

By Ms. Stanley of West Newbury, petition of Harriett L. Stanley and other members of the House that the Department of Housing and Community Development be required to establish non-profit corporations to provide assistance to cities and towns for the construction of affordable housing. Housing and Urban Development.

The Commonwealth of Massachusetts

In the Year Two Thousand and Three.

AN ACT RELATIVE TO THE PRODUCTION AND PRESERVATION OF AFFORDABLE HOUSING IN THE COMMONWEALTH.

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 40B, as so appearing in the 2000 Official Edition, is
2 hereby amended by adding the following section:—

3 Section 24. The department of housing and community devel-
4 opment shall establish two non-profit corporations in the com-
5 monwealth to assist communities in the effort to comply with the
6 provisions the affordable housing guidelines established by
7 Chapter 40B.

8 Said corporations shall be charged with assisting communities
9 in the development of a “40B master plan” which shall set out a
10 strategy of achieving a subsidized housing index of 10 percent
11 within a 10 year time frame.

12 Said corporations shall assist communities by offering funding
13 and technical assistance to do the following (1) develop a “40B
14 master plans,” (2) hire technical and legal expertise to assist with
15 compliance with Chapter 40B, (3) provide bridge financing so that
16 a community may develop its own affordable housing, (4) fund
17 intermediation if a community chooses to engage private devel-
18 opers to develop subsidized housing, (5) provide technical and
19 financial assistance to aide property owners willing to convert
20 existing housing stock into subsidized housing, and (6) any other
21 assistance as deemed necessary.

22 At least 50% of all housing developed with financial assistance
23 provided by said corporations shall be affordable to households
24 which earn 80% or less of the regional median income, as estab-
25 lished by the department of housing and community development.

26 Upon development of a 40B master plan, a community shall be
27 deemed in compliance with the “local needs” requirement of
28 Chapter 40B, and may deny an application for a comprehensive
29 permit, as long as it remains in compliance with its “Chapter 40B
30 master plan.”

31 A review of community’s compliance with its “Chapter 40B
32 master plan” shall be conducted bi-annually by the department of
33 housing and community development which shall issue its find-
34 ings in writing and deliver such findings to said commission and
35 the community within 10 days of completion of the review.

36 Said corporations shall be funded as pilot programs with \$5
37 million each over three years from the affordable housing trust
38 fund.

39 Communities which elect to join said corporation shall make
40 payment of a service fee of not less than \$25,000 and not more
41 than \$75,000 annually to support the corporation’s administration
42 and activity.

43 Said corporations shall be administered by an executive
44 director who shall serve under a 5 person board of directors whose
45 membership is drawn from the corporation’s regional service area.