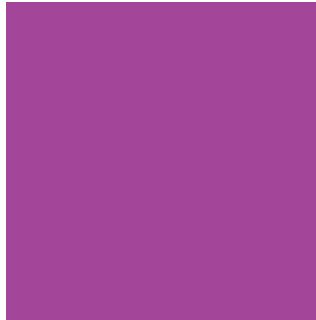


Massachusetts Housing Policy



Eric Shupin
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January 30, 2020



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

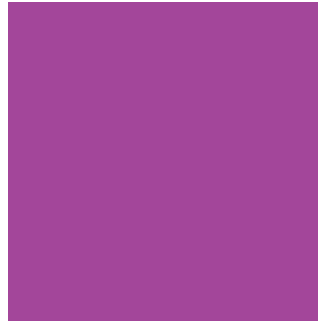
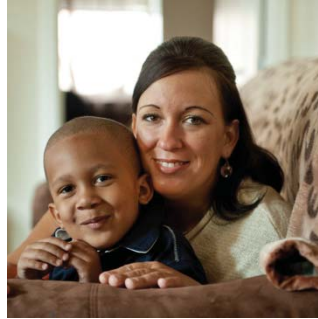
Deficit of affordable & available rental homes for extremely low income renter households

59%

Extremely low income renter households with severe cost burden

Nat'l Low Income Hous. Coal., *The Gap: Massachusetts* (Mar. 2019) <https://reports.nlihc.org/gap/2017/ma>

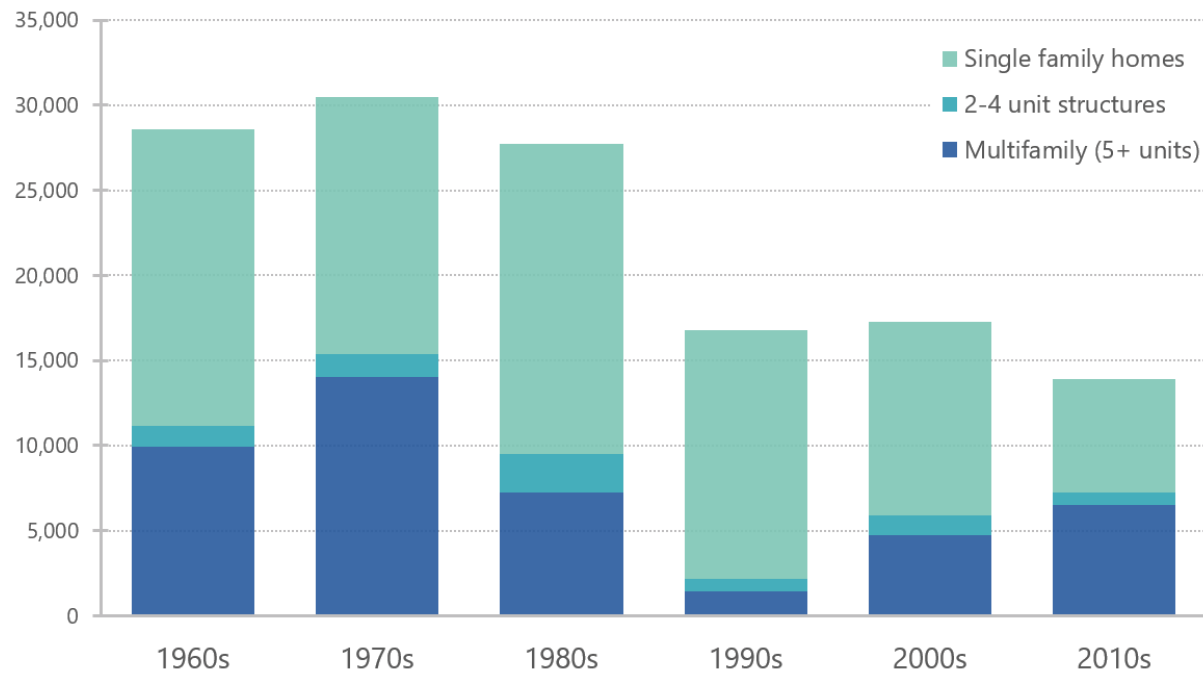
How Did We Get Here?



