

Summary of Housing Related Items in Final Economic Development Bill ([H.5374](#))



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ARPA & General Fund Appropriations

Homeownership Production	Funds for Commonwealth Builder Program to support production of affordable homeownership opportunities in socially disadvantaged communities	\$100,000,000
Workforce Housing	Funds for workforce housing to create housing for incomes from 60-120% of the Area Median Income	\$150,000,000
Affordable Housing Trust Fund	Funds to support production and preservation of rental homes affordable to very low- and extremely low-income households	\$100,000,000
Acquisition	Funds for Small Properties Acquisition Funding Pilot to acquire of 1-8 unit residential buildings for affordable housing	\$1,000,000
Community Preservation Trust Fund	Transfer to the state's Community Preservation Trust Fund	\$20,000,000

ARPA & General Fund Appropriations

<p>Equitable Developer's Fund</p>	<p>Reserve for equitable developers' financing program. Projects must be in a Gateway City, qualified census tract, or community disproportionately impacted by COVID. The developer/sponsor must be controlled by someone who has been socially or economically disadvantaged or disproportionately impacted by COVID. To be administered by MassHousing and/or MassDevelopment</p>	<p>\$50,000,000</p>
<p>Immigration & Refugee Assistance</p>	<p>Funds to address the needs of immigrants and refugees to streamline access to shelter, housing, legal services, food, health care and additional support services for newly arrived immigrant families and individuals</p>	<p>\$20,000,000</p>
<p>Low Threshold Housing for the Homeless</p>	<p>Funds for Health and Human Services to establish a regional low threshold housing for homeless or housing unstable individuals with substance use disorder</p>	<p>\$25,000,000</p>

Public Housing Reforms

Filed Sub-Bid Exemption	Exempts public housing redevelopment projects from ch. 149 filed sub-bid requirements but does not relieve such redevelopment from prevailing wage
Long Term Lease & Disposition	Clarifies that an LHA's power to undertake the disposition of property includes a disposition by a means other than sale (e.g., long-term lease)
Findings for Disposition	Revises the findings that DHCD must make to approve a sale or disposition of a public housing project to create greater opportunity for redevelopment of existing public housing, while adding a requirement for one-for-one replacement

Public Housing Reforms

Procuring Redevelopment Partners	Adds provisions permitting LHAs to procure developer partners for redevelopment projects through a competitive, qualifications-based procurement process that will allow the disposition of property to the selected developer without having to go through a separate land disposition process.
Retaining Proceeds	Allows LHAs to retain the proceeds of the sale of any housing authority land for the purpose of rehabilitating other LHA property
Conditions for Redevelopment	Requires, as a condition of sale or disposition of an existing housing project, that the redevelopment partner enter into a binding land use restriction, requiring compliance with public housing restrictions with respect to replacement units in perpetuity, except in limited circumstances for projects utilizing federal low income housing tax credits.

Brownfields Redevelopment Fund Changes

- Allows grants to be made to projects not tied to the Massachusetts Oil and Hazardous Material Release Prevention and Response Act
- Allows eligibility for projects that will receive substantial funds from the municipality even if those financial funds have not yet been received by the project
- Increases max award from \$500,000 to \$750,000 for projects to conduct environmental cleanup
- Increases max award from \$100,000 to \$250,000 for projects to conduct environmental site assessments
- Allows grant applicant's required 20% contribution to the project to be not only cash support but also in-kind services or other non-cash contribution
- Expands list of entities eligible for grants to add non-profit entities in connection with a project that has demonstrable public benefit
- Adds a preference for awards to be made to projects within 1 mile of an environmental justice population

Starter Home Zoning Districts

- Creates Chapter 40Y for Starter Home Zoning Districts & removes these districts from Ch. 40R
- Districts no longer need to be in eligible smart growth locations as defined by 40R
- Districts no longer needs to be at least 3 contiguous acres
- Districts will still be eligible for zoning incentive payments and \$3,000 production bonus payments from the 40R Smart Growth Trust Fund
- Districts may be enacted by a simple majority vote
- At least 50% of starter homes in a district must contain 3+ bedrooms and districts may not impose any age or other occupancy restrictions
- For any proposed development of 12+ starter homes, at least 10% of starter homes must be affordable for households at or below 110% AMI.

Local Projects

- \$10 million for redevelopment of Mary Ellen McCormack Public Housing Community in Boston
- \$100,000 for CHAPA to support programming to eradicate racial discrimination in housing