

CHAPA Public Housing Committee Meeting Notes
March 8, 2023
1:00-2:30pm

- **Welcome and Introductions**

- Acknowledging the [life and legacy of Bob Whittlesley](#), longtime affordable housing advocate and visionary passed away at the age of 101.

Bob was a leader in national housing policy issues for the past 60 years—through his founding roles with Metropolitan Boston Housing Partnership (the forerunner of Metro Housing| Boston) and Housing Partnership Network, his work on reform of the Boston Housing Authority, and his pioneering role as the founding director of South End Community Development, Inc., now known as The Community Builders. Bob had also served as a CHAPA Board Member.

- **[FY2024 State Budget Updates](#)**

- **Public Housing Operating (7004-9005)**

- Gov's Budget - \$92 million
- CHAPA FY2024 Request - \$184 million
- We're advocating for a doubling of the current operating budget to make up for decades of underfunding. Building a strong campaign of residents, housing authorities, and Greater Boston Interfaith Organization (GBIO)
- Level funding would actually would mean a cut because of inflationary costs
- No indication of why the Governor proposed level funding
- Need to continue to advocate to the Healey-Driscoll Administration and stress the critical role of public housing
- [MassNAHRO Budget Priority Page](#)

- **Public Housing Reform (7004-9007)**

- Gov's Budget - \$2.2 million
 - This would be an increase from \$1 million for public housing reform in FY2023.
 - According to the Department of Housing and Community Development (DHCD), the increase would be to support the implementation of a centralized screening process for eligibility for public housing.
 - Currently, each housing authority does its own eligibility screening.
 - Centralizing the process will improve administrative efficiency, consistency, and help speed the processing of applications.

- CHAPA Request - \$7.7 million
- The \$7.7 million would be to support the implementation of programs to:
 - Improve the health and welfare of residents
 - \$1,081,750 for local tenant organizations
 - \$1,036,800 for a resident maintenance assistant pilot program for residents to receive stipends to assist maintenance departments
 - \$2,100,000 for a transportation pilot program to assist households, especially elders and people with disabilities, with transportation to access basic human needs
 - \$500,000 for food access programs
 - \$2,000,000 for of housing authority language access plans
- **Budget Process:** Budget process now moves to the Legislature
 - **Joint Committee on Ways & Means**
 - Hosting a series of hearings over the next month on the state budget.
 - **March 31** - Hearing on housing, economic development, and labor in Gloucester and the Cruiseport (6 Rowe Sq #3057, Gloucester, MA 01930), 11:00 a.m.-4:00 p.m.
 - Testimony on the governor's budget proposal is being heard only from members of the administration but members of the public are welcome to attend the hearing and watch the proceedings.
 - However, still worth trying to make a strong showing in person for public housing to show the Ways & Means Committee the support
 - Will also have the opportunity to send suggested questions to Sen. Lydia Edwards who is expected to chair the hearing. Can ask what the Administration's plan is for preserving public housing and why level funding was proposed.
 - Hearing will also be broadcast on www.malegislature.gov for those who cannot attend in person
 - **April 7** - Ways & Means will host a hearing where members of the public can testify. Will be at Gardner Auditorium in the State House.
 - **House:** House Ways & Means will release and debate its budget the end of April.

- **Senate:** Senate Ways & Means will release and debate its budget the end of May.
 - Members are doing their budget meetings with Ways and Means Chairs in the House and Senate to discuss their priorities.
 - Ask your state legislator, or any legislator/staff you have a relationship with, to prioritize public housing operating and public housing reform line-items
 - LHA Operating Budgets, MBTA Zoning Requirement, & Local Capital Projects Fund
 - The MBTA Multifamily Zoning Requirement Law included the local capital projects fund, capitalized through gaming revenue, as a resource that communities would no longer be eligible for if they did not comply with the new zoning law.
 - 10% of the operating budgets are funded through the local capital projects fund.
 - CHAPA does not agree with local housing authorities and their residents being punished for a community not complying with the law.
 - The Governor proposed removing the language in the budget that tied the Local Capital Projects Fund to housing authority budgets.
 - However, MassNAHRO does not want to remove a potential significant funding source from housing authorities, particularly when gaming revenues could be set to expand and therefore providing more funds for the Local Capital Projects Fund.
 - Rep. Haggerty filed legislation to address this issue and ensure LHA budgets would not be harmed if their community does not comply with the multifamily zoning requirement - [H.1326](#)
- **Legislative Priorities**
 - **Housing Bond Bill – Public Housing Capital Request – \$8.5 billion**
 - **Housing Bond Bill** – We will pass a Housing Bond Bill during this session. There is currently not a bond bill filed by either the Legislature or the Governor. It remains unclear whether a Housing Bond Bill will be filed in the Legislature by the Chair of the Housing Committee. Governor Healey is expected to file a Housing Bond Bill once an Executive Office of Housing is created, which is expected around early summer.
 - Meanwhile, CHAPA is preparing a proposal for an ambitious Housing Bond Bill that will help reach our goal of creating 20,000 deeply affordable homes by the end of the decade and preserving all of our public housing.