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



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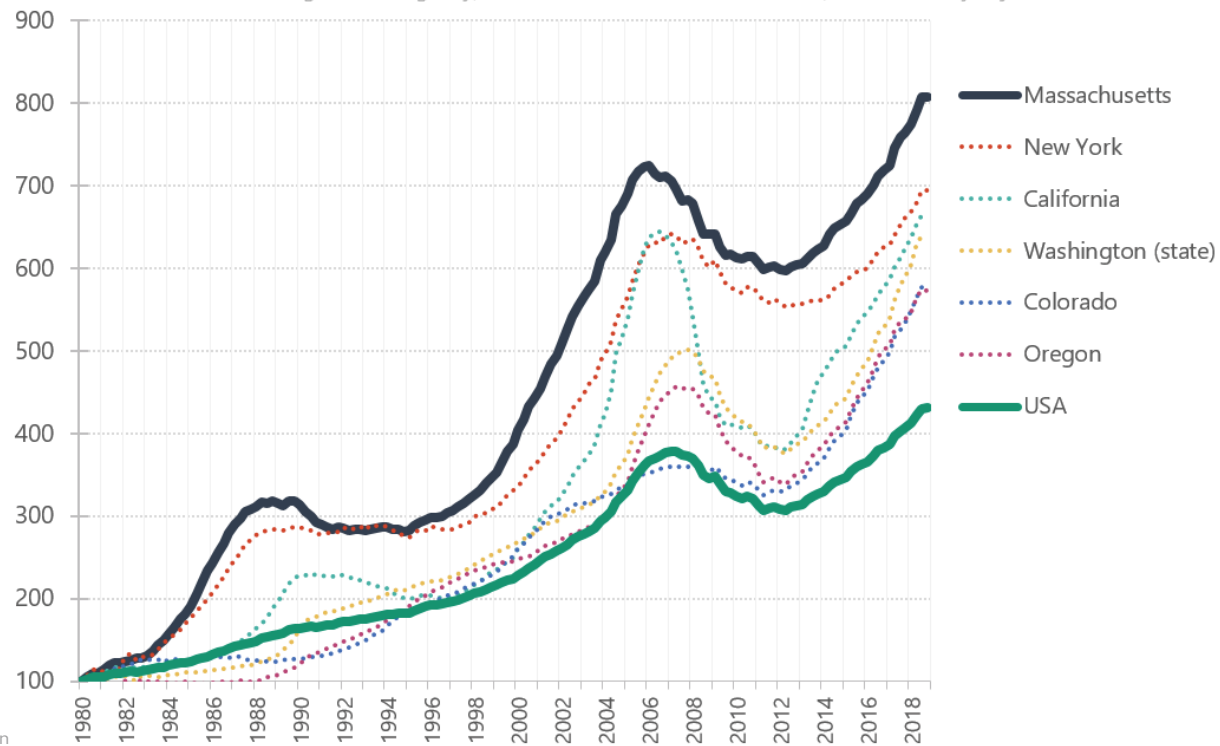


