

2023 Housing Bond Bill Draft

For Discussion Purposes Only

Program	2023 Draft Request Authorization	2018 Authorization	Est. Remaining Authorization
Affordable Housing Trust Fund	\$1,000,000,000	\$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	\$50,000,000	\$45,000,000	\$22,150,000
Zero Carbon Renovation Fund	\$300,000,000	-	-
Total	\$11,200,000,000	\$1,800,000,000	\$538,102,871
<i>Without Public Housing Capital Request</i>	\$2,700,000,000		<i>Used about 70% of authorization</i>
<i>LIHTC</i>			

Affordable Housing Trust Fund (AHTF)

The AHTF is a flexible tool administered by MassHousing to create and preserve affordable housing. It is used to support a variety of projects, including permanent and transitional housing for the homeless and for the rehabilitation of public housing. It can serve moderate-income households, up to 110% of the area median income (AMI). It also supports first-time homebuyers through the ONE Mortgage program. An expanded AHTF could support additional homeownership assistance and production activities as well as acquisition opportunities.

Capital Improvement & Preservation Fund (CIPF)

CIPF assists in the preservation and improvement of existing privately owned, state or federally assisted affordable rental developments that are at risk of losing their affordability restrictions.

Commercial Area Transit Node Program

This program encourages smart growth by producing homeownership and rental housing in mixed-use, commercial areas served by public transit.

Community Based Housing (CBH)

CBH extends the Commonwealth's goal of assisting persons with disabilities in the least restrictive settings possible. The program provides funding for the development of integrated housing for people with disabilities, including elders, with priority for individuals who are in institutions or nursing facilities or at risk of institutionalization. An expanded CBH would support resources to help create 1,000 homes of supportive housing per year.

Facilities Consolidation Fund (FCF)

FCF produces community-based housing for clients of the Department of Developmental Services (DDS) and the Department of Mental Health (DMH). Through the fund, DHCD works closely with DDS and DMH to provide housing for people with a wide range of disabilities.

Home Modification Loan Program (HMLP)

The HMLP helps persons with disabilities and the elderly make renovations to their homes through deferred payment or zero interest loans to ensure they can continue to live at home and avoid placement into more costly institutional settings, such as nursing homes.

Housing Innovations Fund (HIF)

HIF supports the production of innovative and alternative forms of rental housing, including single person occupancy (SPO) units, transitional and permanent housing for the homeless, shelters for survivors of domestic violence, supportive housing for seniors and veterans, and housing for substance abuse recovery. HIF projects usually feature affordable housing units combined with support services for residents.

Housing Stabilization Fund (HSF)

HSF provides funding for the acquisition, preservation, and rehabilitation of affordable housing, including foreclosed and distressed properties. HSF has helped finance family rental, elderly housing, single room occupancies (SROs), special needs housing, and a mix of homeownership and rental housing. Program Changes: The Housing Bond Bill changes the weak markets provision within the program to allow it to be used for single-family homes as well as multifamily housing.

Public Housing

This program helps modernize and rehabilitate our state's public housing stock. It allows local housing authorities to plan for capital improvements, renovations, abatement of hazardous materials, or to remodel homes for persons with disabilities.

Public Housing Demonstration Program

This demonstration program allows public housing authorities to use innovative public housing finance tools to leverage new funds and partners to rehabilitate public housing and reduce ongoing capital costs.

Mixed-Income Housing (aka Workforce Housing)

The Mixed-Income Housing Initiative by MassHousing supports the creation of rental housing that is affordable for working families whose incomes are too high for subsidized housing but are priced out of market rents. The Initiative provides up to \$100,000 of subsidy per workforce housing unit to create 1,000 new units of workforce housing statewide with deed restrictions that ensure 30 years of affordability.

Early Education and Out of School Time (EOST)

EOST offers grants to non-profits to help build early education and out of school time program facilities that serve low-income children. It provides flexibility to build or renovate buildings in order to provide children and teachers with safe, healthy environments that support other quality improvement efforts. The program is administered through the Children's Investment Fund at CEDAC and works closely with the Department of Early Education and Care.

Zero Carbon Renovation Fund

This new fund would help retrofit affordable and public housing units, schools, libraries and other municipal buildings. If established, the fund would be managed by the Massachusetts Clean Energy Center and could be used for swapping out fossil-fuel based heating and cooking systems for electric ones, improving energy efficiency in buildings with insulation and new windows, or even helping with the cost of rooftop solar panels.