

# CHAPA REGIONAL FORUM

October 23, 2024



# THANK YOU TO OUR 2024 PLATINUM PARTNERS:



# THANK YOU TO OUR 2024 GOLD PARTNERS:



Massachusetts  
**Housing  
Investment  
Corporation**



# THANK YOU TO OUR 2024 SILVER PARTNERS:

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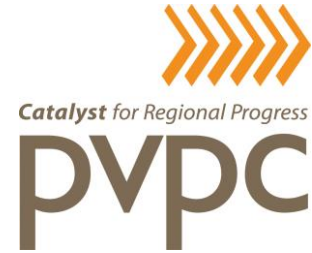
# THANK YOU TO OUR 2024 BRONZE PARTNERS:



THANK YOU TO OUR ANNUAL  
REGIONAL FORUM SPONSOR:

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# THANK YOU TO OUR 2024 LOCAL CO-HOSTS:



# About CHAPA

CHAPA's mission is to encourage the production and preservation of housing that is affordable to low and moderate income families and individuals and to foster diverse and sustainable communities through planning and community development.

## What Does CHAPA Do?



Advocate for  
Opportunity



Expand Access  
to Housing



Develop the  
Field



# AGENDA

- Policy and Budget Updates
- Fair Housing Updates
- MBTA Communities Updates
- Regional Break-out Groups
- Reconvene for Polling and Report Back
- Upcoming Meetings, Events and Stay Connected

**[pollev.com/mkeel003](https://pollev.com/mkeel003)**

# Policy Updates

Matt Noyes and Jordan  
Stocker



# BOLD ACTION FOR BAY STATE FAMILIES



CHAPA has a bold plan to cultivate a stronger housing ecosystem statewide by the end of the decade so that all our people, towns, and neighborhoods and can thrive.

The plan sets a goal of creating 200,000 new homes by 2030.

## Our Plan:

$$\begin{array}{ccccccc} 200,000 & = & 40K & + & 20K & + & 140K \\ \text{homes} & & \text{affordable} & & \text{deeply} & & \text{market rate} \\ & & \text{homes} & & \text{affordable} & & \text{homes} \\ & & & & \text{homes} & & \end{array}$$

# WE NEED BOLD ACTION FOR A STRONG FUTURE



## PEOPLE

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INVEST IN PEOPLE AND PLACES SO THAT EVERYONE CAN THRIVE IN THE COMMUNITIES THEY CHOOSE



## PRODUCTION

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CREATE HOMES WE NEED THAT ARE AFFORDABLE TO PEOPLE ACROSS INCOME LEVELS



## PLANNING

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DESIGN A VIBRANT, AFFORDABLE, INCLUSIVE, & SUSTAINABLE FUTURE FOR THE COMMONWEALTH & OUR COMMUNITIES



## PRESERVATION

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PRESERVE AFFORDABLE HOUSING & THE ABILITY FOR PEOPLE TO STAY IN THEIR COMMUNITIES

**The Goal: 200,000 Homes in Thriving Communities By 2030**

# WE NEED BOLD ACTION FOR A STRONG FUTURE



## PEOPLE

INVEST IN PEOPLE  
& THEIR  
PROSPERITY

### What We'll Gain From This Investment

People drive our work and all our outcomes are intended to benefit people and their prosperity.

### Priorities include:

- Close the racial homeownership gap
- Homebuyer counseling & education
- First-time home buyer assistance
- Affordable homeownership production, particularly in communities of color
- Fair housing
- Access to counsel in eviction proceedings & eviction record sealing
- Creating matched-savings programs to help increase economic mobility

**The Goal: 200,000 Homes in Thriving Communities By 2030**

# WE NEED BOLD ACTION FOR A STRONG FUTURE



## PRODUCTION

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**BUILD HOMES  
ACROSS ALL  
INCOMES**

### What We'll Gain From This Investment

To keep our economy strong, we must build homes affordable across all incomes. We must invest our resources to make homes deeply affordable and enact policies to create affordable homes.

