

THE AFFORDABLE HOMES ACT

Status

Signed into law

Bill

Chapter 150 of the Acts of
2024

An Act relative to the Affordable Homes Act

The Legislature passed the most ambitious legislation in state history to tackle housing costs and make it easier and more affordable to buy and rent homes in Massachusetts. The bill authorizes more than \$5 billion in spending and will support the production, preservation and rehabilitation of more than 65,000 homes statewide over the next five years.

This bill was signed into law on August 6, 2024.

Highlights

- 1 Creates a new tax credit to incentivize homes built for low- and medium-income households.
- 2 Authorizes \$2 billion to repair and restore 43,000 public housing units, targeting units for low income residents.
- 3 Allocates funding to house the state's most vulnerable populations, including people experiencing homelessness, veterans, seniors, and people in recovery.
- 4 Allows property owners to build one accessory dwelling unit on their property, in single-family zoning districts.
- 5 Authorizes \$800 million for creation and preservation of affordable housing for middle income residents and families.
- 6 Allocates resources to cities and towns to help build denser, transit-oriented housing around the state.
- 7 Protects potential homeowners from being pressured into waiving a home inspection because of unprecedented housing demand.
- 8 Allows tenants to seal eviction records in certain circumstances, helping to unlock access to housing.
- 9 Requires proper notice, rent increase protections, a right of first refusal to buy, and the right to moving expenses if a non-owner-occupied building converts its units to condos. This previously only applied to four or more unit buildings.

This act is a testament to our commitment to ensuring every resident has access to safe, affordable housing, and it represents a significant step forward in our ongoing efforts to build stronger, more inclusive communities.

– Senator Lydia Edwards (D-Boston)

