



Text of Extremely Low-Income Housing Commission Section of the Affordable Homes Act

SECTION 128. (a) There is hereby established a special commission to study and make recommendations on expanding the supply of housing available and affordable to tenants with a household income of not more than 30 per cent of the area median income, adjusted for household size, as periodically determined by the United States Department of Housing and Urban Development. The commission shall review and evaluate federal, state and local subsidies that support the creation of housing for such tenants and make recommendations to increase the supply of housing that is available and affordable to households earning not more than 30 per cent of the area median income.

(b) The commission shall review and consider the following:

- (i) the number of deeply subsidized rental units targeted at families with incomes at or below 30 per cent of the area median income and the percentage of those units that are accessible to persons with disabilities;
- (ii) the number of families with such incomes per deeply subsidized rental unit;
- (iii) the gap between median rents and the rent affordable to families with such incomes and an analysis of whether existing housing subsidies are sufficient to bridge such gap;
- (iv) the ratio of households with such incomes to unsubsidized units available at rents up to 50 per cent of such income;
- (v) housing market factors such as vacancy rates, rate of rent increases and conversion of rental housing to homeownership units;
- (vi) the impact of non-housing subsidies, including, but not limited to, the earned income tax credit on cost burdens for working families;
- (vii) barriers to accessing available housing, including racial and ethnic disparities in housing access; and
- (viii) any other factors that the commission deems relevant.

(c) The commission shall consist of the secretary of housing and livable communities, or their designee, who shall serve as chair; the chairs of the joint committee on housing, or their designees; the minority leader of the house of representatives, or a designee; the minority leader of the senate, or a designee; the secretary of administration and finance, or a designee; the secretary of health and human services, or a designee; a representative of the Citizens' Housing and Planning Association, Inc.; a representative of the Massachusetts Housing Partnership; a representative of the Massachusetts Housing Finance Agency; a representative of the Community Economic Development Assistance Corporation; a representative of the Massachusetts Law Reform Institute; a representative of the Massachusetts Association of

Community Development Corporations; a representative of the Regional Housing Network; and 5 members appointed by the governor, 1 of whom shall be a representative of a local housing authority, 1 of whom shall be a representative of an advocacy organization representing tenants, 1 of whom shall have expertise in affordable housing finance, 1 of whom shall have expertise in nonprofit affordable housing development and 1 of whom shall have expertise in development of permanent supportive housing.

(d) Not later than June 30, 2025, the commission shall file its recommendations with the clerks of the house of representatives and the senate and the joint committee on housing.