Home prices have surged

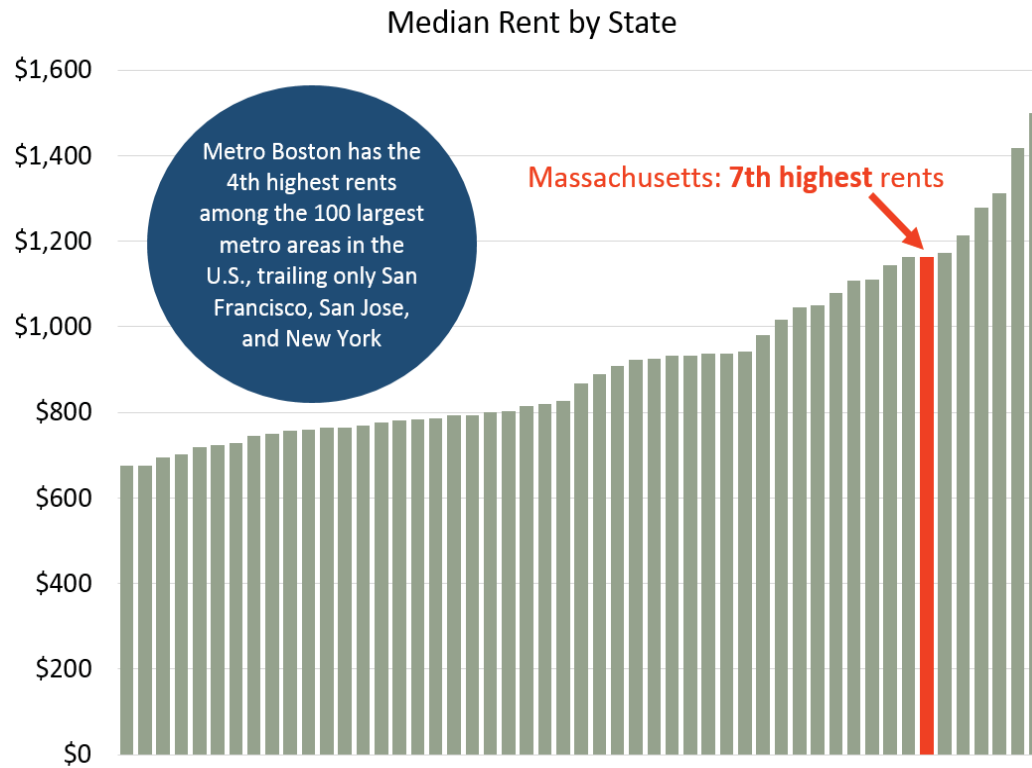
Change in Home Price Index since 1980

Massachusetts versus selected states

Source: Federal Housing Finance Agency, House Price Index - all transactions, not seasonally adjusted



