
Department of Housing and Community Development

Commonwealth of Massachusetts

Deval L. Patrick, Governor
Timothy P. Murray, Lt. Governor

Tina Brooks, Undersecretary, DHCD

Cabot Street Homes

Beverly, MA



Statewide Supply and Demand

- 2.5 million units statewide
 - 8% subsidized
 - 50,000 units of state-supported public housing
 - 48th in nation in housing built since 1990
 - Second oldest housing stock in nation
 - Replace outdated, inferior housing stock
 - Add modern, energy-efficient housing for expanding workforce
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Northeast Region of State

- Population growth flat
 - Highest homeownership rate outside Cape Cod (70%)
 - 6th CD, except for Lynn, has not seen the level of foreclosures that some other regions have
 - 2012 projected supply gap for all types of housing, especially multi-family
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Housing's Economic Benefits

4751 Single Family Homes permitted in MA in 2009 – 15,000/year needed

- **Direct/Indirect Benefits of Construction Activity** \$1,215,312,600 and 12,000 jobs
 - Business Owner's Income
 - Wages and Salaries
 - State and Local Taxes
- **Ripple Effect of Spending the Income and Taxes (multipliers)** \$688,696,400 and 7,000 jobs
 - Business Owner's Income
 - Wages and Salaries
 - State and Local Taxes
- **Ongoing Annual Effect when Homes Occupied (maintenance and improvements)** \$292,864,000 and 3,000 jobs
 - Business Owner's Income
 - Wages and Salaries
 - State and Local Taxes

source: Nat'l Assoc. of Home Builders, May 2010
Based on actual 2009 permits

Housing and the Economy

- If 15,000 homes/year built  \$5.7billion direct benefit to local economies
- Every dollar spent on residential construction generates \$1.27 in additional economic activity.
- Compare to:
 - Manufacturing: \$1.37
 - Health care: \$0.54 – \$0.81
 - Retail: \$0.57
 - Finance: \$0.53

Central Grammar Gloucester, MA



Housing Agenda

**ASSURE QUALITY HOUSING OPTIONS IN A RECOVERING
ECONOMY THROUGH PRODUCTION AND
PRESERVATION**

**GROW SMART WITH TRANSPORTATION AND ENERGY-
SENSITIVE DEVELOPMENT**

**CONTINUE TO SUPPORT LOCAL PLANNING AND
PRODUCTION STRATEGIES**

**PROMOTE HOUSING AND WORK, NOT SHELTERS, FOR
LOW-INCOME HOUSEHOLDS WHEREVER POSSIBLE**

Local Investment in Housing

- Since 2007, the state has allocated over \$48 million to affordable housing projects in the 6th CD
 - 2008: \$1.275 billion 5-year affordable housing bond bill
 - \$500 million for state-supported public housing (89% increase over prior years)
 - \$200 million for the AHTF (\$40 million/year)
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DHCD DIVISIONS

■ **Housing Development**

- ❑ Production and Preservation
- ❑ LIHTC, LIP, AHTF, HOME, Lead Abatement

■ **Public Housing and Rental Assistance**

- ❑ Manages 50,000 state-supported units
- ❑ Section 8 and MRVP
- ❑ Administers the ARRA Homelessness Prevention and Rapid Rehousing Program

■ **Community Services**

- ❑ Planning assistance and training for municipalities
- ❑ Chap. 40R
- ❑ CDBG, CSBG, CDAG, NSP
- ❑ Weatherization and LIHEAP

■ **Housing Stabilization**

- ❑ Homelessness prevention, diversion, re-housing, and family stabilization services
 - ❑ Emergency shelter system
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Powder House Village Ipswich, MA



Housing Development Programs

■ Funding Programs

- ❑ Capital Improvement and Preservation Fund (CIPF)
 - ❑ Commercial Area Transit Node Housing Program (CATNHP)
 - ❑ Facilities Consolidation Fund (FCF)
 - ❑ Housing Innovations Fund (HIF)
 - ❑ Low Income Housing Tax Credits (LIHTC)
 - ❑ Affordable Housing Trust Fund (AHTF)
 - ❑ Local Initiative Program (LIP)
 - ❑ Housing Stabilization Fund (HSF)
 - ❑ Low Income Tax Credits (State and federal LIHTC)
 - ❑ Community Based Housing
 - ❑ HOME (federal)
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Accessing the Housing Development Funds

- How to Apply?

- Review the QAP - Guidelines for awarding LIHTC and funds for production and preservation of affordable housing
 - “One-stop” application for all funding programs
 - Two rounds each year, next mid-September
 - Priority for projects serving the homeless
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Community Development Programs

- Community Development Block Grant
 - 6th CD: Gloucester, Lynn, Peabody and Salem are entitlement communities” that receive funds directly from HUD; all others apply to DHCD
- Community Development Action Grant (CDAG)
 - Infrastructure benefiting low income communities
- Weatherization/LIHEAP
 - Via CAAs – NASCAP, Action Inc, etc



Homelessness

- DHCD assumed Emergency Shelter System from DTA one year ago
 - Developed new “architecture” to approach the issue more comprehensively

 - Interagency Coalition for Housing and Homelessness
 - Regional Networks

 - Federal Homelessness Prevention and Rapid Rehousing Program (HPRP)
 - \$18.4 million in federal stimulus funds

 - Combination of new approach and additional funds has resulted in a 36% decrease in families using motels from the high in Nov 2009
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Housing Development Incentive Program

- Part of Economic Development Reorganization Bill that Gov. Patrick signed August 5.
 - In response to concern of many mayors that there is a need for more market rate housing in downtown areas
 - “Gateway Cities” are prioritized
 - Population over 35,000
 - Median Household Income and educational attainment below state average
 - 24 across state
 - In 6th CD, Lynn and Salem are priority cities
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Titcomb and Woodland Newburyport, MA

