

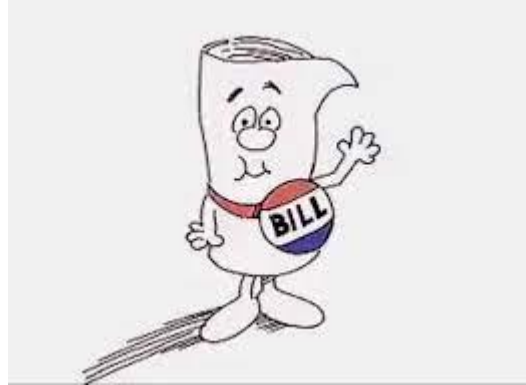
MetroWest Regional Collaborative

Housing Bond Bill Discussion

November 30, 2023



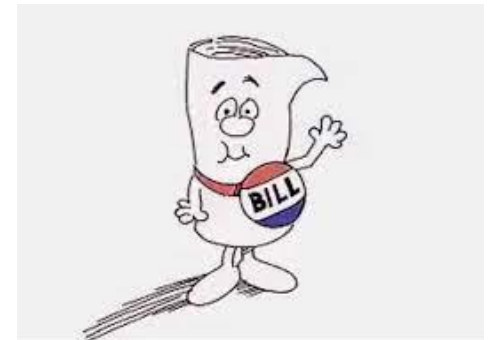
Bond Bills 101 – Bonds Explained



- **Authorizes** capital spending (Annual Capital Plan)
- Bond packages come up somewhat regularly
 - Economic Development (2021)
 - Climate Change and Environment (2018)
 - Housing (2018)
 - Transportation (2021 and chapter 90 annually)
 - General Infrastructure (2022)

Bond Bills 101 – The Bond Process

- **Joint Committee Hearing in primarily relevant committee**
 - *For The Affordable Homes Act, Housing*
- **Joint Committee on Bonding Hearing**
- **House**
 - House Ways and Means
 - House floor debate, vote
- **Senate**
 - Senate Ways and Means
 - Senate Floor debate, vote
- **Conference Committee**
- **Final Votes**



H.4138 Affordable Homes Act

- \$4.1 Billion Capital Spending Authorizations
 - \$1.6M for public housing (\$150M for decarbonization!)
 - \$1.83M production and preservation
 - Directs all investments to prioritize and incorporate state's climate and decarb goals
 - *New* \$175M Housing Works
- Tax credits
 - CITC
 - New homeownership production tax credit to increase housing production and development
- Policy Initiatives
 - 28 substantive policy changes or initiatives
 - 3 Executive orders filed alongside the legislation

MAPC Endorsed Housing Priorities

Housing Production
ADU-By-Right

Tenant protection
TOPA
Right to counsel
Eviction sealing
Preventing discrimination

Housing Preservation
*Income tax credit for
affordable*

New Funding Sources
Local Option Transfer Fee
*Home Rule Petitions for
Transfer Fee*
Deeds Excise Fee (HERO)

Technical Changes
Housing Data

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Housing Data

What's next

- Discussions with Legislators about MAPC priorities
- Preparing to offer testimony
 - Written letters of support
 - Oral testimony at hearings (3 minutes each)