

# HOUSE . . . . . No. 2422

By Mr. McGee of Lynn, petition of Thomas W. McGee that the Department of Community Affairs be authorized to provide rental assistance for the rehousing of occupants displaced by the clearance and sale of existing low rent housing projects. Urban Affairs.

## The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Three.

AN ACT AUTHORIZING THE DEPARTMENT OF COMMUNITY AFFAIRS TO PROVIDE RENTAL ASSISTANCE FOR THE COMMONWEALTH FOR THE REHOUSING OF OCCUPANTS DISPLACED BY THE CLEARANCE AND SALE OF EXISTING LOW RENT HOUSING PROJECTS.

*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. Chapter 121B of the General Laws is hereby  
2 amended by inserting after section 34 the following section: —  
3 *Section 34A.* The Commonwealth, acting by and through  
4 the department, may enter into a contract or contracts with a  
5 housing authority for state financial assistance in the form of  
6 annual contributions to assist projects financed by the Massa-  
7 chusetts Housing Finance Agency (“MHFA”) which are leased in  
8 whole or in part by the said housing authorities to provide  
9 relocation housing for occupants of the housing projects which  
10 are cleared and sold pursuant to the provisions of this chapter.  
11 Such contract shall contain a provision that such annual  
12 contributions shall be used for the payment of interest on the  
13 principal of mortgages held by the MHFA. The annual contribu-  
14 tions for any one MHFA project shall be payable in an amount  
15 not exceeding six percent of the cost of that portion of the  
16 project leased by such housing authority, as determined by the  
17 department, and for the fixed period during which such mortgage  
18 for such MHFA project remains outstanding, but in no event for  
19 more than forty years after completion of the MHFA project, as  
20 determined by the department; provided, however, that the total

21 amount of such annual contributions contracted for by the  
22 commonwealth for any one year shall not exceed  
23 dollars. Each such annual contribution by the commonwealth to  
24 the housing authorities shall be paid by the commonwealth to  
25 the MHFA upon approval and certification by the state comp-  
26 troller. Each such contract shall provide:

- 27 (i) that whenever in any year the earned surplus accumu-  
28 lated by the mortgagor exceeds the amount permitted  
29 by section five of chapter seven hundred and eight of  
30 the Acts of nineteen hundred and sixty-six, as amended,  
31 as determined by MHFA, an amount equal to that  
32 portion of such excess allocable to the units leased by  
33 such housing authorities shall be applied or set aside for  
34 application to purposes which shall effect a reduction in  
35 the amount of subsequent annual contributions, and  
36 (ii) shall further provide that such annual contributions may  
37 be terminated by the department if the mortgagor in the  
38 judgment of the MHFA ceases to operate the project in  
39 accordance with the requirements of said act.

40 The full faith and credit of the commonwealth is hereby  
41 pledged to the payment of all annual contributions contracted  
42 for by the commonwealth. The provisions of section thirty-four  
43 of chapter one hundred and twenty-one B shall not apply to such  
44 contracts for financial assistance, but each such contract shall  
45 contain such limitations as to the development cost of such  
46 MHFA projects and such administration and maintenance costs  
47 as the department may require. The contract for financial  
48 assistance entered into pursuant to this section thirty-four A  
49 shall be deemed to be a contract for financial assistance entered  
50 into pursuant to the third and fourth paragraphs of section  
51 thirty-four of chapter one hundred and twenty-one A of the  
52 General Laws.

1 SECTION 2. Chapter 121B of the General Law is hereby  
2 amended by inserting after section 44 the following section: —

3 *Section 44A.* Notwithstanding any other provision of this  
4 chapter, a housing authority, in addition to its other powers and  
5 for the purpose of replacing the dwelling units for persons and  
6 families of low income which will be eliminated through the  
7 clearance and sale of low rent housing projects, may lease

8 dwelling units in projects financed by the MHFA for a period not  
9 to exceed forty years from the completion of such MHFA  
10 project, as determined by the department. The requirements with  
11 respect to rentals and tenant selection for low rent housing  
12 projects shall apply to units leased by such housing authorities  
13 pursuant to this act, except that preference shall be given to  
14 occupants of the low rent housing projects so cleared and  
15 displaced.

The following is a list of the names of the persons who have been elected to the office of Justice of the Peace for the year 1872. The names are given in alphabetical order.

The names of the persons who have been elected to the office of Justice of the Peace for the year 1872 are as follows:

The names of the persons who have been elected to the office of Justice of the Peace for the year 1872 are as follows:

The names of the persons who have been elected to the office of Justice of the Peace for the year 1872 are as follows:

The names of the persons who have been elected to the office of Justice of the Peace for the year 1872 are as follows:

The names of the persons who have been elected to the office of Justice of the Peace for the year 1872 are as follows:

The names of the persons who have been elected to the office of Justice of the Peace for the year 1872 are as follows: