MAPC is grateful to the Governor and Legislature for prioritizing investments and policies to support housing across the Commonwealth. The region is facing a housing crisis and timely action is needed to support residents now and ensure that all people can continue to call this state home. To achieve this, MAPC has identified the following housing policy and investment priorities to ensure that we can reach our goals.

**MAPC Affordable Homes Act Top Investment Priorities:**

**Public Housing Modernization Funding (7004-0074):**
MAPC particularly urges the Legislature to include the $150M for decarbonization and resilience of the Commonwealth’s public housing. By including funding for these specific types of upgrades to public housing, the Legislature is not only providing a more home with more affordable energy costs long term but also making critical progress towards our 2030 and 2050 emissions reductions targets.

**Commonwealth Builder Expansion (7004-0081):**
Commonwealth Builder is a critical program that supports building more equitable access to affordable homeownership opportunities, particularly for BIPOC communities. MAPC believes strongly that this critical program should be expanded to additional municipalities to provide this support more broadly and work to more thoroughly address patterns of segregation in the Commonwealth.

**Affordable Housing Trust Fund (7004-0072):**
Investing in the Affordable Housing Trust Fund will directly support the production and preservation of Affordable rental and ownership opportunities. It is critical that both types of Affordable housing options are produced, so residents can move across the housing spectrum — from rental to homeownership. This lifecycle allows for generational wealth building and frees up rental units for new households in need.
Local Option Transfer Fee:
The state cannot shoulder the burden alone and should enable municipalities interested in raising revenues locally to create additional tools. MAPC supports the ability for municipalities to opt-in to this critical tool and include the following 5 provisions to make the tool as impactful as possible for interested communities:

- Preserve as local option, allowing communities to decide if they need the tool
- Provide a flexible threshold, accessible to all communities
- Provide fee bearer flexibility, allowing communities to tailor this tool to local needs
- Allow fees to apply to the full amount of a transaction, or the excess above threshold
- Allow further local exemptions to protect vulnerable communities

MAPC is also supportive of the individual transfer fee home rule petitions that have been filed and the Housing and Environment Revenue Options (HERO) legislation that would provide separate pathways to additional funding.

Accessory Dwelling Units By-Right:
ADUs offer an opportunity to create new units statewide and contribute to the diversity of housing types that are vital in our communities. Homeowners can also create ADUs to generate income to offset high housing costs. ADUs across not just single-family districts, but all residential districts can serve as a relief valve on housing production challenges until the units we invest in now begin to become available.

Tenant Protection Measures
MAPC supports a variety of tenant protection measures including the creation of an Office of Fair Housing and eviction sealing to provide options for residents across the Commonwealth. We urge the Legislature to build on these tenant protection measures to include the Tenant Opportunity to Purchase Act (H.1350/S.880). Additionally, ensuring access to counsel funding will provide renters with additional rights.

MAPC urges local officials and residents to contact your legislators to share your support of these policies and investments and to share your experiences accessing housing in your region. Learn more about MAPC’s full legislative agenda at: mapc.ma/Legislative-Priorities

Send an Affordable Homes Act Advocacy Letter at:
mapc.ma/Affordable-Homes-Act-letter-template