
By Mr. Bachrach, a petition (accompanied by bill, Senate, No. 657) of George Bachrach for legislation to facilitate the development of elderly alternative housing. Housing and Urban Development.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Eighty-four.

AN ACT TO FACILITATE THE DEVELOPMENT OF ELDERLY ALTERNATIVE 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. Whereas the lack of housing in the Common-
2 wealth has been recognized as a serious problem for all seg-
3 ments of the population and whereas the elderly are a popula-
4 tion group who have served society for many years and now
5 find themselves facing such housing shortage often with limited
6 resources and limited ability to develop a suitable solution, the
7 Commonwealth hereby enacts what shall be known as the EL-
8 DERLY HOUSING ALTERNATIVES ACT.

1 SECTION 2. For the purposes of this Act, the following defin-
2 itions shall apply:

3 1. Commissioner — the Commissioner of Elder Affairs

4 2. Department — the Department of Elder Affairs

5 3. Equity Contribution — monies or services provided by
6 the Commonwealth through the Housing Alternative Corpora-
7 tion to Area Agencies for the Aging. Said contribution shall
8 be considered an investment in a project undertaken in ac-
9 cordance with the provisions of this section.

10 4. Equity interest — any interest in a project as a result
11 of an equity investment as defined above.

12 5. Project — any activity undertaken through assistance
13 provided under section 3 of this act.

14 6. Housing Alternatives Corporation or "Corporation" —
15 corporation established pursuant to section 3 - 6 of this act.

1 SECTION 3. There shall be established under the Department

2 an Elderly Alternatives Corporation:

3 "Said program shall make equity contributions to Area
4 Agencies on Aging for the purpose of acquiring, constructing,
5 or remodeling facilities to provide housing for persons over
6 age sixty, in need of emergency shelter, interim shelter, group
7 homes, halfway houses, congregate housing, shared housing,
8 lodging or rooming houses, or other such shelter that the De-
9 partment of Elder Affairs authorizes through regulations de-
10 veloped to carry out the purposes of this act."

1 SECTION 4. Said corporation shall have a five-member board
2 of directors chaired by the Commissioner who shall be the
3 first member of said board. The remaining four board members
4 are to be appointed by the Governor, for terms of one, two,
5 three, and four years respectively. After these initial terms,
6 said directors shall be appointed by the governor for four-year
7 terms with each term beginning in a sequential year.

1 SECTION 5. Said corporation shall have the power to:

2 (a) hold any equity interest resulting from the financial
3 assistance provided for this act;

4 (b) vote on, liquidate, advise, or consult in relation to said
5 equity interest;

6 (c) work with any other holder of such equity interest in
7 a project carried out with assistance of this act to ensure that
8 the interests of the Commonwealth and the elderly within it
9 are served.

1 SECTION 6. Said corporation will have the power:

2 (a) to sue or be sued in its own name,

3 (b) to adopt bylaws for the regulations of its own affairs
4 and the conduct of its business,

5 (c) to issue rules and regulations and policies in connection
6 with the performance of its functions and duties,

7 (d) to adopt a seal and alter the same at pleasure,

8 (e) to enter into contracts and all other instruments neces-
9 sary or convenient for the exercise of its powers and functions,

10 (f) to invest funds held in reserve funds or any funds not
11 required for immediate disbursement in such investments as
12 may be lawful for judiciaries of the Commonwealth.

13 (g) to receive funds, property, labor, and other things of
14 value from any source public, or private, by gift, grant, be-
15 quest, loan, or otherwise, either absolutely or in trust, and to
16 expand or utilize the same on behalf of the corporation for any
17 of its purposes or to act as agent or conduit in administering
18 or disbursing funds or financial or other aid from any source,

19 (h) to appear in its own behalf before boards, commissions,
20 departments, or other agencies,

21 (i) to procure insurance against any loss in connection with
22 the property of the corporation,

23 (j) to receive funds from the Commonwealth,

24 (k) to do any and all things necessary or convenient to
25 carry out its purposes and exercise powers conferred by this
26 Act.

1 SECTION 7. In the event that any investment is made under
2 this act by said corporation, the resultant equity interest shall
3 be held by said corporation for furtherance of the purposes of
4 this act.

1 SECTION 8. There shall be appropriated \$2.5 million in FY
2 84 to provide for the initial capitalization of the corporation.

1 SECTION 9. In the event that the assets of said corporation
2 exceed \$15 million, the corporation shall cause said assets
3 above \$15 million to be liquidated with the proceeds being paid
4 to the General Fund of the Commonwealth.

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The report is a valuable source of information for those who are interested in the history of the United States and the progress of the war. It is written in a clear and concise style and is easy to read. The author has done a thorough job of research and his account is accurate and reliable.

The report is a must-read for anyone who wants to know more about the United States and the war. It is a masterpiece of historical writing and a true work of art.