

By Mr. Rosenberg of Amherst, petition of Stanley C. Rosenberg, Daniel E. Bosley and Susan F. Rourke relative to the establishment of affordable housing by the Division of Capital Planning and Operations for students, faculty and staff of public institutions of higher education. State Administration.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Ninety.

AN ACT RELATIVE TO THE CREATION OF AFFORDABLE HOUSING FOR STUDENTS, FACULTY, AND STAFF OF PUBLIC INSTITUTIONS OF HIGHER EDUCATION.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Chapter 7 of the General Laws is hereby amended by inserting
2 after Section 42B therein the following new section: —

3 Section 42B½. For the purposes of providing academic
4 affordable housing, the deputy commissioner of capital planning
5 and operations may, notwithstanding the provisions of sec-
6 tion 40F, enter into lease agreements for a term not to exceed
7 thirty years, with a renewal clause providing no more than two
8 ten-year terms.

9 The deputy commissioner shall notify the House and Senate
10 Committees on Ways and Means and the Joint Committee on
11 State Administration thirty days prior to the final authorization
12 of any such agreement.

13 The deputy commissioner of the division of capital planning
14 and operations is authorized to design and construct academic
15 affordable housing by means of turn-key procurement, as defined
16 in this section. The deputy commissioner shall establish
17 certification criteria by which private developers shall be judged
18 eligible to participate in said turn-key procurement projects.

19 For the purposes of this section, “academic affordable housing”
20 shall mean (a) rental housing intended to serve students and

21 employees of public institutions of higher education, said
22 employees earning less than eighty percent of the median income
23 for their geographical area as defined by the federal Department
24 of Housing and Urban Development or successor agency, and (b)
25 ownership housing produced for students, and employees of
26 public institutions of higher education for which there are long
27 term or permanent restrictions on resale, profits, and return on
28 equity.

29 For the purposes of this section, "turn-key procurement" shall
30 mean any construction project where a private developer assumes
31 responsibility for design, construction, and interim financing of
32 the building project, provided that upon completion, the state
33 shall purchase said project from the developer, unless the
34 construction project does not meet contract requirements.