



The Massachusetts Association of Community Development Corporations (MACDC) policy agenda for the 2023/24 legislative session is driven by our members and aims to support policies and programs that advance racial and economic equity by creating healthy communities where everyone lives in housing they can afford, benefits from economic opportunities, and can fully participate in the civic life of their community.

**Please join us in supporting these goals by co-sponsoring the following bills:**

### **TOP PRIORITIES**

#### ***An Act to Promote High-impact Community Investment (S.1789/H.2876)***

***Sponsors: Senator DiDomenico and Representative Livingstone***

The Community Investment Tax Credit (CITC) has fueled resident-led community development that drives inclusive opportunity across the Commonwealth since 2014. Since the program's launch, CITC has helped Massachusetts community development organizations raise more than \$100 million. This legislation will eliminate the program's 2025 sunset and expand the annual statewide cap on donations from \$12 million to \$15 million, so that in partnership with the Commonwealth, the community development field can continue to flourish and meet the ongoing needs of community residents.

#### ***An Act Creating the Massachusetts Healthy Homes Program (S.881/H.1307)***

***Sponsors: Senator Keenan and Representatives Cruz & Arriaga***

People need safe and healthy environments in which to live. The presence of lead paint, poor indoor air quality, and other substandard housing conditions lead to developmental delays in children, respiratory disease, accidents, and injuries, potential displacement when individuals become disabled, and spread of infectious disease, among other serious, preventable health consequences. The passage of this legislation will create the Massachusetts Healthy Homes Program (MHHP), to scale up the Commonwealth's efforts to address serious health problems caused by substandard housing.

#### ***An Act Providing for Climate Change Adaptation Infrastructure and Affordable Housing Investments in the Commonwealth (S.1799/H.2894)***

***Sponsors: Senator Eldridge and Representative Montañó***

This bill, commonly known as HERO – Housing and Environmental Revenue Opportunities – secures new revenue for investment in climate and housing by doubling the current Deeds Excise Fee that is collected when real estate is sold in order to generate at least \$300 million in new revenue annually. The current rate is \$4.56 per \$1,000 - among the **lowest rates** in the region. This revenue source is affordable because most homeowners only pay it once or twice in a lifetime, and can amortize the cost over the life of a mortgage. It is equitable because it imposes the largest cost on those buying and/or selling the most expensive properties and investors who buy and/or sell properties frequently, including large scale office, commercial and luxury residential developments.

## ADDITIONAL PRIORITIES

### ***An Act Granting a Local Option for a Real Estate Transfer Fee to Fund Affordable Housing (S.1771/H.2747)***

***Sponsors:*** Senator Comerford and Representative Connolly

This statewide enabling legislation would allow municipalities with local approval to levy a fee of up to 2% on certain real estate transactions to fund local affordable housing production and preservation efforts. Allowing cities and towns this option would provide communities across the Commonwealth with a critical tool to address our housing crisis. The bill includes a number of mandatory exemptions to protect vulnerable populations, and allows municipalities flexibility to grant further exemptions at their discretion.

### ***An Act Relative to Vacant Receivership Property & An Act Relative to Nonprofit Receivership Authorization (S.999/H.1530)***

***Sponsors:*** Senator Gomez and Representative Gonzalez

This legislation would permit a court to allow the sale of a vacant receivership property to a nonprofit entity for the fair market value of the property “as is,” in order for the nonprofit to rehabilitate the property and sell it affordably to an income-eligible first-time homebuyer. This legislation encourages the rehabilitation of distressed properties for affordable purchase, thereby reducing blight and stabilizing neighborhoods.

### ***An Act Establishing a Zero Carbon Renovation Fund (S.2365/H.3232)***

***Sponsors:*** Senator Gomez and Representative Vargas

This legislation would allocate \$300 million for zero-carbon renovations in existing buildings like affordable housing, public schools, and buildings in environmental justice communities. By prioritizing the most vulnerable populations among us, this legislation will take critical steps to equitably reduce emissions, improve climate resiliency, lower energy costs, and improve the overall health for communities most in need.

### ***An Act to Guarantee a Tenant’s First Right of Refusal (S.880/H.1350)***

***Sponsors:*** Senator Jehlen and Representatives Livingstone & Consalvo

This legislation, commonly known as TOPA – Tenant Opportunity to Purchase Act – would provide new tools to help tenants and their community-based partners, including CDCs, acquire their buildings at the market price. TOPA will help preserve tenancies at reasonable rent levels and ensure that the Commonwealth can meet its housing needs and preserve more affordable housing.

### ***An Act Codifying the Massachusetts Rental Voucher Program (S.888/H.1351)***

***Sponsors:*** Senator Lovely and Representative Madaro

Stable, affordable housing is vital for the well-being of Massachusetts families and the future of our Commonwealth. The Massachusetts Rental Voucher Program (MRVP) remains the largest state-funded rental assistance program in the country, assisting nearly 10,000 households with low- and moderate-incomes. Right now, MRVP lacks the statutory grounding and organizational structure to effectively oversee a growing program. The core rules of MRVP need to be incorporated into the general laws, rather than being re-established each year through the annual budget. This will give the program more stability and allow for better long-term planning.

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