### Priorities include:

- Increase funding for building more affordable homeownership & rental opportunities
- Increase funding for and strengthen the Massachusetts Rental Voucher Program and Alternative Housing Voucher Program
- Encourage local communities to prioritize funding for affordable housing development
- Increase the capacity to create supportive housing for our most vulnerable residents
- Create new revenue sources to dedicate to affordable housing

**The Goal: 200,000 Homes in Thriving Communities By 2030**

# WE NEED BOLD ACTION FOR A STRONG FUTURE



## PLANNING

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DESIGN THE  
FUTURE WE  
WANT

### What We'll Harvest From This Investment

We need thoughtful planning at the state and local level to design a vibrant, affordable, inclusive, and sustainable future for the Commonwealth. We'll make sure that we are engaging thoughtfully in planning, to maximize the health and wellbeing of our people and our communities.

#### Priorities include:

- Set statewide and local housing production goals, including affordable production goals
- Establish multifamily zoning in every MBTA community
- Allow accessory dwelling units (ADUs) to be built by-right in every community
- Protect against exclusionary zoning and land-use practices
- Encourage communities to create inclusionary zoning
- Provide technical assistance to communities in their efforts to plan for more housing

**The Goal: 200,000 Homes in Thriving Communities By 2030**

# WE NEED BOLD ACTION FOR A STRONG FUTURE



## PRESERVATION

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**PROTECT  
CURRENT  
RESIDENTS &  
HOUSING**

### What We'll Gain From This Investment

We must nurture the kids, adults, and seniors who already live in our communities by keeping families in their homes, preserving affordable housing, and ensuring that we don't lose homes to disrepair or foreclosures.

### Priorities include:

- Preserve all of our public housing while protecting residents of public housing in redeveloped properties
- Increase funding for long term and emergency rental and mortgage assistance
- Invest in deep energy retrofits for affordable housing and homeowners with low & moderate incomes
- Provide resources to improve the quality of housing and remove hazards like lead paint, mold, or asbestos

**The Goal: 200,000 Homes in Thriving Communities By 2030**



# 2023-24 STATE LEGISLATIVE PRIORITIES



## PEOPLE

PEOPLE DRIVE OUR WORK AND ALL OUR OUTCOMES ARE INTENDED TO BENEFIT PEOPLE AND THEIR PROSPERITY

- ✓ Office of Fair Housing & Fair Housing Trust Fund
- ✓ Access to Counsel in Evictions
- ✓ Eviction Record Sealing
  - Matched-Savings Program



## PRODUCTION

CREATE THE HOMES WE NEED THAT ARE AFFORDABLE TO PEOPLE ACROSS ALL INCOME LEVELS

- ✓ Housing Bond Bill
  - Codifying MRVP
  - Building Accessible & Affordable Homes
- ✓ Supportive Housing
  - Deeds Excise Increase
  - Local Option Transfer Fee



## PLANNING

DESIGN A VIBRANT, AFFORDABLE, INCLUSIVE, & SUSTAINABLE FUTURE FOR THE COMMONWEALTH & OUR COMMUNITIES

- ✓ Make Accessory Dwelling Units By-Right
  - Prohibit Exclusionary Zoning



## PRESERVATION

PRESERVE AFFORDABLE HOUSING & THE ABILITY FOR PEOPLE TO STAY IN THEIR COMMUNITIES

- ✓ Protect the Rights of Public Housing Tenants in Redevelopments
  - Zero Carbon Renovation Fund
- ✓ Massachusetts Healthy Homes Program

