

SENATE No. 1943

The Commonwealth of Massachusetts

PRESENTED BY:

Bruce E. Tarr

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 relative to tax credits for affordable housing.

PETITION OF:

NAME:

Bruce E. Tarr

DISTRICT/ADDRESS:

First Essex and Middlesex

SENATE No. 1943

By Mr. Tarr, a petition (accompanied by bill, Senate, No. 1943) of Bruce E. Tarr for legislation relative to tax credits for affordable housing. Revenue.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 1985 OF 2021-2022.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act relative to tax credits for affordable housing.

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 other general or special law to the contrary, the
2 Commonwealth hereby directs the Department of Housing and Community Development
3 starting in the year 2023 to promulgate regulations to require any new construction or major
4 rehabilitation development project that receives Low Income Housing Tax Credit (LIHTC)
5 funding to earn green building certification. For the purpose of this provision, “green building
6 certification” shall mean third party certification, at appropriate certification levels, under the
7 U.S. Green Building Council’s LEED (Leadership in Energy and Environmental Design) green
8 building rating system, and other systems determined by the Department, in consultation with the
9 Department of Energy Resources, to be equally rigorous to LEED with respect to energy
10 efficiency, indoor environmental quality, and relevant climate mitigation practices such as
11 commissioning and waste reduction.

12 The Department of Housing and Community Development is directed to amend its
13 Qualified Allocation Plan (QAP) to reflect the requirements of this section and promulgate as
14 such. The Department is further directed to analyze and make publicly available, from time to
15 time, post-occupancy analysis of energy and water efficiency of LIHTC-funded housing, and to
16 provide information to potential LIHTC applicants about available incentives and other support
17 for energy efficiency.