



Massachusetts Association of Community Development Corporations

FY2027 State Budget Priorities

Top Priorities

	MACDC Ask	Gov FY27	FY26	FY25	FY24
Small Business Technical Assistance	\$7,500,000	\$5,000,000	\$5,000,000	\$7,500,000	\$5,000,000
Ch. 206 First-Time Homebuyer & Foreclosure Prevention Counseling	\$3,050,000	\$1,500,000	\$1,500,000	\$1,550,000	\$3,050,000

Other Key Priorities

	MACDC Ask	Gov FY27	FY26	FY25	FY24
Get the Lead Out	\$6,000,000	\$0	N/A	N/A	N/A
Housing Consumer Education Centers	\$8,974,000	\$5,000,000	\$5,850,000	\$8,974,000	\$ 5,474,000 (+ federal backfill)
MA Healthy Homes Program	\$1,000,000	\$0	N/A	N/A	N/A
RAFT	\$300,000,000 + \$10k annual cap	\$201,205,991 + \$7k annual cap	\$207,477,715 + \$7k annual cap	\$204,732,108 + \$7k annual cap	\$190,000,000 + \$7k annual cap
MRVP	\$300,000,000 + Codification	\$278,341,728	\$253,311,840	\$231,666,427	\$199,771,788
MA Food Trust	\$300,000	\$0	\$300,000	\$200,000	\$300,000
The Neighborhood Hub	\$750,000	\$0	\$0	\$0	\$750,000

Questions? Contact Nathanael Shea, MACDC Director of Public Policy, at nshea@macdc.org.

Top Priorities

1. Small Business Technical Assistance (7002-0040)

MACDC Request: \$7.5 million

SBTA programs support local entrepreneurs as they start, stabilize, and grow their businesses. For every state dollar invested, the SBTA program leverages nearly \$10 in federal and private capital, and the additional economic activity and tax revenue produced in each of the businesses supported make this a crucial, high return investment in difficult revenue environments. Despite demand consistently exceeding the available funding, SBTA received a 33% cut in FY26. Restoring it to \$7.5 million will prevent program closures, save businesses and jobs, and generate millions of dollars of economic activity.

History – FY26: \$5M | FY25: \$7.5M | FY24: \$5M | FY23: \$7M

2. Ch. 206 Homebuyer Education and Foreclosure Prevention Counseling (7006-0011)

MACDC Request: \$3.05 million

During the foreclosure crisis in 2007, the Legislature established this dedicated funding stream to provide high-quality homeowner education and foreclosure counseling services across the state, and it succeeded in dramatically reducing foreclosure rates statewide. This modest investment provides a crucial tool for keeping people in their homes during today's inflated market by empowering first-time homebuyers with the information they need to acquire homes they can afford and maintain, and helping homeowners avoid foreclosure if they find themselves at risk. This item has received a 50% cut the past two years, leaving it to rely on being subsidized by a state trust fund that is now exhausted. With foreclosures rising nationally, we cannot afford to take a step back on our efforts to prevent them in Massachusetts.

History – FY26: \$1.5M | FY25: \$1.55M | FY24: \$3.05M | FY23: \$3.05M

Other Key Priorities

3. Get the Lead Out (7004-1966)

MACDC Request: \$6 million (one-time re-capitalization)

This highly successful program is projected to run out of funds just two months into FY27, jeopardizing not just discretionary de-leading, but also court-mandated de-leading due to the discovery of lead in a home with children present. It is critical that families be able to access, without interruption, funding to make their homes lead-safe.

History – N/A

4. Housing Consumer Education Centers (7004-3036)

MACDC Request: \$8,974,000

Housing Consumer Education Centers (HCEC) are a crucial support for those experiencing a range of housing problems, serving as a 1-stop shop for tenants, landlords, prospective buyers, and homeowners alike. As our housing crisis continues, the services provided in HCECs are a crucial bulwark against further destabilization of the housing market, linking together many of the other initiatives we advocate for here. The FY26 cut of 36% has already devastated the provider network, causing layoffs, program instability, and service delays. Continuing these cuts will leave thousands of families in the dark about their options to navigate the housing crisis, increasing medium- and long-term costs to the Commonwealth.

