



September xx, 2023

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Dear Members of the Tax Relief Conference Committee:

Thank you to both the House and Senate for your commitment to affordable housing. We write to urge you to include in the conference report the Senate's provision to expand the state Low Income Housing Tax Credit, a critical program for affordable housing production and preservation.

Producing affordable housing requires zoning that allows multifamily development, financing to build it, and operating subsidies to keep rents at levels people with low incomes can afford while supporting the operations and maintenance of buildings. We applaud the Legislature for adopting zoning laws that will make it possible for communities to allow the homes that people, our communities, and the Commonwealth need to thrive. Combining zoning reforms with historic investments made in programs like the Massachusetts Rental Voucher Program, Alternative

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Housing Voucher Program, and Public Housing will help to produce and preserve housing that is affordable for people with low incomes.

Tax relief legislation currently before you provides an opportunity for the Legislature to increase investment in financing affordable housing. The Senate proposal raises the State Low Income Housing Tax Credit (LIHTC) to \$60 million per year and makes the program permanent. Including this provision in the final tax relief bill will accelerate affordable housing production and make permanent this impactful and vital affordable housing program.

Created in 1999, the Massachusetts LIHTC program supports public private partnerships to help build affordable housing by leveraging private investment through awarding state tax credits to investors in affordable multifamily rental projects. The state LIHTC has successfully supported the production of more than 25,000 homes, including 21,547 affordable units and 4,000 market rate units across the Commonwealth. With these tools, we can create more homes for people who need them while preventing displacement and promoting fair housing for all.

The extension and reauthorization of LIHTC is a critically important priority for Massachusetts and we urge you to act quickly to ensure that this program is best positioned to meet the challenge of increasing the availability of affordable housing in our state.

Housing is the single best investment we can make for the future of Massachusetts. The Commonwealth needs 200,000 new homes by 2030 to stabilize home prices and rents. To ensure new housing production grows for people across income levels, 40,000 of these new homes must be affordable for people with moderate incomes and 20,000 of these homes must be affordable for people with extremely low incomes. Investing state resources in affordable housing will ensure that new housing is produced for people with low incomes.

We can act on equitable housing policies to support long-term stability and prosperity for all Massachusetts residents. The individuals and organizations listed below believe strongly that the production and preservation of housing that is affordable to low- and moderate-income families and individuals is key to fostering diverse and sustainable communities.

If you have any questions or would like additional information, please do not hesitate to contact Matt Noyes, Policy Director for the Citizens Housing and Planning Association (CHAPA), at mnoyes@chapa.org.

Sincerely,

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Cc: Speaker Ron Mariano
Senate President Karen Spilka