- Although the \$1.8 billion Housing Bond Bill passed in 2018 was the largest passed in Massachusetts, we need to pass an even larger bill this session to meet the need for affordable housing.
- With committed leadership from the Governor, Legislature, and local elected officials, as well as new partners through Greater Boston Interfaith Organization (GBIO) we have the opportunity to secure billions more in resources for affordable housing.
- A larger request for a Housing Bond Bill this year would also be in line with other recent bond bills that work to address some of the most important challenges facing the Commonwealth today:
 - 2022 Infrastructure Bond Bill – \$11.4 billion
 - 2022 General Government Bond Bill – \$5.2 billion
 - 2021 Transportation Bond Bill – \$16 billion
- An outline of CHAPA’s Housing Bond Bill proposal includes:

Program	2023 Draft Request Authorization	2018 Authorization	Est. Remaining Authorization
Affordable Housing Trust Fund	\$800,000,000	\$400,000,000	\$190,000,000
Capital Improvement & Preservation Fund	\$250,000,000	\$125,000,000	\$85,000,000
Commercial Area Transit Node Housing Program	\$100,000,000	\$50,000,000	\$15,000,000
Community Based Housing	\$110,000,000	\$55,000,000	\$0
Facilities Consolidation Fund	\$130,000,000	\$65,000,000	\$7,000,000
Home Modification Loan Program	\$120,000,000	\$60,000,000	\$35,596,523
Housing Innovations Fund	\$200,000,000	\$100,000,000	\$35,309,030
Housing Stabilization Fund	\$300,000,000	\$150,000,000	\$9,547,318
Public Housing	\$8,500,000,000	\$600,000,000	\$150,000,000
Public Housing Demonstration	\$100,000,000	\$50,000,000	\$7,500,000
Mixed-Income Housing (aka Workforce Housing)	\$200,000,000	\$100,000,000	\$0
Early Education & Out of School Time	\$90,000,000	\$45,000,000	\$22,150,000
Zero Carbon Renovation Fund	\$300,000,000	-	-
Total	\$11,160,000,000	\$1,800,000,000	\$538,102,871
<i>Without Public Housing Capital Request</i>	<i>\$2,660,000,000</i>		<i>Used about 70% of authorization</i>

- **Public Housing Capital:** The largest request in the Housing Bond Bill is for public housing capital – \$8.5 billion.
 - This figure represents the amounts needed to: (1) replace all expired components in the existing state public housing portfolio; (2) cover soft costs of 20-30%; and (3) complete additional critical upgrades for health and safety (i.e., adding sprinkler systems in buildings that do not have them).
 - The figure is also in line with an [estimate of \\$10 billion](#) from the State Auditor in 2006 on the total development/replacement cost of the state public housing portfolio.
 - With \$8.5 billion, it would provide about \$200,000 per home to preserve the 43,000 public housing homes in the state portfolio.
 - CHAPA is leading a campaign with MassNAHRO, Mass. Union of Public Housing Tenants, and the Greater Boston Interfaith Organization (GBIO) to advocate for this amount.
- An Act ensuring continued rights for public housing residents (HD.2875 & SD.1980)
 - Filed by Rep. Kevin Honan & Sen. Brendan Crighton
 - The bill will ensure resident protections remain in place for current and future residents of redeveloped public housing.
 - This language was developed and agreed to by Massachusetts Union of Public Housing Tenants, Massachusetts Law Reform Institute, Greater Boston Legal Services, MassNAHRO, local housing authorities, affordable housing developers, and CHAPA. The language enjoys broad consensus by all these stakeholders to incorporate resident protections into successful public housing redevelopment projects.
 - Principles of Resident Protections:
 - Clarify that basic resident protections are preserved;
 - Provide a clear path to enforce protections;
 - Provide for the issuance of regulations and sub-regulatory contracts and forms;
 - Provide that residents should not be adversely affected by change in subsidy or ownership; and
 - Provide residents with technical assistance to allow for meaningful input.

- Implementation of Filed Sub-Bid Exemption
 - The legislation passed as part of the economic development bill providing an exemption for public housing redevelopment projects with private partners from the filed sub-bid requirements does not cover all redevelopment scenarios
 - The exemption may need to be adjusted through legislation or through guidance through the Department of Housing and Community Development
 - This committee will work to learn more about the barriers that still exist for redevelopment projects even with this language
- **Announcements/Next Steps**
 - Thursday, March 16, 10:00 a.m. GBIO Housing Justice Campaign Kick-Off at the State House to introduce its priorities:
 - **Safe and Dignified State Public Housing:**
 - Approve \$184 million in operating funds for Local Housing Authorities across the Commonwealth in the 2024 annual budget
 - Authorize through the 2023 five-year housing bond bill, \$8.5 billion in capital funds to sustain public housing facilities and work off the accumulated backlog of deferred capital projects
 - **More Funding for Affordable Housing and Homeownership**
 - Pass statewide enabling legislation for a local option to collect real estate transfer fees to increase funding for affordable housing, (HD 2857/SD 1982).
 - **Access to Quality Housing for Returning Citizens**
 - Pass SD.2090 so that ALL Returning Citizens are guaranteed state IDs upon release.
 - Pass SD.818 support accessible housing by prioritizing Returning Citizens in state funded programs & allocates emergency Section 8 vouchers for Returning Citizens.
 - **Increasing Housing Supply**
 - We ask the Healey Administration, Attorney General Campbell, state leg. & local governments to use all available tools to fully implement the MBTA Communities Act & create more multifamily zoning, w/o penalizing housing authorities & their tenants.