



Preserve Affordable Homes

Massachusetts could lose 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 an additional 27,000 of these affordable homes.
- In the next few months over 2000 homes will be going on the market in Boston and Lawrence.
- 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.

State legislation help can preserve these affordable homes.

MACDC supports the prompt passage of *An Act to Preserve Publicly Assisted Affordable Housing* (S. 782) filed by Senator Susan Tucker that would:

- 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 would be responsible for implementing the bill and ensuring compliance. Passage of this bill will provide an additional tool that can be used to help preserve these homes. The legislation will compliment other on-going efforts at the state and federal level to provide new resources for these properties.

Pass the Act to Preserve Publicly Assisted Affordable Housing (S. 782)

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