**The Goal: 200,000 Homes in Thriving Communities By 2030**

# FY2024 STATE BUDGET RESULT

Line-Item	Program	FY24 GAA	FY 25 GAA	Change from FY24
7004-9024	Masachusetts Rental Voucher Program	\$179,597,023	\$219,238,574	\$39,641,551
7004-9030	Alternative Housing Voucher Program	\$16,863,078	\$16,355,696	(\$507,382)
7004-9034	Housing Assistance for Re-Entry Transition	\$3,000,000	\$3,000,000	\$0
7004-9033	DMH Rental Subsidy	\$16,548,125	\$16,548,125	\$0
7004-3036	Housing Consumer Education Centers	\$10,474,000	\$10,474,000	\$0
7004-9316	Residential Assistance for Families in Transition	\$190,000,000	\$197,406,952	\$7,406,952
7004-9005	Public Housing Operating	\$107,000,000	\$113,000,000	\$6,000,000
7004-9007	Public Housing Reform	\$1,315,000	\$1,250,000	(\$65,000)
7004-0104	Home & Healthy for Good	\$8,890,000	\$8,890,000	\$0
7004-0108	HomeBASE	\$37,070,445	\$57,322,001	\$20,251,556
7006-0011	Foreclosure & Housing Counseling	\$3,050,000	\$3,050,000	\$0
7004-3045	Tenancy Preservation Program	\$2,042,755	\$2,042,755	\$0
4120-4001	MassAccess Registry	\$150,000	\$150,000	\$0
4000-0007	Unaccompanied Homeless Youth	\$11,000,000	\$10,545,850	(\$454,150)
7004-0106	New Lease for Homeless Families	\$250,000	\$250,000	\$0
0321-1800	Access to Counsel Program	-	\$2,500,000	\$2,500,000

## 2025-26 ADVOCACY OPPORTUNITIES

- Implementation of the **AFFORDABLE HOMES ACT**.
- Remaining **2023-24 LEGISLATIVE PRIORITIES**.
- New legislation for the **2025-26 LEGISLATIVE SESSION**.
- Funding for housing programs in the **FY 2026 STATE BUDGET**.
- Input into the development of the **QAP**.

**The Goal: 200,000 Homes in Thriving Communities By 2030**

# Fair Housing Initiatives

Sade Ratliff



# Everyone has the right to choose where they want to live, free from discrimination.

CHAPA believes this intentional work is essential to achieve our collective mission and redress housing discrimination impacts.

We work with other agencies in the field to pass [fair housing legislation](#) and, through our [Fair Housing Committee](#), collaboratively identify best practices that promote equal and fair access to housing opportunities on the federal, state, and local levels.

# 2023 – 2024 Fair Housing CHAPA Legislative Agenda

**AN ACT PROMOTING FAIR HOUSING BY PREVENTING DISCRIMINATION AGAINST AFFORDABLE HOUSING (H.1295 & S.859) SPONSORS: REPRESENTATIVE CHRISTINE BARBER & SENATOR JULIAN CYR** Prohibitive local zoning and permitting decisions have perpetuated segregation based on race, socioeconomic, and familial status in Massachusetts over decades. For example, creating only studio apartments or age-restricted homes lead to exclusion of families with children, people with low incomes, and people of color. This legislation will prohibit discrimination through zoning, permitting, or other actions to limit or exclude affordable housing under the state’s fair housing law Chapter 151B. This would strengthen our fair housing law and foster communities that are more inclusive

**AN ACT TO ESTABLISH AN OFFICE OF FAIR HOUSING & FAIR HOUSING TRUST FUND (H.1377 & S.866) SPONSORS: REPRESENTATIVES CHYNAH TYLER & DAVE ROGERS & SENATOR LYDIA EDWARDS** Housing discrimination can occur in many forms leading to unequal treatment of minority home seekers and renters. This legislation would help in combating housing discrimination at all levels, including development, sales, lending, appraisals, marketing, tenant selection, applications, and zoning. An Office of Fair Housing and Fair Housing Trust Fund will help ensure Massachusetts has an institution and the resources needed to create, coordinate, and enforce equitable housing policy and practices across all communities and state agencies.



