



October 1, 2023

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Her Excellency Maura Healey  
Governor of the Commonwealth  
State House, Room 280  
Boston, MA 02133

Dear Governor Healey:

Last month, the House-Senate Conference Committee reached consensus on a final tax relief bill. We are pleased that the legislation includes a provision to expand the state Low Income Housing Tax Credit, a critical program for affordable housing production and preservation. We urge you to sign the bill to make this additional funding available to help support the development of affordable housing in Massachusetts.

The tax relief legislation before you provides an opportunity to increase investment in the financing of affordable housing. It will raise the authorization cap on the State Low Income Housing Tax Credit (LIHTC) by \$20 million to \$60 million per year and make the program permanent. This increase will support an additional 10-15 developments, representing between 600-900 affordable new homes each year under the current capital budget.

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 apartments and 4,000 market rate apartments 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 expand affordable housing in our state.

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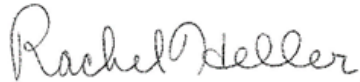


Housing is the single best investment we can make for the future of Massachusetts. The Commonwealth needs 200,000 new homes by 2030 to stabilize home prices and rents. To ensure new housing production grows for people across income levels, 40,000 of these new homes must be affordable for people with 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. We urge you to sign the tax relief bill and to help the Commonwealth take an important step toward ensuring that everyone can have a safe and affordable place to live.

If you have any questions or would like additional information, please do not hesitate to contact me.

Sincerely,



Chief Executive Officer  
Citizens' Housing and Planning Association

*On behalf of:*

2Life Communities  
Acton Housing Authority  
Adbar Ethiopian Women's Alliance  
AdLib, Inc.  
Amenta Emma Architects  
Amherst's Community Connections  
Andover Community Trust  
Asian Community Development Corporation  
Bashorun Descendants Foundation  
Berkshire County Regional Housing Authority  
Berkshire Housing Development Corporation  
Boston Tenant Coalition  
Brookline Community Development Corporation  
Brookline Housing Authority  
Cambridge Housing Authority

Capstone Communities LLC  
Centro de Apoyo Familiar  
Codman Square NDC  
Commonwealth Community Developers  
Disability Policy Consortium  
Domus Incorporated  
Dorchester Bay Economic Development Corporation  
DS Development LLC  
E3 Development LLC  
Engine 6 -Newton Housing Advocates  
Fall River Joint Tenant Council  
Father Bill's & MainSpring  
Fenway Community Development Corporation  
First Resource Development Co  
FORWARD - Friends Or Relatives With Autism & Related Disabilities  
Franklin County Continuing the Political Revolution  
Harborlight Homes  
Henry Joseph & Associates  
Holliston Youth and Family Services  
Home City Development, Inc.  
Housing Corporation of Arlington  
Housing Families  
Housing Greenfield  
Housing Medford  
Housing NOW Partnership  
Housing Partners, Inc.  
Island Housing Trust  
Jewish Alliance for Law and Social Action  
Just A Start  
Katjana Ballantyne, Mayor City of Somerville  
Lawrence Community Works Inc.  
Lazarus House Ministries  
LDS Consulting Group, LLC  
Lexington Housing Authority  
LIEBSTUDIOS  
Lincoln Avenue Communities  
Massachusetts Affordable Housing Alliance (MAHA)  
Massachusetts Assisted Living Association  
Massachusetts Association of Community Development Corporations  
Massachusetts Coalition for the Homeless  
Massachusetts Housing Investment Corporation (MHIC)  
Merrimack Valley Housing Partnership  
Metropolitan Area Planning Council

MetroWest Center for Independent Living  
Munkenbeck Consulting  
NAACP Berkshire Branch  
Needham Housing Coalition  
Neighbor 2 Neighbor  
NeighborWorks Housing Solutions  
New Ecology, Inc.  
NewVue Communities  
Nina-Soto Realty  
Neighborhood of Affordable Housing, Inc. (NOAH)  
Nolan Sheehan Patten LLP  
OneHolyoke CDC  
Perci PBC  
Preservation of Affordable Housing (POAH)  
Princeton Properties Development Inc.  
Pro-Home, Inc.  
Progressive Newton  
Quincy Community Action Programs, Inc.  
Rebuilding Together Boston  
Rethinking Power Management LLC  
Revitalize Community Development Corporation  
Rogerson Communities  
Rural Development Inc  
Small House Inc.  
Somerville Community Corporation  
Somerville Office of Housing Stability  
South Boston NDC  
Southeast Center for Independent Living  
The Caleb Group  
The Neighborhood Developers  
Trinity Financial  
UHM Properties  
Urban Edge  
Veterans Benefits Clearinghouse Development Corporation  
VIVA Consulting  
Way Finders  
Western Massachusetts Network to End Homelessness