

MACDC's Campaign for Our Neighborhoods

Preserve Affordable Homes

Massachusetts will preserve thousands of affordable homes in the next three years

- Tens of thousands of privately owned apartments in Massachusetts are made affordable through time-limited state and federal subsidies. They are known as “expiring use” buildings.
- Since 1998 more than 5,000 of these affordable apartments have been converted to market rate rents.
- In the next three years the subsidies will end for over 24,500 of these affordable homes.
- Approximately 85% of the residents in “expiring use” buildings are seniors or younger people with disabilities.
- Massachusetts’ communities cannot afford to permanently lose this important source of affordable housing.

New state law will help can preserve these affordable homes.

MACDC worked in coalition with others to pass the new law *An Act to Preserve Publicly Assisted Affordable Housing* (Chapter 159 of Acts of 2009) sponsored by Senator Susan Tucker and Representative Kevin Honan that will:

- Require owners to give a one-year notice to tenants and local and state governmental entities before they terminate long term affordable use restrictions or contracts.
- Encourage owners to retain existing governmental contracts that will keep the homes affordable to as many current residents as possible.
- Help local governments and non profits to purchase these properties at fair market value as a way to keep the homes affordable to existing residents and other lower-income households.
- Provide protections for low-income tenants who have to pay more rent or are displaced as a result of the end of the affordability restrictions.

The Department of Housing and Community Development is responsible for implementing the bill and ensures compliance. This law is an additional tool that can preserve these homes. The law compliments other on-going efforts at the state and federal level to provide new resources for these properties.

Act to Preserve Publicly Assisted Affordable Housing **(Chapter 159)**

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