

MAGIC Municipal Affordable Housing Trust Roundtable

Convening 2 | Virtual | July 16th, 2025





WELCOME!

We are going to get started at 9:05am



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Notification of Meeting Being Recorded

This meeting will be recorded, and the Metropolitan Area Planning Council (MAPC) may choose to retain and distribute the video, still images, audio, and/or the chat transcript. By continuing with this virtual meeting, you are consenting to participate in a recorded event. The recordings and chat transcript will be considered a public record. If you do not feel comfortable being recorded, please turn off your camera and/or mute your microphone or leave the meeting.

Agenda

Introductions and Check-Ins

Reaffirm Group Agreement

Transfer Fee Presentation

- Transfer Fee Overview
- Transfer Fee Legislative Update
- How to get involved
- Q+A

AHT Updates and Discussion

Future Meeting Updates

Introductions!



Who are you?



Which municipality or organization do you represent?



Are you affiliated with an Affordable Housing Trust?



Can you describe in either one word or one sentence something that your AHT has been working on recently?

Group Agreement

- *Be fully present*
- *Use “I” statements*
- *Take space, make space*
- *Share the lesson not the story*
- *One mic*

Transfer Fee Presentation

Representative

Carmine Gentile

*Massachusetts House of
Representatives*

13th Middlesex District

Leah Robins

*Director of
Government Affairs
MAPC*

Rich Feeley

*President, Concord Housing
Foundation
Member, Concord Municipal
Affordable Housing Trust*

Who is LOHA?



Local Option for Housing Affordability is a diverse coalition of more than 100 organizations, housing and planning agencies, and municipalities from the Cape and Islands to Greater Boston and the Berkshires that support a local option transfer fee on high end real estate sales to fund affordable housing.

We work closely with municipalities who have filed home rule petitions to understand their needs, and ensure enabling legislation addresses those needs.

- ACKNow
- Action for Equity, INC
- Allston Brighton Community Development Corporation
- Amherst Community Connections
- Amherst Municipal Affordable Housing Trust
- Andover Community Trust
- Asian Community Development Corporation
- Berkshire County Branch NAAPC
 - Berkshire County Regional Housing Authority
- Berkshire Regional Planning Commission
- BiodiversityWorks
- Boston Building Trades Council
- Boston Neighborhood Community Land Trust
- Boston Tenants Coalition
- Boston Worker's Circle
 - Brazilian Worker Center Inc.
- Brookline for Everyone
- Brookline Improvement Coalition
- Cambridge Residents Alliance
- Central Berkshire Habitat for Humanity
- Central Massachusetts Housing Alliance
- Chinese Progressive Association
- Citizen's Housing and Planning Association (CHAPA)
- City Life Vida Urbana
- Coalition to Create the Martha's Vineyard Housing Bank
- Community Action Agency of Somerville
- Community Development Partnership
- Community Teamwork
- Concord Housing Foundation
- Congregation B'nai Israel Tikkun Olam Committee
- Department of Veteran's Affairs-City of Somerville
- Dudley Street Neighborhood Initiative
- Dukes County Health Council
- Eliot Community Health Services - Homeless Services
- Equitable Arlington
- Equal Justice in Needham
- First Parish in Brookline
- Franklin County Continuing the Political Revolution
- Fresh Pond Residents Alliance • Greater Boston Food Bank
- Green Cambridge • Greening Greenfield
- Heading Home
- Healthy Aging Martha's Vineyard • Health Imperatives
- Homeowners Rehab Inc. of Cambridge
- HomeStart
- Housing Corporation of Arlington
- Housing Families
- Immigrant Service Providers Group/Health
- Institute for Policy Studies
- Island Housing Trust
- Jamaica Plain Progressives
- Jewish Alliance for Law and Social Action
- Just - A -Start
- Lawrence Community Works
- LISC Boston
- Lynn United for Change
- Main South CDC
- Male Engagement Network
- Martha's Vineyard Commission
- Massachusetts Affordable Housing Alliance
- Massachusetts Association of Community Development Corporations (MACDC)
- Massachusetts Association for Community Action (MASSCAP)
- Massachusetts Association of Regional Planning Agencies
- Massachusetts Communities Action Network
- Massachusetts Coalition for the Homeless
- Massachusetts Coalition to Prevent Gun Violence
- Mass General Brigham
- Massachusetts Law Reform Institute
- Massachusetts Public Health Association
- Massachusetts Senior Action Cambridge/Somerville Chapter

