About CHAPA

What Does CHAPA Do?

Advocate for Opportunity

Expand Access to Housing

Develop the Field
Affordable Housing Shortage in Massachusetts

313,053
Number of extremely low income renter households

169,809
Deficit of affordable & available rental homes for extremely low income renter households

59%
Extremely low income renter households with severe cost burden

How Did We Get Here?
We are allowing less housing

Average annual housing units permitted in Massachusetts by decade and structure type, 1960 - 2018
Source: U.S. Census Bureau, Annual Building Permit Survey
Home prices have surged

Change in Home Price Index since 1980
Massachusetts versus selected states
Source: Federal Housing Finance Agency, House Price Index - all transactions, not seasonally adjusted
Rents are high

Metro Boston has the 4th highest rents among the 100 largest metro areas in the U.S., trailing only San Francisco, San Jose, and New York.

Massachusetts: 7th highest rents

State data from U.S. Census Bureau, 2015 ACS;
Metro data from apartmentlist.com, National Rent Report, May 2017
Other metros are producing more

From 2010 to 2017
Massachusetts added 303,000 new residents and 396,000 new jobs while only permitting about 99,000 new housing units

Sources: U.S. Census Bureau and Bureau of Labor Statistics
Why This Matters?
What Are We Doing About It?
## Housing Assistance in Massachusetts

<table>
<thead>
<tr>
<th>Assistance Program</th>
<th># of Assisted Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Privately-Owned Subsidized Housing</td>
<td>98,500</td>
</tr>
<tr>
<td>State-Assisted Public Housing</td>
<td>39,600</td>
</tr>
<tr>
<td>Federally-Assisted Public Housing</td>
<td>34,400</td>
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<tr>
<td>Federal Housing Choice Section 8 Rental Vouchers</td>
<td>84,400</td>
</tr>
<tr>
<td>State Rental Voucher</td>
<td>8,100</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>265,000</strong></td>
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</tbody>
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DHCD, 2017 Massachusetts Data Collection; HUD, 2017 Picture of Subsidized Household Reporting
What More Can We Do?
Solving Our Housing Challenges

- **Production**: We need to produce more homes and more homes that are affordable to people with extremely low, very low, moderate, and middle incomes.

- **Preservation**: We need to preserve the affordable housing we have AND preserve the ability of people to stay in the neighborhoods where they have lived and built community.

- **Planning**: We need to plan for and allow more diversity in our housing stock.

- **Prosperity**: Everyone should have a safe, healthy, affordable home and opportunities to prosper.
Supporting Affordable Housing Resources in the State Budget

Mass. Rental Voucher Program
Rental Assistance for Low Income Households

Alternative Housing Voucher Program
Rental Assistance for Persons with Disabilities

Public Housing
Housing Policy Issues in the Legislature

- Increasing & Improving Affordable Housing Resources
- Zoning Reforms
- New Revenue for Housing
  - Transfer Fee
  - Deeds Excise Fee
- Fair Housing
  - Eviction Records Sealing
  - Discriminatory Land Use
  - Disparate Impact
- Anti-Displacement & Tenant Protections
  - Right to Counsel
  - Rent Control
  - Tenant Opportunity to Purchase
  - Inclusionary Zoning
- Housing Quality
  - Neighborhood Stabilization
  - Lead Poisoning Prevention
Housing Choice

Governor Baker’s bill would change state law to reduce the required vote from a 2/3rd supermajority to a simple majority for certain smart growth zoning changes:

• Adopting mixed-use, multi-family, & 40R zoning in town centers & near transit
• Adopting cluster zoning
• Reducing parking & dimensional requirements, such as minimum lot sizes
• Allowing transfer of development rights
• Allowing accessory dwelling units (ADUs)
• Adopting special permits for mixed-use or transit-oriented affordable housing developments
What Can **You** Do?
Contact State Elected Officials!

Rep. Alice Peisch  
Sen. Cynthia Creem  
Sen. Rebecca Rausch
Attend Housing Day at the State House!

MARCH 11, 2020
Speak Up in Your Community!
Questions?
Stay Engaged!

www.chapa.org