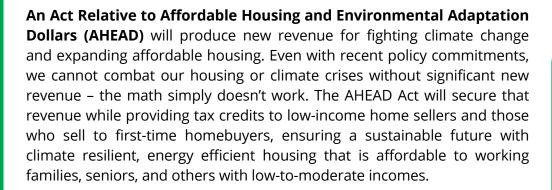
The AHEAD AC

Investing in Affordable Housing & Climate Resilience

S.1973/H.3194, by Sen. Eldridge & Rep. Montaño



The AHEAD Act will

- 0.456% to 0.912% on property sales.
- Allocate 50% of increase to the Affordable Housing Trust Fund and to Housing Preservation the Stabilization Fund, to preserve and . expand affordable housing access.
- Allocate 50% of increase to the Global Warming Solutions Trust Fund. prioritizing investments in environmental justice communities.
- Create new tax credits for low-income home sellers and for those who sell to first-time homebuyers, providing support and incentives to vulnerable families.

An Equitable Solution

- Increase the deeds excise fee from The excise fee is assessed on the seller of a property, so it is focused on those who are profiting the most from our unaffordable real estate market.
 - The resulting investments must prioritize regional equity, as well as environmental justice communities, who disproportionately experience the harms of climate change and decades of under-investment.
 - The largest responsibility lies with those who buy and sell properties frequently, including large scale office, commercial, and luxury residential developers.

IMPACT



Generate over \$400 million in new annual revenue for

affordable housing and climate investments.

Support new housing vouchers, construct or preserve thousands of new climatefriendly housing units, & provide flexibility to cover emergency assistance needs.



Support large scale climate mitigation & adaptation

projects, such as, decarbonization of low- and moderate-income housing and protection of lowincome and coastal communities.

Current Deeds Excise Rates in the Region

New Hampshire ————————————————————————————————————	1.5%
Vermont	−−−− 1.47%
Connecticut —	———1% - 2.75%
Massachusetts Proposed ————————————————————————————————————	0.912%
Rhode Island	0.46%
Massachusetts <i>Current</i>	0.456%
Maine ————————————————————————————————————	0.44%

For more information please contact us at AHEADcoalition@macdc.org.