- Massachusetts Alliance of HUD Tenants
- Mayor Katjana Ballantyne/City of Somerville
- Mayor Tom Bernard/City of North Adams
- Metropolitan Area Planning Council
- Metro West Collaborative Development
- Merrimack Valley Food Bank
- Nantucket Civic League
- Natick Affordable Housing Trust
- North Shore Community Development Coalition
- Our Revolution Medford
- Our Revolution Somerville
- PACE Inc.
- Planned Parenthood Advocacy Fund
- Preservation of Affordable Housing, Inc. (POAH)
- Progressive Massachusetts
- Real Estate Cafe
- Right to the City Boston
- Rural Development Inc.
- Safe Medford
- Somerville Community Corporation
- Somerville Community Land Trust
- Somerville Homeless Coalition
- Somerville Stands Together
- Somerville YIMBY
- South Shore DSA
- Springfield No One Leaves
- Stow Municipal Affordable Housing Trust
- The Food Bank of Western Massachusetts
- The Linden Letter
- The Welcome Project
- Those Who Can, For Those In Need (Winthrop)
- Valley CDC
- Village and Wilderness Project
- Western Mass. Network to End Homelessness
- Worcester Community Action Council
- Worcester Common Ground, Inc
- Worcester HEART Partnership
- YWCA Cambridge

And we're still growing!

Transfer Fee Overview: Statewide Enabling Legislation

What does the legislation do?

GIVES MUNICIPALITIES A TOOL. Allows communities the option to collect a **one time** fee of up to 2% on high value real estate transactions to fund affordable housing production and preservation.

APPLIES ONLY TO HIGH END REAL ESTATE Includes a mandatory exemption for sales under \$1,000,000, allowing only communities with a county median home price of under \$750,000 to use county median home price as their exemption threshold. Allows flexibility for municipalities to set the threshold higher.

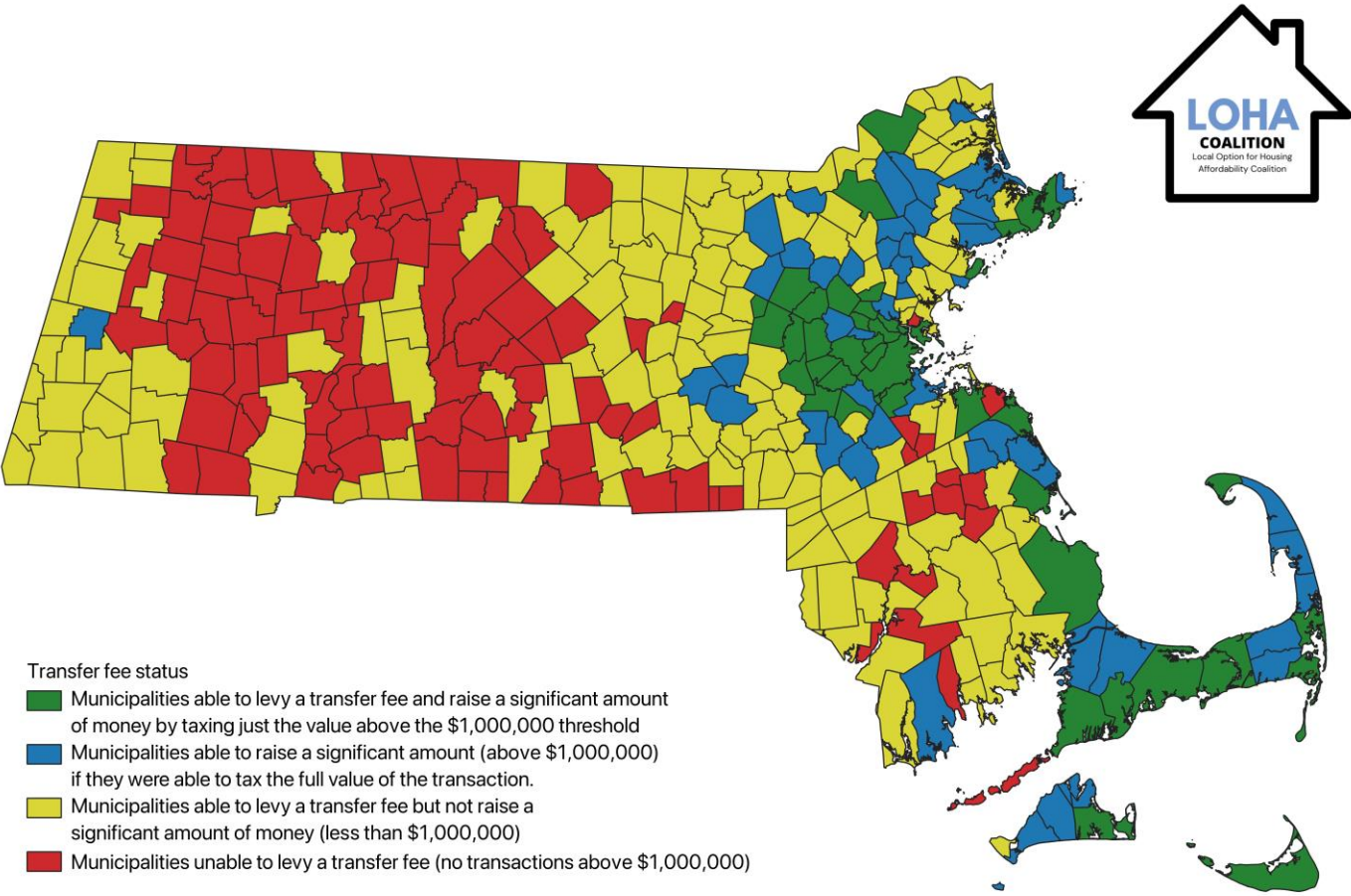
ALLOWS BROAD, LOCALLY DETERMINED EXEMPTIONS Mandates certain exemptions including transfers between family members and sales under \$1 million or county median sale price as described above. Allows communities to set further exemptions to suit local market conditions and need

