

By Mr. Berry, a petition (accompanied by bill, Senate, No. 516) of Frederick E. Berry and John P. Burke for legislation relative to the Massachusetts Housing Finance Agency. Housing and Urban Development.

The Commonwealth of Massachusetts

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

AN ACT RELATIVE TO THE MASSACHUSETTS HOUSING FINANCE AGENCY.

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 8 of Chapter 708 of the Acts of 1966, as
2 most recently amended by Chapter 406 of the Acts of 1984, is
3 hereby amended by striking out sentence 6 of paragraph (b) and
4 inserting in place thereof the following sentence: — The aggregate
5 principal of such notes and bonds of the MHFA issued to make
6 mortgage loans pursuant to Section Five, outstanding at any one
7 time shall not exceed the sum of two billion two hundred million
8 dollars of which one hundred and fifty million dollars shall be used
9 only to make mortgage loans in cities and towns which have been
10 found to have a rate of unemployment of at least six percentum in
11 the issue of "Area Trends in Employment and Unemployment"
12 published by the United States Department of Labor for the
13 October preceding the making of any such loan.

1 SECTION 2. Section 4A of Chapter 708 of the Acts of 1966, as
2 most recently amended by Section 18A of Chapter 574 of the Acts
3 of 1983, is hereby amended by adding the following clause: —

4 (m) Issue mortgage credit certificates (as defined in Section 25 of
5 the Internal Revenue Code of 1954, as amended and the regulations
6 thereunder as in effect from time to time (the "Code") upon such
7 terms and conditions as the MHFA, in its discretion, may deter-
8 mine to be necessary or desirable, provided such certificates shall
9 not constitute bonds or notes or other evidence of indebtedness of

10 the MHFA under the provisions of this Chapter or be deemed to be
11 a debt or pledge of the faith and credit of the MHFA.

1 SECTION 3. Section 4 (v) of Chapter 708 of the Acts of 1966, as
2 most recently amended by Section 9 of Chapter 789 of the Acts of
3 1981 is hereby amended by inserting after the second sentence
4 thereof the following additional sentence: — Moderate Rehabilita-
5 tion loans involving less than twenty-five dwelling units and located
6 in any blighted open area, or any decadent area, or any substandard
7 area, as respectively defined in Section One of Chapter One
8 Hundred and Twenty-One B of the Massachusetts General Laws,
9 as determined by the MHFA, shall be exempt from the provisions
10 of Sections 5 (d), 5 (e), 5 (f), 5 (g), 5 (i) and 6 herein, provided that in
11 each project financed with a moderate rehabilitation loan not less
12 than twenty percent of the units in the project shall be rented at all
13 times to low income persons or families.

1 SECTION 4. Chapter 708 of the Acts of 1966 is hereby amended
2 by inserting after Section 9B the following Section: —

3 SECTION 9C. (1) The MHFA shall have the right to create one or
4 more subsidiary corporations organized pursuant to Chapter 121 A
5 and chapter 156 of the General Laws for the purpose of acquiring a
6 project in connection with foreclosure of or any other enforcement
7 or remedial action with respect to, a mortgage, and thereafter
8 owning and managing such project pending a transfer of ownership
9 to private owners in accordance with any applicable agreement
10 with the United States Department of Housing and Urban Devel-
11 opment or otherwise, subject to the provisions of this Act by
12 resolution may direct any of its directors, officers, or employees to
13 organize such a subsidiary. Such corporation shall be deemed a
14 subsidiary corporation whenever and so long as more than two-
15 thirds of any voting shares of such subsidiary are owned or held by
16 the MHFA, or a majority of the directors, trustees, or members of
17 such subsidiary are designees of the MHFA.

18 (2) The MHFA may transfer to any subsidiary corporation any
19 monies, real or personal or mixed property for which such subsi-
20 diary was created. Each such subsidiary corporation shall have all
21 the privileges, immunities, tax exemptions, and other exemptions

22 of the MHFA to the extent the same are not inconsistent with the
23 statute or statutes pursuant to which such subsidiary was incor-
24 porated.

25 (3) Notwithstanding any provision of this Act to the contrary, an
26 ex-officio director of the MHFA shall not serve as a director,
27 trustee, or member of any such subsidiary corporation.

28 (4) No officer or director of the MHFA shall receive any addi-
29 tional compensation, either direct or indirect, other than reimburse-
30 ment for actual and necessary expenses incurred in the perform-
31 ance of his duties, by reason of his serving as a member, director,
32 or trustee of any subsidiary corporation.

The first part of the report deals with the general conditions of the country, and the second part with the details of the various districts. The first part is divided into two sections, the first of which deals with the general conditions of the country, and the second with the details of the various districts. The second part is divided into two sections, the first of which deals with the details of the various districts, and the second with the details of the various districts.

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