



Affordable Homes Act Priorities

MACDC strongly supports the critical investments and policy included in the Affordable Homes Act and urges the Legislature to enact the bill ASAP. In addition to maintaining or increasing the bill's affordable housing investment levels, we ask the Legislature to include the following priorities.

Protect and Expand Community Investment Tax Credit

We support the language in the Governor's bill, which eliminates CITC's 2025 sunset and expands the statewide annual cap on donations from \$12 million to \$15 million.

CDCs are an efficient and effective delivery system for affordable housing, and they depend on the funding spurred by the CITC. Every dollar invested through the CITC is matched by a dollar in private donations, giving the program a strong initial multiplier, which grows exponentially when considering downstream effects from housing production, housing stability, and economic development that CDCs produce in our communities. As documented in MACDC's 2023 [GOALS Survey Report](#), in calendar year 2022 alone, CDCs created and preserved over 1,400 homes across Massachusetts, many of these located in low-income communities and communities of color, and our collective impact generated more than \$1.6 billion investment in these communities.

Massachusetts Healthy Homes Program

Establish the MA Healthy Homes Program, capitalized with a \$50 million bond authorization.

Too many of the Commonwealth's residents live in substandard housing, homes that are harming the health of their residents. A recent [report](#) commissioned by the [Green and Healthy Homes Initiative](#) documented these housing quality problems, with a focus on lead paint and poor indoor air quality. These housing quality problems disproportionately affect low-income populations and communities of color, which experience higher rates of child elevated blood levels than the population statewide. The Massachusetts Healthy Homes Program Fund would complement existing public programs and offer a comprehensive, whole homes approach to home repair. A per-unit investment of \$50,000 - \$75,000 to prevent a home from becoming uninhabitable is a cost-effective strategy, when the cost of creating a new home can be upwards of \$600,000.

Luxury Transfer Fee

Keep a transfer fee in the bill, but infuse it with greater flexibility to ensure broad access.

A luxury transfer fee is a crucial tool to infuse more equity and capacity into our affordable housing funding stream. As currently structured, the proposal would leave out many towns outside of the Boston area due to its high \$1 million value exemption statewide and requirement that the seller pay the fee. Instead, the bill should allow more local flexibility so as many municipalities as possible may realize the benefits from this local option.