# Fair Housing Wins

**State Office Of Fair Housing** After the passage of the Affordable Homes Act, The State Office Of Fair Housing was established. The responsibilities of this office include collaboration with state agencies to eliminate housing discrimination and support enforcing compliance with fair housing law. The office will also be responsible for developing fair housing initiatives, administering the Fair Housing Fund, annual reporting, and the production of a 5-year progress report on its advancement to eliminate housing discrimination.

**The Fair Housing Trust Fund** This Fund will allow the Office of Fair Housing to support Fair Housing initiatives across the state through grants for Fair Housing programs, private enforcement, AFFH, Fair Housing Testing, Education and Outreach, and other methods that comply with its responsibilities.

**Interagency Collaboration** CHAPA has played a crucial role in convening stakeholders from many sectors to discuss AFFH efforts across the state. We hope to continue convening interagency groups to further Fair Housing across the Commonwealth.



# CHAPA Fair Housing Committee

The Fair Housing Committee meets periodically, bringing together diverse stakeholders from across the state to intentionally advance fair housing and serve as a place to share information, work on legislation, coordinate efforts, and educate ourselves.

In addition to our Fair Housing Committee, CHAPA has convened smaller subcommittee and focus groups with partners across the state to discuss Fair housing related issues such as:

- Environmental Justice and Fair Housing
- State-wide AFFH Laws
- The State Office Of Fair Housing



# What Can You Do NOW?

- Join local efforts
- Revitalize local fair housing committees/commissions etc.
- Contact your local municipal officials & decision-makers
- Advocate - be engaged, offer input, connect members of the community
- Contact your state legislator!
- Advocate for fair housing legislation
- Join CHAPA Fair Housing committee
- Join the 'Confronting the History of Housing Discrimination' session



# Municipal Engagement Initiative

Monica Keel



# 2024 MEI Communities

- **MEI Lite Communities**
  - Dennis
  - Weston
- **MEI Full Communities**
  - Greater Newburyport
  - Needham
- Providing ongoing support to Franklin County & the Roxbury Collective for Affordable Housing
- MEI Applications are currently being reviewed to start working in 2025



# How else can you connect with us?

## Office Hours

- MEI Office Hours: [calendly.com/meiofficehours](https://calendly.com/meiofficehours)
- But you should feel free to schedule a meeting with me anytime! [mkeel@chapa.org](mailto:mkeel@chapa.org)

## Free and open webinars

- Affordable Housing 101
- Confronting the History of Housing Discrimination
- Visit [chapa.org/events](https://chapa.org/events) to register!

# Multi-family Zoning for MBTA Communities

Lily Linke & Will Rhatigan



# What does the MBTA Communities Act (Section 3A) do?

- Legalizes multifamily housing near transit “as of right”
- Impacts all 177 MBTA Communities
  - 12 Rapid Transit (deadline 12/31/23)
  - 72 Commuter Rail (deadline 12/31/24)
  - 58 Adjacent Community (deadline 12/31/24)
  - 35 Adjacent Small Town (deadline 12/31/25)
- Allows minimum of 15 units/acre by right
- Requires zone to be of “reasonable size”
- No age restrictions, must be suitable for families
- Certain % must be within 0.5 miles of transit station, if applicable