History – FY26: \$5.85M | FY25: \$8.97M | FY24: \$10.47M | FY23: \$9.7M

5. The Massachusetts Healthy Homes Program (new line item)

MACDC Request: \$1 million

Created in *The Affordable Homes Act*, the Massachusetts Healthy Homes Program will improve the quality of our aged housing stock, with the majority of funds targeted to homes located in Gateway Cities. Many of these homes are occupied by low-income households and households of color. While we work to construct badly needed new housing, it is crucial that we also maintain focus on preserving our older existing homes. With a projected per-unit cost of only \$25,000 to \$50,000—a fraction of the cost of building new units—the MHHP is a cost-effective strategy to address the serious health impacts caused by lead paint, mold, and other hazards on families with limited housing options. It will help keep people in their homes, reduce health care spending, improve health equity, and increase families' productivity at both work and school. We request \$1 million to actualize the work of this new program and scale up efforts to preserve these older homes.

History – N/A

6. Residential Assistance for Families in Transition (7004-9316)

MACDC Request: \$300 million + benefits cap at \$10k

RAFT has provided a lifeline to tens of thousands of households and has demonstrated that proactive public-private partnerships can dramatically increase housing stability. The availability of emergency rental assistance can avoid unnecessary evictions, reducing strain on the shelter system and providing benefits to renters, landlords, and communities alike.

We also urge an increase in the annual benefits cap to \$10,000, from the current level of \$7,000. \$7,000 is insufficient for most housing markets across the state, and a \$10,000 cap would ensure that the investment is achieving its intent.

History – FY26: \$207.48M | FY25: \$197.4M | FY24: \$190M | FY23: \$150M

7. Mass. Rental Voucher Program (7004-9024)

MACDC Request: \$300 million + Codification

MRVP is a crucial tool that helps families before they experience a crisis and face eviction, but the current investment does not come close to meeting the demand. Thousands of Massachusetts' families and individuals benefit from stable and secure rental housing they would otherwise be unable to afford. We also ask that MRVP be moved from being an annual budget item and codified into the General Laws. This will add durability, accessibility, and improved oversight to this program that is a pillar of our state's work to fight homelessness, benefitting tenants and landlords alike.

History – FY26: \$253.3M | FY25: \$219.2M | FY24: \$179.6M | FY23: \$154.3M

8. Massachusetts Food Trust Program (2511-0100)

MACDC Request: \$300,000

The MA Food Trust Program addresses critical gaps in food equity by supporting the development and expansion of food enterprises in underserved communities with limited access to fresh, healthy, and affordable foods. The funds support program operations, outreach, and technical assistance, and they leverage millions of dollars in additional public and private investment, spurring local economic growth and benefitting local public health.

History – FY26: \$300K | FY25: \$200K | FY24: \$300K | FY23: \$100K

9. Neighborhood Hub (7002-1502)

MACDC Request: \$750,000 (restore program)

Many Gateway Cities and rural towns in our Commonwealth suffer from distressed, vacant, and abandoned housing, as too often property owners lack sufficient incentive and resources to maintain their properties. MassHousing's [Neighborhood Stabilization Program](#) provides the rehab funding, and the [Neighborhood Hub](#) is its linchpin, by providing technical assistance to these municipalities. Administered by MassHousing, the Hub is a multi-agency partnership among the public and nonprofit sectors to provide funding and technical assistance to municipalities working to revitalize distressed areas. This level would restore the Governor's FY25 veto.

History – FY26: \$0 | FY25: \$0 (Gov. vetoed) | FY24: \$750K | FY23: \$750K