KEEPS DECISION-MAKING LOCAL. Each municipality seeking to adopt a transfer fee would have to first engage in a **local process** to adopt a policy with terms and conditions that are the right fit for their community. Allows regional collaboration so smaller communities don't miss out

Transfer Fee Overview: Statewide Enabling Legislation

Analysis from Mass Budget

Released in 2023



Transfer Fee Overview: Statewide Enabling Legislation

Affordable Housing Supports

- All funds raised by a local transfer fee would be deposited to a municipality's affordable housing trust fund or a regional affordable housing commission and would be **dedicated to affordable housing**
- As of 2023, 140 of the 351 municipalities across the Commonwealth have created a MAHT.
- There is precedent with the CPA for local funding of affordable housing using revenue generated by real estate.

Revenue Potential

Research from MACDC:

Based on 2022 sales data for the 19 communities that have filed home rule petitions seeking a transfer fee, a real estate transfer fee of 1 percent on the portion of transactions above \$1 million would have generated approximately \$213 million that year across those municipalities alone. Depending on the average subsidy per unit, this revenue has the potential to create or preserve thousands of affordable housing units.

Transfer Fee Overview: Statewide Enabling Legislation

An Act enabling a local option for a real estate transfer fee to fund affordable housing (H.3056 / S.1937)

Filed by Rep. Connolly, **Rep. Gentile**, and Sen. Comerford

Co-sponsored by:

Rep. Sabadosa

Rep. Arena-DeRosa

Rep. Barber

Rep. Cruz

Rep. Davis

Rep. Decker

Rep. Domb

Rep. Gómez

Rep. Hawkins

Rep. Higgins

Rep. Holmes

Rep. Hong

Rep. Howard

Rep. Keefe

Rep. LeBoeuf

Rep. Moakley

Rep. Montañó

Rep. Owens

Rep. Sangiolo

Rep. Sena

Rep. Uytterhoeven

Sen. Eldridge

Sen. Gómez

Sen. Lewis

Sen. Barrett

Sen. Friedman

Sen. DiDomenico

Sen. Cyr

Sen. Jehlen

Sen. Miranda

Sen. Rausch

Sen. Edwards

Transfer Fee Overview: Statewide Enabling Legislation

Joint Committee on Revenue

SENATE MEMBERS



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Vice Chair

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Nicholas A. Boldyga

Transfer Fee Overview: Local Option Home Rules

Local Home Rule Petitions have passed and implementing legislation has been filed or is pending for the Massachusetts communities shown below.

- Amherst- H.4193
- Aquinnah- H.3193
- Cambridge- HD4278
- Chatham-HD4880
- Chilmark- H.3193
- **Concord- H.3043**
- Eastham- HD4839
- Edgartown-H.3193
- Falmouth- H.3931
- Nantucket- H.3903
- Oak Bluffs-H.3193
- Provincetown- HD4361
- Somerville- H.3930
- Tisbury- H.3193
- Truro-HD4361
- West Tisbury- H.3193
- Wellfleet- HD4362

Related Legislation of Interest: AHEAD

An Act Relative to Affordable Housing and Environmental Adaptation Dollars (AHEAD)
S.1973/H.3194 filed by Sen. Eldridge and Rep. Montano

- Increase the deeds excise fee from 0.456% to 0.912% on property sales.
 - Allocate 50% of the increase to the **Affordable Housing Trust Fund** and to the **housing Preservation and Stabilization Fund**, to preserve and expand affordable housing access
 - Allocate 50% of the increase to the **Global Warming Solutions Trust Fund**, prioritizing investments in environmental justice communities
- Create new tax credits for low-income home sellers and for those who sell to first-time homebuyers providing support and incentives to vulnerable communities

Transfer Fee Presentation Q+A

What questions do you have for Rep. Gentile, Leah and Rich?

General AHT Updates



What have you been working on with your AHTs?



Any new successes or challenges to share?



What would you would like to have time to discuss or learn more about in a future convening?

Next Convening – You're Invited!

- *Thursday September 18th*
- *Lexington, MA*
- *9-11am*

Thanks to Elaine Tung for hosting us!

Thank you all for joining us today!

Contact Gwendolyn Hellen-Sands: ghellensands@mapc.org