

HOUSE No. 3149

The Commonwealth of Massachusetts

PRESENTED BY:

Bradley H. Jones, Jr.

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act establishing a commission to study reforms to the low-income housing tax credit program.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Bradley H. Jones, Jr.</i>	<i>20th Middlesex</i>	<i>1/17/2025</i>
<i>Kimberly N. Ferguson</i>	<i>1st Worcester</i>	<i>1/17/2025</i>
<i>Paul K. Frost</i>	<i>7th Worcester</i>	<i>1/31/2025</i>
<i>Todd M. Smola</i>	<i>1st Hampden</i>	<i>3/10/2025</i>
<i>David F. DeCoste</i>	<i>5th Plymouth</i>	<i>1/28/2025</i>
<i>Hannah Kane</i>	<i>11th Worcester</i>	<i>1/30/2025</i>

HOUSE No. 3149

By Representative Jones of North Reading, a petition (accompanied by bill, House, No. 3149) of Bradley H. Jones, Jr., and others for an investigation and study by a special commission (including members of the General Court) to study reforms to the low-income housing tax credit program. Revenue.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Fourth General Court
(2025-2026)**

An Act establishing a commission to study reforms to the low-income housing tax credit program.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Notwithstanding any general or special law to the contrary, there shall be a
2 special commission to study and recommend reforms to the Low-Income Housing Tax Credit
3 (LIHTC) program to enhance its transparency, efficiency, and impact on affordable housing in
4 the Commonwealth.

5 SECTION 2. The commission shall investigate and document: (a) The administration and
6 allocation of LIHTC resources at the state level; (b) Strategies to streamline project
7 requirements, reduce unnecessary costs, and incentivize long-term affordability; (c) The
8 feasibility of implementing supplementary state-level tax credits, expedited permitting, and
9 incentives for mixed-use and environmentally sustainable development; (d) Best practices to
10 prioritize the preservation of existing affordable housing and align resources with local housing

11 needs; and (e) Enhanced oversight mechanisms to ensure the transparent and equitable allocation
12 of credits.

13 SECTION 3. The commission shall consist of the Secretary of Housing and Livable
14 Communities, or a designee, who shall serve as chair; 1 member of the House of Representatives
15 appointed by the Speaker of the House; 1 member of the Senate appointed by the Senate
16 President; 1 member of the House of Representatives appointed by the Minority Leader of the
17 House; 1 member of the Senate appointed by the Minority Leader of the Senate; 2 members
18 appointed by the Governor, 1 with expertise in affordable housing development and 1 with
19 expertise in tax policy; 1 representative of a nonprofit housing advocacy organization, appointed
20 by the Governor; and 1 representative of a regional planning agency, appointed by the Governor.

21 SECTION 4. The commission shall hold no fewer than 3 public hearings to gather input
22 from stakeholders, including developers, housing advocates, municipal officials, and community
23 members.

24 SECTION 5. The commission shall file its report, including findings and
25 recommendations, with the clerks of the House of Representatives and Senate, the Joint
26 Committee on Housing, and the Joint Committee on Revenue not later than 12 months after the
27 effective date of this act.