

AMERICAN RESCUE PLAN ACT FISCAL RECOVERY FUNDS

On March 11, 2021, the President signed the American Rescue Plan Act (ARPA), which allocated over \$5.3 billion in fiscal recovery dollars to Massachusetts. These funds may be used for rent, mortgage, or utility assistance; counseling and legal aid; supportive housing; affordable housing development; and housing vouchers, residential counseling, or housing navigation assistance.

CHAPA asks that \$1.683 billion in state ARPA funding be allocated to the following:

CHAPA PRIORITIES FOR STATE ARPA FUNDING

Affordable Rental Housing Production and Preservation

CHAPA recommends \$200 million for affordable housing rental production and preservation to ensure families are safe and healthy in their homes and meet the Commonwealth's goal of creating 200,000 more homes.

- **Rental Production & Preservation: \$200 million** to fund rental affordable housing production and preservation for more homes that are climate resilient, energy efficient, and accessible to disproportionately impacted populations, including BIPOC communities, persons with disabilities, seniors, LGBTQ+ populations, and others.

Housing Rehabilitation

CHAPA recommends \$100 million for affordable housing rehabilitation to improve housing quality, accessibility, and long-term resiliency.

- **Affordable Housing Rehabilitation: \$100 million** for the rehabilitation and retrofitting of homes to meet the Commonwealth's climate resiliency and energy-efficiency goals, provide more accessible homes for persons with disabilities, and to improve housing quality and the health of residents by removing hazards like lead paint and mold.

Homeownership

CHAPA recommends \$500 million to expand and preserve homeownership opportunities to close racial disparities in homeownership.

- **Commonwealth Builder Program: \$200 million** for the Commonwealth Builder Program and other similar grants and loans to build affordable homeownership opportunities including single-family homes and condominiums that are affordable to households with low- and moderate-incomes, particularly in communities of color.
- **Expanded First-Time Homebuyer Resources: \$300 million** to expand resources for first-time homebuyers, including down payment assistance and access to mortgages, focused on residents of disproportionately impacted communities.

Public Housing

CHAPA recommends \$450 million for preserving the Commonwealth's public housing that collectively needs \$3 billion in deferred capital repairs and maintenance.

- **Public Housing Rehabilitation and Repairs: \$450 million** for capital repairs, improvements, and redevelopment of State Public Housing, much of which is over 50 years old, for long-term preservation of affordable homes for families with low-incomes, seniors, and persons with disabilities.

Acquisition

CHAPA recommends \$50 million for property acquisition to create and preserve more permanent affordable homes:

- **Acquisition: \$50 million** for residents or communities to acquire un-subsidized property being sold or foreclosed upon, providing new opportunities for long-term affordable homes and preventing displacement of residents from their homes and neighborhoods.

Supportive Housing

CHAPA recommends \$300 million to create housing with supportive services. These comprehensive investments will build a foundation for economic recovery by expanding access to safe, healthy, and affordable homes with access to services for our most vulnerable residents, including survivors of trafficking/domestic violence, chronic and unsheltered homeless families and individuals, families at risk of foster care placements, and those with serious behavioral health or substance abuse challenges.

- **Supportive Housing: \$300 million** for evidence-based housing investments that end homelessness through the creation of a flexible spending account for the operating costs for supportive services and the acquisition of hotels, motels, nursing homes, and other forms of temporary housing for the purpose of conversion to permanent, deeply affordable homes.

Housing Stability

CHAPA supports \$83 million for housing stability efforts to prevent evictions and provide access to housing resources for the most vulnerable populations during the pandemic and over the long-term.

- **Right to Counsel: \$78 million** to create a statewide right to counsel program for low-income residents facing eviction to be administered by the Massachusetts Legal Assistance Corporation. The program will prevent evictions for tenants and support owner-occupants of 1- to 3-family homes who are at risk of losing their home.
- **Tenant Outreach and Assistance: \$5 million** for community-based organizations working with residents in disproportionately impacted communities to support outreach efforts about available emergency resources and assist households with applying for housing assistance. This will help prevent evictions and improve the distribution of emergency rental assistance programs.