Rents are high

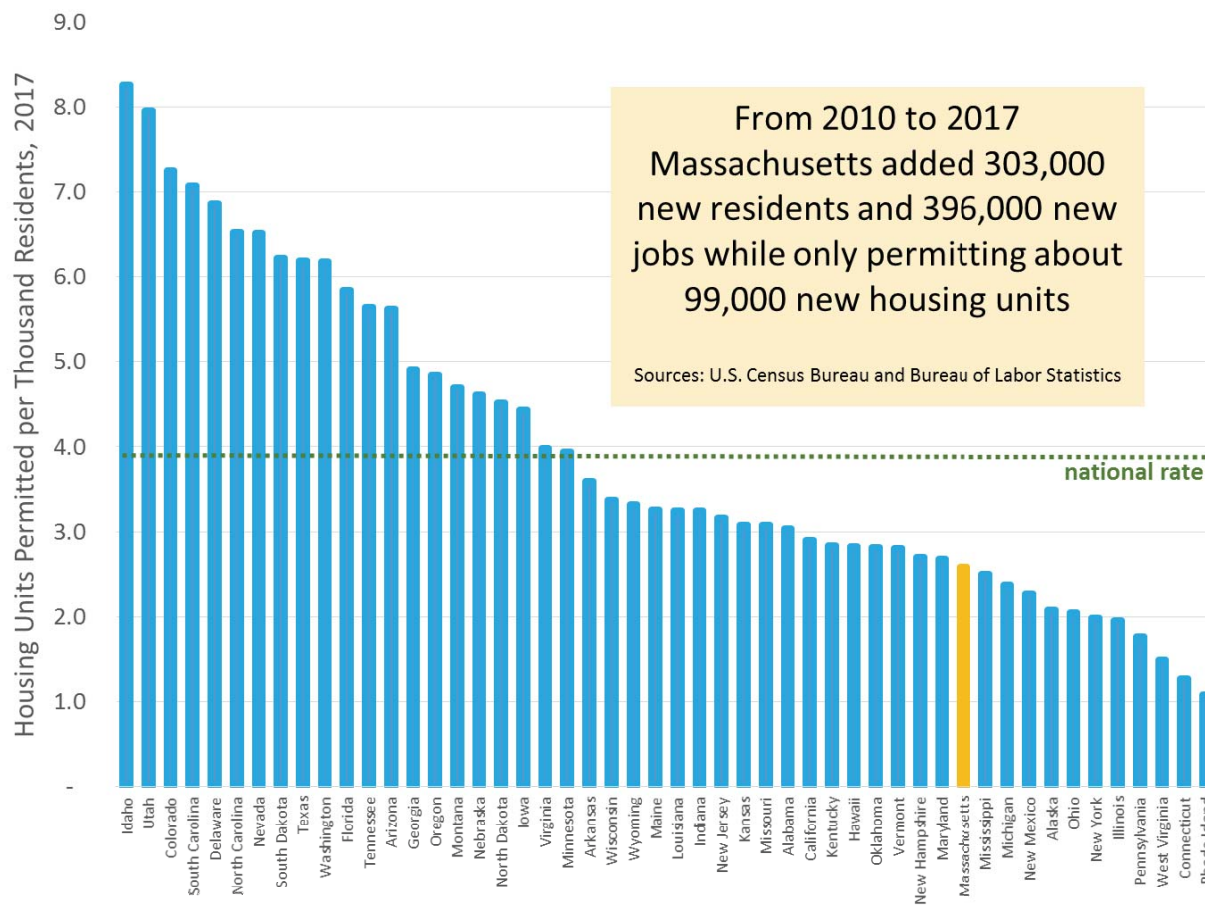


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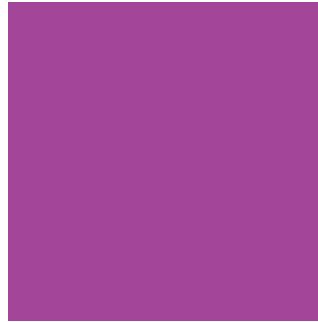
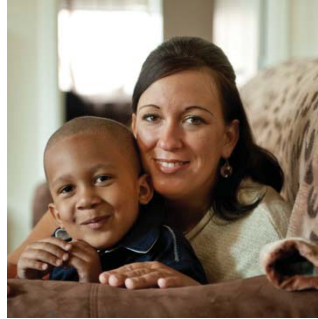
State data from U.S. Census Bureau, 2015 ACS;
Metro data from apartmentlist.com, National Rent Report, May 2017



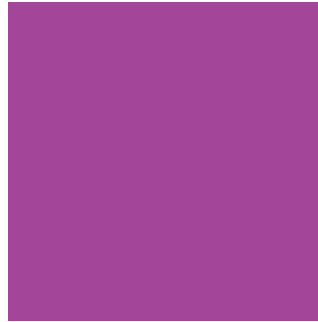
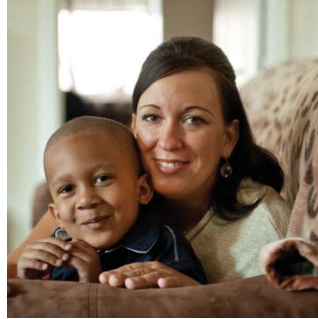
Other metros are producing more



Why This Matters?



What Are We Doing About It?



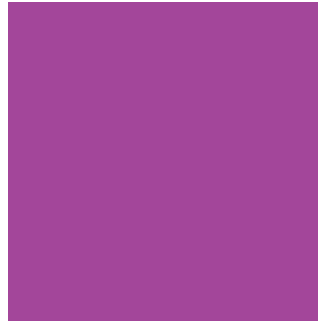
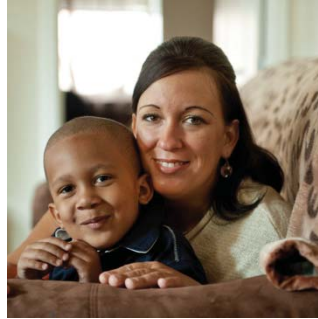
Housing Assistance in Massachusetts

Assistance Program	# of Assisted Households
Privately-Owned Subsidized Housing	98,500
State-Assisted Public Housing	39,600
Federally-Assisted Public Housing	34,400
Federal Housing Choice Section 8 Rental Vouchers	84,400
State Rental Voucher	8,100
Total	265,000

DHCD, 2017 Massachusetts Data Collection; HUD, 2017 Picture of Subsidized Household Reporting

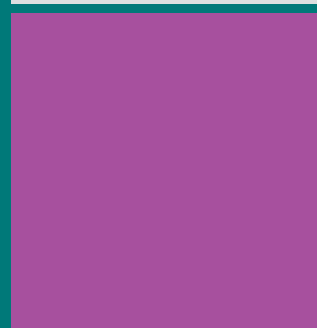
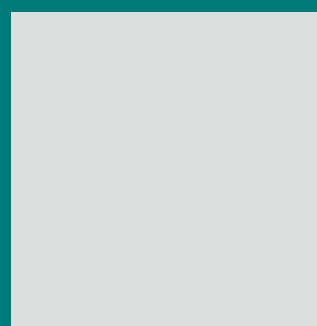


What More Can We Do?



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

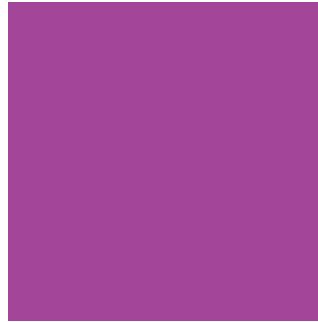
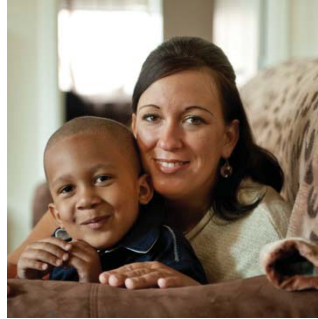
- Increasing & Improving Affordable Housing Resources
- Zoning Reforms
- New Revenue for Housing
 - Transfer Fee
 - Deeds Excise Fee
- Fair Housing
 - Eviction Records Sealing
 - Discriminatory Land Use
 - Disparate Impact
- Anti-Displacement & Tenant Protections
 - Right to Counsel
 - Rent Control
 - 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 2/3rds 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

