC's enabling act to relieve CEDAC from EOED performance management system reporting requirements. |
| 18 | Real Estate Transfer Fee 1 | Amends the Municipal Affordable Housing Trust Fund statute to include uses allowed to be funded with revenue collected from a Real Estate Transfer Fee. |
| 19 | Real Estate Transfer Fee 2 | Amends the Municipal Affordable Housing Trust Fund statute to clarify that revenue received from a Transfer Fee is not subject to further appropriation. |
| 20 | Real Estate Transfer Fee 3 | Establishes a local option real estate transfer fee of 0.5% - 2% paid by the seller of property on the portion of the sale over $1 million, or the county median home sales price, whichever is greater. Revenue raised through a real estate transfer fee would be required to be used for affordable housing purposes, including for public housing, through a community’s municipal affordable housing trust fund |
| 21 | CITC 1 | Increases the Community Investment Tax Credit by $3M and repeals the credit's 2025 sunset date. |
| 22 | HOTC 1 | Establishes a tax credit to support the production of affordable homeownership units affordable to households earning not more than 120% AMI. |
| 23 | HOTC 2 | Sunsets the homeownership production tax credit $10M annual authorization in 2030. |
| 24 | CITC 2 | Increases the Community Investment Tax Credit by $3M and repeals the credit's 20205 sunset date. |
| 25 | HOTC 3 | Establishes a tax credit to support the production of affordable homeownership units affordable to households earning not more than 120% AMI. |
| 26 | HOTC 4 | Sunsets the homeownership production tax credit $10M annual authorization in 2030. |
| 27 | Eviction Sealing 1 | Prohibits consumer reporting agencies from disclosing information in sealed eviction records. |
| 28 | Receivership for Affordable Housing | Amends the receivership statute to permit courts to allow the sale of vacant properties in receivership to nonprofits for fair market value to rehabilitate and sell affordably to income-eligible first-time homebuyers |
| 29 | Regional Housing Authorities | Removes the requirement for a Home Rule Petition if Local Housing Authorities (LHAs) choose to regionalize with an approval from each involved LHA board and EOHLC. |
| 30 | LHA Borrowing | Allows LHAs, with approval from EOHLC, to raise additional funds for rehabilitation projects by borrowing against their capital funds |
| 31 | LHA Regional Capital Assistance Teams 1 | Allows Regional Capital Assistance Teams for public housing (RCATs) to expand their services and capacity by allowing payment for maintenance and operations services not envisioned in the 2014 public housing reform legislation, as well as allow larger LHAs to join the program if they elect to pay for RCAT services |
| 32 | LHA Regional Capital Assistance Teams 2 | Eliminates the 3 separate RCAT advisory boards and replaces with 1 advisory board covering the entire RCAT program, with bi-annual meetings |
| 33 | LHA Performance Audits 1 | Allows EOHLC to set its own schedule for public housing performance audits, which would be to follow the same practice as the Performance Management Review – biennial with more frequent follow-up in situations of poor performance. |
| 34 | LHA Performance Audits 2 |
| 35 | LHA c. 149 exemption tech fix | Amends the Public Housing filed-sub bid exemption established in the 2022 Economic Development Bill to clarify that the exemption applies to both redevelopment and new development of housing units and removes an extra transfer of ownership between entities before final disposition. |
| 36 | LHA Tenant Protections | Requires any public housing redevelopment project to (i) ensure certain resident protections; (ii) provide a clear path to enforce protections; (iii) provide for the issuance of regulations and sub-regulatory contracts and forms; (iv) provide that residents should not be adversely affected by change in subsidy or ownership; (v) provide residents with technical assistance to allow for meaningful input. |
| 37 | Housing Innovations Fund 1  (HIF 1) | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 38 | HIF 2 |
| 39 | Combining HSF and CIPF 1 | Combines the Housing Stabilization Fund and the Capital Improvement and Preservation Fund into one section of the General Laws. |
| 40 | Combining HSF and CIPF 2 |
| 41 | Combining HSF and CIPF 3 |
| 42 | Combining HSF and CIPF 4 |
| 43 | Combining HSF and CIPF 5 |
| 44 | Combining HSF and CIPF 6 |
| 45 | Supportive Housing Pool Fund | Establishes a Supportive Housing Pool Fund to support staffing and service needs for permanent supportive housing. |
| 46 | MBTA TOD | Amends the MBTA statute to authorize the MBTA in any concession or lease of property to require that a developer construct, design, build, finance, operate, or maintain (or any combination of these activities) any mass transit facility or any related facility or component thereof for the MBTA without any additional procurement or advertising requirements. |
| 47 | Eviction Sealing 2 | Establishes a process for the sealing of certain eviction records; (i) no-fault evictions: after conclusion of the case; (ii) solely non-payment: no other eviction action within past 3 years and judgment for underlying eviction has been satisfied; and (iii) all other fault evictions: 7 years from conclusion of the matter and 3 years without any other eviction case filed against the tenant. |
| 48 | MassHousing 1 | Amends the MassHousing enabling act to change DHCD to EOHLC. |
| 49 | MassHousing 2 |
| 50 | MHP 1 | Amends the Massachusetts Housing Partnership enabling act to change DHCD to EOHLC. |
| 51 | MHP 2 |
| 52 | Facilities Consolidation Fund 1 (FCF 1) | Amends prior session law to clarify that an affordable housing restriction pursuant to a prior loan under this authorization may be transferred to an alternative property. |
