

Chap. 853. AN ACT FURTHER REGULATING THE CONSTRUCTION AND OPERATION OF PUBLIC HOUSING IN THE COMMONWEALTH AND TO PROVIDE INCREASED FINANCIAL ASSISTANCE THEREFOR.

Be it enacted, etc., as follows:

SECTION 1. Section 31 of chapter 121B of the General Laws is hereby amended by striking out the first paragraph and the first sentence of the second paragraph and inserting in place thereof the following:—

A housing authority shall not undertake a low-rent housing project until it has submitted to the department the plans and description of the project, the estimated cost thereof, the proposed method of financing it, and a detailed estimate of the expenses and revenues thereof and the department has found that the plans and description conform to proper standards of health, sanitation and safety.

In addition, the provisions of subparagraphs (a) and (b) shall apply to all state aided low-income projects:

(a) Projects involving the purchase or acquisition of the right to use completed dwelling units which have been recently constructed, reconstructed or remodeled, whether condominium units, individual buildings part of a larger development, or a portion of the units in a multi-family development, shall be approved by the department only after it makes the following determinations: (i) the number of units involved, other than units specifically to be used for elderly persons of low income, does not exceed one hundred in any one building or development; and (ii) the housing authority has made adequate arrangements for the maintenance and operation of the units, either through use of its own personnel or by contract with a private real estate management organization acceptable to the local housing authority with the approval of the department.

SECTION 2. The second paragraph of subsection (a) of the seventh paragraph of section 34 of said chapter 121B, as appearing in section 11 of chapter 1215 of the acts of 1973, is hereby amended by adding the following sentence:— Any excess between the completed cost of a project as determined by the department and the bonds or notes outstanding for such project may be retired, and if so retired, shall not be used in computing the total amount of bonds or notes guaranteed by the commonwealth under this section.

SECTION 3. Subsection (b) of said seventh paragraph of said section 34 of said chapter 121B, as so appearing, is hereby amended by striking out the third, fourth and fifth paragraphs.

SECTION 4. Section 41 of said chapter 121B, as most recently amended by section 13 of chapter 1215 of the acts of 1973, is hereby further amended by inserting after the second sentence the following sentence:— Any excess between the completed cost of a project as determined by the department and the bonds or notes outstanding for such project may be retired, and if so retired, shall not be used in computing the total amount of bonds or notes guaranteed by the commonwealth under this section.

SECTION 5. Said section 43 of said chapter 121B is hereby

further amended by inserting after the first paragraph the following paragraph:—

A housing authority which, as a lessee or tenant, enters into a lease or rental agreement with a cooperative corporation or other legal entity which is the owner of a cooperative project may require that any tenant occupying the leased premises with the consent of the authority shall have all the rights of a member of the corporation.

SECTION 6. Chapter 694 of the acts of 1970 is hereby amended by striking out section 1, as most recently amended by section 6A of chapter 884 of the acts of 1973, and inserting in place thereof the following section:—

Section 1. The department of community affairs is hereby authorized to expend a sum not exceeding twenty-five million dollars for the purpose of contracts to be entered into by said department, acting for and on behalf of the commonwealth, with housing authorities established pursuant to section three of chapter one hundred and twenty-one B of the General Laws, or corresponding provisions of earlier laws, for state financial assistance in the form of grants to such authorities for projects undertaken pursuant to clause (j) of section twenty-six of said chapter, added by section two of this act, which grants shall be paid by the commonwealth upon approval and certification by said department to the state comptroller; provided, that the amount expended pursuant to this section during any one fiscal year shall not exceed six million two hundred fifty thousand dollars.

SECTION 7. Section 3 of said chapter 694 is hereby amended by striking out the second sentence, as most recently amended by section 6B of said chapter 884, and inserting in place thereof the following sentence:— Such notes shall be issued and may be renewed one or more times for such terms, not exceeding one year, as the governor may recommend to the general court in accordance with Section 3 of Article LXII of the Amendments to the Constitution of the Commonwealth, but the final maturities of such notes, whether original or renewal, shall be not later than June thirtieth, nineteen hundred and seventy-seven.

SECTION 8. Said chapter 694 is hereby further amended by striking out section 4, as most recently amended by section 6C of said chapter 884, and inserting in place thereof the following section:—

Section 4. To meet the expenditures necessary in carrying out the provisions of section one or to refinance notes issued as provided in section three, the state treasurer shall, upon request of the governor, issue and sell at public or private sale bonds of the commonwealth, registered or with interest coupons attached, as he may deem best, to an amount to be specified by the governor from time to time, but not exceeding, in the aggregate, the sum of twenty-five million dollars. All bonds issued by the commonwealth, as aforesaid, shall be designated on their face, Public Housing Modernization and Renovation Loan, Act of 1970 and shall be on the serial payment plan for such maximum term, not exceeding twenty years, as the governor may recommend to the general court pursuant to Section 3 of Article LXII of the Amendments to the Constitution of the Commonwealth, the maturities thereof to be so arranged that the amounts payable in the

several years of the period of amortization other than the final year shall be as nearly equal as in the opinion of the state treasurer it is practicable to make them. Said bonds shall bear interest semiannually at such rate as the state treasurer, with the approval of the governor, shall fix. The initial maturities of such bonds shall be payable not later than one year from the date of issue thereof and the entire issue not later than June the thirtieth, nineteen hundred and ninety-seven.

Approved August 14, 1974.

Chap. 854. AN ACT EXEMPTING CERTAIN EMPLOYEES OF THE CITY OF PEABODY FROM THE PROVISIONS OF THE CIVIL SERVICE LAW.

Be it enacted, etc., as follows:

Notwithstanding any provisions of section fifteen of chapter thirty-one of the General Laws or any other law or rules pertaining thereto to the contrary, the position of bookkeeping machine operator in the purchasing department while held by Georgia Southwick, the position of bookkeeping machine operator in the data processing department while held by Pauline Hudson, the position of assistant clerk in the assessor's department while held by Mae Asker, the position of junior clerk typist in the police department while held by Dorothy Sullivan, the position of senior clerk typist in the data processing department while held by Geraldine Van Bobo, and the position of senior clerk typist in the police department while held by Ronald Almeida in the city of Peabody shall not be subject to the provisions of said chapter thirty-one whether or not such positions in the city of Peabody would otherwise be subject to said chapter. The aforementioned persons shall receive the prevailing rate of pay for persons employed in similar positions by said city and shall be entitled to the same benefits, including but not limited to workmen's compensation, health insurance, vacations, sick leave, retirement benefits, and unemployment compensation as are other employees in similar positions under the jurisdiction of said city.

Approved August 14, 1974.

Chap. 855. AN ACT IN ADDITION TO THE GENERAL APPROPRIATION ACT MAKING APPROPRIATIONS TO SUPPLEMENT CERTAIN ITEMS CONTAINED THEREIN, AND FOR CERTAIN NEW ACTIVITIES AND PROJECTS.

Be it enacted, etc., as follows:

SECTION 1. To provide for supplementing certain items in the general appropriation act, the sums set forth in section two of this act are hereby appropriated from the General Fund, subject to the provisions of law regulating the disbursement of public funds and the con-