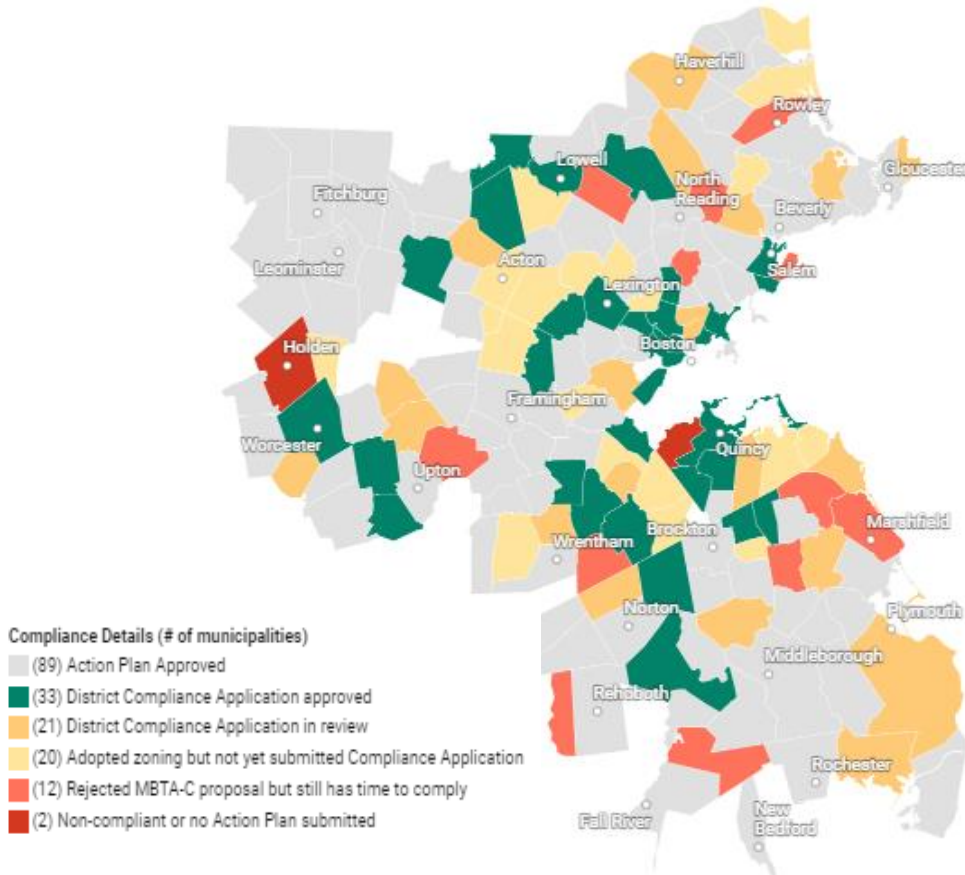
# MBTA Community Engagement Technical Assistance

CHAPA's Municipal Engagement Team is offering Community Engagement Technical Assistance to all interested MBTA Communities! We have supported 65+ communities across the region.

- Small community cohorts of comparable communities
  - 7 cohorts over the last 18 months
- Monthly Learning Sessions
  - Community Engagement 101, Storytelling for Change, Missing Middle Housing, Water Neutral Growth, School Enrollment and Housing Production, Facilitating Difficult Meetings, etc
- Direct one-on-one support
  - Presenting at community meetings, guidance on community engagement strategies, developing universal resources, 3A Resource Hub



# Progress Towards MBTA Communities Upzoning



- 78 communities have approved their multifamily zoning districts
- 36 communities have received final approval from the state
- 15 communities have voted it down, some are bringing it back to fall TM, while others are waiting to see the outcome of the Milton case
- ~60 communities still have votes this fall
- 84% passage rate (92% for CHAPA's TA communities)



# Legal Action Protecting the MBTA Communities Act

AG Campbell suing Milton for noncompliance (Missed 12/31/23 deadline)

- AG's arguments:
  - All MBTA communities SHALL comply with the law
  - AG has right to enforce law and/or penalties beyond the loss of state grant funding
- Milton arguments:
  - EOHLIC guidelines should have been released as regulations
  - Loss of state grant funding is only legal consequence for noncompliance
- What could change:
  - AG could appoint special master to rezone noncompliant communities
  - EOHLIC could be forced to redo guidelines as regulations
- What won't:
  - Requirement for all communities to create multifamily district of reasonable size
  - Loss of significant grant funding for noncompliance

# How can you help?

- Familiarize yourself with the details of the law
  - EOHLC page and FAQs
  - CHAPA Resource Hub
  - MAPC Toolkit
  - MHP webinars
- Gather images of existing multifamily housing in your community to share with your neighbors
  - Use [residency.mhp.net](https://residency.mhp.net) to find parcels with a density of 15 units/acre!
- Have conversations with key stakeholders
  - Business owners, abutters, current residents of multifamily housing, teachers who can't afford to live in town, older adults looking to downsize. Find out their perspective, learn about their concerns, and share your perspective!

# How can you help?

- Write Op-Eds and Letters to the Editor, especially in local publications!
  - Reach out to us for a talking points guide!
- Attend planning meetings for 3A and make your support known
- **VOTE** in favor of 3A at Town Meeting, or **speak** at a public hearing to express your support!
- If you live in an MBTA Community and are not already engaged in the conversation, reach out to us!

# Regional Break-out Groups



# Regional Discussion Questions

- What are things you are grappling with in your housing, affordability and advocacy work that need more attention and support?
- What does it mean for our communities to be welcoming? How do we maintain that space? How are you addressing Diversity, Equity and Inclusion in your housing work?
- What are the biggest gaps you are seeing (funding, policy, process etc.)?
- Are the state and federal resources helping your community address housing needs as planned?
- Does your community have a Community Preservation Act? How are you using that money?
- In the past year what have you seen change in your community? What are you doing locally that could be highlighted and replicated?
  - How do you see the Affordable Homes Act as an opportunity to aid your work?
    - How can the Office of Fair Housing and the Fair Housing Trust Fund impact your work?
    - Are you hearing anything about ADUs? Interest? Lack of understanding?

# Regional Discussion Questions

- What are some potential policies or funding sources that could solve issues your community/region are facing?
- What steps has your community done to be in compliance with the MBTA Communities bylaw?
  - For non MBTA Communities, do you think this bylaw would work as a model for how to build communities around public transit? or other transient orientated development? Is there an equivalent that we should exploring?
  - If your community has already passed their zoning district, what are the next steps that your community is taking in terms of development?
  - How are you encouraging transit-oriented development in your community? Is there an appetite for it?
- What barriers are you seeing on zoning and production that we can be working to remove? ADUs, state land, etc.
- How have spiraling development costs affected your community, and how are you addressing gap funding? What would be helpful to fill those gaps?
- What are you hearing on rent increases locally? What are you seeing in the way of displacement? What are you seeing on evictions and other disruptions? What are you seeing for housing quality and rehab needs?

# Regional Discussion Questions

- Are there any program changes you want to see in any housing programs?
- Have you seen examples of creative/successful solutions? Who has inspired you in this work in the past year? What are you doing locally that can be highlighted and replicated?
- How are Airbnbs and short-term rentals impacting year-round housing in your community?
- How can we bring regional issues to the state more effectively?
- How has your community's status on the Subsidized Housing Inventory changed over the past year? Is that reflective of how affordable the community truly is?
- How do you remain hopeful while doing this work?
- What have been the impacts and trajectory post COVID in your community?
- What do you think CHAPA could do, in working with you, to capitalize on this critical moment?

# Report Back

- Key points from each region
  - What did you hear that you think others would want to know?
  - What innovative solutions do you want to share?
  - What new concerns popped up?
- Poll Everywhere: [pollev.com/mkeel003](https://pollev.com/mkeel003)
- Aha! Moments



# Go to CHAPA.org to:

- Register for upcoming events
- Sign-up to receive monthly housing briefs
- Become a CHAPA member

# Join a CHAPA Committee!

- Housing Stability & Economic Mobility
- Production and Preservation
- Public Housing
- Rental Assistance
- Building Blocks Coalition
- Fair Housing Committee

# Engage with the Municipal Engagement Initiative

- [Confronting the History of Housing Discrimination](#) in partnership with JALSA
- [Affordable Housing 101](#)
- [MEI Office Hours](#) with Monica Keel, Program Associate
- [Share Your Local Wins](#)
- Tell Us Where You Live