

# SENATE . . . . . No. 2211

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## The Commonwealth of Massachusetts

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SENATE, June 1, 2000.

The committee on Housing and Urban Development, to whom was referred the petition (accompanied by bill, Senate, No. 2125) of Steven C. Panagiotakos, James P. Jajuga, Richard R. Tisei, Kevin J. Murphy, Thomas A. Golden, Jr., and David M. Nangle (with the approval of the city council) for legislation to authorize the Lowell Housing Authority to promote affordable housing opportunities to persons of low and moderate income, reports the accompanying new draft (Senate, No. 2211).

(Dissenting: Representatives Koczera of New Bedford, Wolf of Cambridge, Kahn of Newton and Barrios of Cambridge.)

For the committee,

STEVEN C. PANAGIOTAKOS.

## The Commonwealth of Massachusetts

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In the Year Two Thousand.

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AN ACT TO PROMOTE THE LONG TERM VIABILITY OF AFFORDABLE HOUSING OPPORTUNITIES TO PERSONS OF LOW AND MODERATE INCOME THROUGH THE REINVENTION OF THE JULIAN D. STEELE PUBLIC HOUSING DEVELOPMENT.

*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. Notwithstanding any of the provisions of  
2 chapter 121B and chapter 30B of the General Laws or any other  
3 general or special law to the contrary, the Lowell Housing  
4 Authority is hereby authorized to transfer ownership of a certain  
5 parcel of land located in the City of Lowell to the Residents First  
6 Development Corporation, a 501(c)(3) designated non-profit  
7 located in the City of Lowell. Said parcel, more commonly known  
8 as the Julian D. Steele state-aided public housing development,  
9 shall be demolished and rebuilt as a mixed-income housing devel-  
10 opment with both rental and homeownership opportunities to per-  
11 sons of very low, low, and moderate income; provided however  
12 that any outstanding state housing bond funds of which the pro-  
13 ceeds were invested in the said Julian D. Steele project need not  
14 be repaid at the time of the transfer of the project.

1 SECTION 2. The Lowell Housing Authority shall provide the  
2 Department of Housing and Community Development a develop-  
3 ment plan for the long-term affordability of an aggregate per-  
4 centage of at least 45% of the total units in the new mixed-income  
5 development to families with incomes falling at or below 80% of  
6 the City of Lowell's area median income. Of this aggregate per-  
7 centage, a minimum of 75% of such units must be reserved for  
8 households whose median income falls in the 0-50% range of the  
9 City of Lowell's area median income; provided that the plan pro-  
10 vide for the adequate relocation of all existing residents of the  
11 public housing development into appropriate alternative and

12 decent, safe, and sanitary housing; provided further, that the plan  
13 demonstrate its financial viability for the development and its  
14 financial feasibility as evidenced by an analysis of the long-term  
15 cost to the Commonwealth of the new development versus the  
16 projected long-term cost to the Commonwealth of maintaining and  
17 preserving the existing development as a fully occupied and  
18 exclusively, low-income decent, safe, and sanitary public housing  
19 development; provided further, that the plan is approved and  
20 endorsed by the local governing body and the chief governing  
21 body of the locale; provided further, that the Department of  
22 Housing and Community Development shall promulgate regula-  
23 tions necessary for the implementation of said development plan.

1 SECTION 3. The Department of Housing and Community  
2 Development is hereby authorized, subject to the provisions of  
3 section 5 of chapter 257 of the acts of 1998, to provide funds nec-  
4 essary for the implementation of said development plan; provided,  
5 that said development plan calls for the creation of 180 new units  
6 on the present Julian D.Steele site of which 81 units are to be  
7 available to persons of very low, low and moderate income with  
8 both rental and homeownership opportunities; provided further,  
9 that said development plan shall also include the replication  
10 of 220 units throughout the City of Lowell for persons of very  
11 low, low and moderate income.

1 SECTION 4. The Department of Housing and Community  
2 Development is authorized and directed to establish a new annual  
3 fund of six hundred thousand dollars (\$600,000) to allow the  
4 Lowell Housing Authority to provide rental housing assistance to  
5 persons of very low income within the City of Lowell. Said funds  
6 shall be utilized by the Lowell Housing Authority to provide  
7 rental assistance to persons of very low income within the City of  
8 Lowell. Said funds shall be utilized by the Lowell Housing  
9 Authority to make affordable 157 of the aforementioned 220 repli-  
10 cated housing units within the City of Lowell available to house-  
11 holds whose median income falls in the 0%-50% range of the City  
12 of Lowell's area median income; provided, that the Department of  
13 Housing and Community Development shall certify that these 157  
14 additional rental housing units are in fact available for households

- 15 whose median income falls in the 0-50% range of the City of
- 16 Lowell's area median income.

1 SECTION 5. This act shall take effect upon passage.