

COMMITTEE ON HOUSING ~ BILL SUMMARY

Bill Number: H.1471

Name: An Act promoting geographic equity in state-funded housing development

Sponsor(s): Representative Natalie Blais (1st Franklin)

Hearing Date: June 25, 2025

Prior History: New File

Reporting Deadline: August 22, 2025

Similar Matters: S.958

CURRENT LAW: *M.G.L. c. 23B § 1, (xvii)* — This section of the Massachusetts General Laws deals with the adoptions of a qualified allocation plan and regulations pursuant thereto for the federal low-income housing tax credit and Massachusetts low-income housing tax credit by the Department of Community Development and its respective secretaries and undersecretaries. Allocation plans may give preference to qualified Massachusetts projects which serve the lowest income tenants at rents affordable to those tenants and which are obligated to serve qualified tenants for the longest period.

M.G.L. c. 150 of the Acts of 2024 — The Affordable Homes Act

PROPOSED CHANGE(S):

This bill would reform section 1 of Chapter 23B so that the allocation of the federal and state low-income housing tax credit is distributed by geographic equity.

Section 2 of this bill states that EOHLIC, in consultation with all quasi-public agencies of the commonwealth that provide funding for housing development or production, shall track and report on geographic equity in all expenditures made pursuant to the Affordable Homes Act of 2024.

The report shall include, but not be limited to, data describing and evaluating geographic equity as per the following:

- (i) for each municipality and each county, the total and per capita number of housing projects produced with financial assistance by the commonwealth;
- (ii) the unit mix of each housing project, including number of housing units, number of accessible housing units, bedroom sizes, affordability and total cost per housing unit;

(iii) for each municipality and each county, the total and per capita number of housing units and number of accessible housing units produced;

(iv) for each municipality and each county, the total and per capita number of housing units developed for rent, housing units developed for ownership and housing units with affordability restrictions, including the type and level of affordability restrictions;

(iv) the total amount of state financial assistance provided for each housing project, with a breakdown for each housing project of the amount of financial assistance provided by each state funding program and agency or quasi-public agency;

(v) for each county, the total and per capita dollar amount of state financial assistance provided for housing development and production.