

By Mr. Scaccia of Boston, petition of Angelo M. Scaccia for legislation to provide for additional housing accommodations of certain low income persons in the Commonwealth. Housing and Urban Development.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Ninety.

AN ACT COMBATting THE LOW INCOME HOUSING CRISIS FOR INDIVIDUALS.

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. Section 38 of chapter 121B is hereby amended
2 by adding the following paragraph: —
3 It is hereby further declared that there exists throughout the
4 commonwealth a serious shortage of decent, safe and sanitary
5 housing for low income single individuals and that the rents such
6 persons could afford to pay would not warrant private enterprise
7 in providing housing for such persons. This housing shortage is
8 exacerbated by the actual and threatened removal of single room
9 occupancy dwellings from the rental market through conversion
10 to alternate uses or through demolition. The loss of single room
11 occupancy dwellings poses a serious threat to the public health,
12 safety and general welfare. The lack of affordable rental units for
13 low income single individuals makes it more difficult for
14 employers to find employees to fill job vacancies, tends to cause
15 an increase in the spread of communicable and chronic diseases,
16 results in the crowding of public and private emergency shelters,
17 increases the cost to the commonwealth of meeting emergency
18 needs, aggravates the hardships of such individuals and prevents
19 them from leading productive lives. Therefore, the general court
20 finds that the provision of housing for single individuals of low
21 income is in the interest of the commonwealth and it is hereby
22 declared to be a public use for which private property may be
23 taken by eminent domain and public funds may be expended.

1 SECTION 2. Chapter 121B of the General Laws is hereby
2 amended by inserting after section 39 the following section: —

3 Section 39A. The housing authority of each city or town
4 organized under section three shall have the power to provide hous-
5 ing for single persons of low income either in separate projects,
6 including scattered-site projects, or as a definite portion of any
7 other projects undertaken under sections twenty-five to forty-
8 four, inclusive, of this chapter, or in remodeled or reconstructed
9 existing buildings, or through the purchase of condominium units,
10 or existing buildings, and the provisions of sections one to forty-
11 four, inclusive, of this chapter shall, so far as apt, be applicable
12 to projects and parts of projects undertaken under sections thirty-
13 eight through forty-one B except as otherwise provided in section
14 forty A or elsewhere in this chapter. The power to provide such
15 housing shall include the provision of single room occupancy
16 dwelling units, lodging house units, studio and one-bedroom
17 apartments and facilities for congregate living, either in separate
18 projects or as a definite portion of any other projects so
19 undertaken. A housing authority with the approval of the
20 department may in addition to, and to the extent not inconsistent
21 with this section or section forty-one B that on project sites which
22 include convenience stores or ancillary commercial facilities
23 housing projects may be planned and designed so as to permit
24 the continued operation of such stores or facilities. Such stores
25 or facilities may be rented or leased by such housing authorities.

1 SECTION 3. Chapter 121B of the General Laws is hereby
2 amended by inserting after section 40 the following section: —

3 Section 40A. The following provision shall be applicable to
4 housing for single persons of very low income: a) Individuals who
5 are eligible for housing provided under section thirty-nine of this
6 chapter shall not be eligible for admission to housing for single
7 persons of very low income, b) Rents for dwelling units in projects
8 or parts of projects constructed for single persons of low income
9 shall be computed as provided in section thirty-two.

1 SECTION 4. Chapter 121B of the General Laws is hereby
2 amended by inserting after section 41A the following section: —

3 Section 41B. The commonwealth, acting by and through the
4 department of community affairs, may enter into a contract or
5 contracts for state financial assistance in the form of a grant by
6 the commonwealth for the development costs of housing for single
7 persons of low income. Such contract or contracts may provide
8 for additional state financial assistance in the form of a guarantee
9 by the commonwealth of notes of a housing authority issued to
10 finance temporarily the development costs of such a project but
11 the amount guaranteed on account of any project shall not exceed
12 the amount of the grant for that project. The total amount of
13 grants so contracted for shall not exceed sixty million dollars.
14 Housing units for single persons of low income provided as a
15 project or a part of a project for housing for elderly persons,
16 housing for handicapped persons or housing for families of low
17 income and subject to a contract for financial assistance pursuant
18 to section thirty-four, section forty-one and section forty-one A,
19 shall not be included in the computation of the dollar limits of
20 this section. The provisions of sections thirty-four, thirty-four B
21 and thirty-five, shall, so far as apt, be applicable to contracts for
22 financial assistance, grants, notes and guarantees authorized
23 under this section. In addition to applications from local housing
24 authorities, non-profit corporations may make application for
25 these funds when the department acts as a housing authority under
26 the provision of section twenty-six A of this chapter.

1 SECTION 5. Clause (e) of section 26 of chapter 121B of the
2 General Laws is hereby amended by inserting after the words
3 "handicapped persons" in the first sentence the words: — , low
4 income single person.

1 SECTION 6. The sixth paragraph of section 26A of chapter
2 121B of the General Laws is hereby amended by inserting after
3 the words "families of low income" the words: — and single
4 persons of low income.

1 SECTION 7. To meet the expenditures necessary to carrying
2 out the provisions of section four of this act, the state treasurer
3 shall, upon request of the governor issue and sell bonds of the

4 commonwealth to an amount specified by the governor from time
5 to time, but not exceeding, in the aggregate, the sum of sixty
6 million dollars. All bonds issued by the commonwealth, as
7 aforesaid, shall be designated on their face, Single Persons Public
8 Housing Production Loan, Act of 1990, and shall be issued for
9 such maximum term of years, not exceeding twenty years, as the
10 governor may recommend to the General Court pursuant to
11 section 3 of article LXII of the amendments to the constitution
12 of the commonwealth; provided however, that all such bonds shall
13 be payable not later than June thirtieth, two thousand and
14 fourteen.

15 Bonds and interests thereon issued under the authority of this
16 section shall, notwithstanding any other provision of this act, be
17 general obligations of the commonwealth.