| 53 | FCF 2 |
| 54 | FCF 3 | Amends prior session law to clarify that loans under prior authorizations may be refinanced. |
| 55 | HIF 3 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 56 | HIF 4 |
| 57 | HIF 5 | Amends prior session law to clarify that loans under prior authorizations may be refinanced. |
| 58 | AHVP PBVs | Amends the Alternative Housing Voucher Program to allow for both tenant-based and project-based vouchers. |
| 59 | HIF 6 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 60 | HIF 7 |
| 61 | HIF 8 | Amends prior session law to clarify that loans under prior authorizations may be refinanced. |
| 62 | HIF 9 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 63 | HIF 10 |
| 64 | HIF 11 | Amends prior session law to clarify that loans under prior authorizations may be refinanced. |
| 65 | FCF 4 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 66 | FCF 5 |
| 67 | FCF 6 |
| 68 | FCF 7 | Amends prior session law to clarify that loans under prior authorizations may be refinanced. |
| 69 | FCF 8 | Amends prior session law to renumber subsection (8) to subsection (6). |
| 70 | FCF 9 | Amends prior session law to renumber subsection (9) to subsection (7). |
| 71 | FCF 10 | Amends prior session law to renumber subsection (10) to subsection (8). |
| 72 | Community Based Housing 1  (CBH 1) | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 73 | CBH 2 |
| 74 | CBH 3 |
| 75 | CBH 4 | Amends prior session law to clarify that loans under prior authorizations may be refinanced. |
| 76 | CBH 5 | Amends prior session law to renumber subsection (8) to subsection (6). |
| 77 | CBH 6 | Amends prior session law to renumber subsection (9) to subsection (7). |
| 78 | CBH 7 | Amends prior session law to renumber subsection (10) to subsection (8). |
| 79 | HIF 12 | Amends prior session law to add phrase "as amended" to provision regarding establishment of HIF program. |
| 80 | FCF 11 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 81 | FCF 12 |
| 82 | FCF 13 |
| 83 | FCF 14 | Amends prior session law to clarify that loans under prior authorizations may be refinanced. |
| 84 | CBH 8 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 85 | CBH 9 |
| 86 | CBH 10 |
| 87 | CBH 11 | Amends prior session law to clarify that loans under prior authorizations may be refinanced. |
| 88 | CITC 3 | Repeals CITC sunset date |
| 89 | FCF 15 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 90 | FCF 16 |
| 91 | FCF 17 |
| 92 | CBH 12 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 93 | CBH 13 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 94 | CBH 14 |
| 95 | FCF 18 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 96 | FCF 19 |
| 97 | FCF 20 |
| 98 | CBH 15 | Amends prior session law to clarify that an affordable housing restriction pursuant to a loan under this authorization may be transferred to an alternative property. |
| 99 | CBH 16 |
| 100 | CBH 17 |
| 101 | LHA Replacement Value | Requires calculation of replacement value for public housing under the Massachusetts Architectural Access Board's accessibility threshold to align with requirements governing all other state-owned properties, basing values on industry standards per a published database. |
| 102 | ELI Commission | Creates a commission to recommend policy, programs, and other investments to expand the supply of housing that is affordable to Extremely Low-Income households (those households earning less than 30% of the Area Median Income). |
| 103 | Senior Housing Commission | Creates a Commission to recommend policy, programs, financial and other investments to expand the supply of sustainable, broadly affordable supportive senior housing |
| 104 | Surplus Land 1 | Establishes a temporary streamlined disposition process for state-controlled land that will be conveyed for housing purposes. |
| 105 | Surplus Land 2 | Allows land conveyed through the temporary streamlined process to be developed as of right. |
| 106 | Surplus Land 3 | Establishes a surplus real property trust fund to compensate state agencies and public agencies for the disposition of land under their control and to provide for the costs associated with site preparation. |
| 107 | FCF and CBH Purchase Option | Grants EOHLC a purchase option for housing assisted with the Facilities Consolidation Fund and the Community Based Housing Fund capital authorizations. |
| 108 | Contractor Requirements | Establishes requirements for private entities engaged in construction/development related work on projects receiving funds under the capital authorizations contained in the bill. |
| 109 | Prior Authorizations | Authorizes unexpended prior authorizations to be made available for 180 days from the effective date of the act. |
| 110 | Bond Authorization | Authorizes Governor to request that the Treasurer issue and sell bonds. |
| 111 | Momentum Fund Bond Authorization or Future Appropriation | Authorizes the Commonwealth to issue bonds or use future appropriations to capitalize the Momentum Fund established by this bill. |
| 112 | ADUs As of Right 3 | Establishes the effective date for ADUs as-of-right 180 days after passage of the act. |
| 112 | Eviction Sealing 3 | Establishes the effective date for the eviction sealing provisions to be 180 days from the effective date of the act. |
| 113 | HOTC 5 | Establishes tax year 2025 as the effective date for the Homeownership Production Tax Credit. |
| 113 | CITC 4 | Establishes January 1, 2025 as the effective for CITC increase. |
| 114 | HOTC 6 | Sunsets the $10M annual authorization for the Homeownership Production Tax Credit in tax year 2030. |
| 115 | Surplus Land 4 | Sunsets the Surplus Land Disposition Fund on June 30, 2025 and after all funds have been expended or transferred. |