
The Commonwealth of Massachusetts

SENATE, May 14, 1981.

The committee on Urban Affairs, to whom was referred the petition (accompanied by resolve, Senate, No. 130) of Allan R. McKinnon that provision be made for an investigation and study by the Massachusetts Home Mortgage Agency relative to aiding the stability and expansion of the Massachusetts housing industry and to improve the economic development of the Commonwealth; the petition (accompanied by bill, Senate, No. 1634) of Jack H. Backman and John A. Businger for legislation to require the Department of Elder Affairs to provide suitable housing for all elderly persons found eligible for public housing by a local housing authority; the petition (accompanied by bill, Senate, No. 1638) of Edward L. Burke for legislation to provide for one hundred million dollars for elderly housing; the petition (accompanied by bill, Senate, No. 1643) of Francis D. Doris for legislation to provide that the term "unit" when used in budgets, rentals and other matters relating to low rent housing authorities shall mean one bedroom; the petition (accompanied by bill, Senate, No. 1645) of John Conners for legislation to require deposit of rent withheld by tenants into escrow interest-bearing bank accounts; the petition (accompanied by bill, Senate, No. 1650) of John G. King, Francis D. Doris and Samuel Rotondi for legislation to clarify the replacement housing and relocation assistance requirements relating to the sale of certain public housing developments; the petition (accompanied by bill, Senate, No. 1651) of John G. King for legislation relative to rent increases by mortgagors under the Massachusetts Housing Finance Agency; the petition (accompanied by bill, Senate, No. 1654) of Arthur Joseph Lewis, Jr., for legislation to prevent the conversion of urban redevelopment corporations properties; the petition (accompanied by bill, Senate, No. 1664) of Martin T. Reilly for legislation relative to the requirements for mortgage assistance under the Massachusetts Home Mortgage Finance Agency; the petition (accompanied by bill, Senate, No. 1668) of Joseph F. Timilty for legislation to facilitate housing production by invalidating

certain zoning ordinances; the petition (accompanied by bill, Senate, No. 1669) of Joseph F. Timilty for legislation relative to ways constructed in accordance with the subdivision control law; the petition (accompanied by bill, Senate, No. 1676) of Joseph B. Walsh for legislation relative to the inspection and regulation of licenses for building; the petition (accompanied by bill, Senate, No. 1679) of Robert D. Wetmore for legislation to provide for shared equity in real property; the petition (accompanied by bill, House, No. 543) of Marie E. Howe that provision be made for correcting certain conditions in unoccupied buildings which are detrimental to the public safety, welfare or morals; the petition (accompanied by bill, House, No. 659) of John A. Businger that provision be made for a municipal data base system to help reduce the crime of arson and providing municipal planning services therefor; the petition (accompanied by order, House, No. 1061) of Emanuel G. Serra relative to the appointment of a joint special committee to make an investigation and study of the methods for helping homeowners make certain repairs to their property; the petition (accompanied by bill, House, No. 1062) of Emanuel G. Serra relative to repairs by tenants of residential premises to cure sanitary violations of law; the petition (accompanied by bill, House, No. 1226) of Raymond M. LaFontaine that provision be made for increased housing opportunities in the Commonwealth; the petition (accompanied by bill, House, No. 1526) of Barabara E. Gray, Sandra Graham and Doris Bunte that the Department of Community Affairs be authorized to establish a feasibility study relative to congregate living in certain housing programs in the Commonwealth; the petition (accompanied by bill, House, No. 1642) of M. Joseph Manning and another for legislation to repeal the laws providing for the construction of low or moderate income housing in cities and towns in which local restrictions hamper such construction; the petition (accompanied by bill, House, No. 1644) of M. Joseph Manning relative to the rent paid by tenants in state-aided housing projects; the petition (accompanied by bill, House, No. 1930) of Robert J. LeBlanc that provision be made for the construction of low or moderate income housing in cities and towns consistent with local comprehensive planning; the petition (accompanied by bill, House, No. 2071) of Nicholas J. Buglione that provision be made for additional housing units in the Commonwealth; the petition (accom-

panied by bill, House, No. 2072) of Doris Bunte, Saundra Graham, John A. Businger, Melvin H. King and Bill Owens relative to extending special housing rental assistance to persons and families of low or moderate income; the petition (accompanied by bill, House, No. 2077) of Marie E. Howe relative to the rehabilitation of certain housing; the petition (accompanied by bill, House, No. 2078) of Raymond M. LaFontaine relative to the advance funding of the state rental assistance program; the petition (accompanied by bill, House, No. 2079) of Raymond M. LaFontaine that cities and towns be reimbursed by the Commonwealth for low income housing projects; the petition (accompanied by bill, House, No. 2399) of Charles F. Flaherty, Jr., for legislation to establish a home insulation loan guarantee program under the Housing Finance Agency; the petition (accompanied by bill, House, No. 2457) of John F. Cusack that the Department of Mental Health be authorized to lease certain buildings for terms not exceeding ten years for the purpose of establishing community based residential facilities for the mentally ill and mentally retarded; the petition (accompanied by bill, House, No. 2535) of Nicholas A. Paleologos for legislation to provide increased funds for modernization and renovation of state assisted housing projects and for improved management in certain projects; the petition (accompanied by bill, House, No. 2537) of Nicholas A. Paleologos for legislation relative to further strengthening the effectiveness of the "Chapter 705 program" to increase housing opportunities in the Commonwealth; the petition (accompanied by bill, House, No. 2538) of Nicholas A. Paleologos for legislation relative to providing increased funding for housing for the elderly; the petition (accompanied by bill, House, No. 2703) of the Mass. State Building and Construction Trades Council, AFL-CIO, and James J. Craven, Jr., for legislation to require the appointment of one member representing organized labor to housing authorities in towns; the petition (accompanied by bill, House, No. 2748) of Thomas K. Lynch, Saundra Graham, Doris Bunte and Theodore C. Speliotis for legislation to provide temporary housing for persons of low-income who require such housing; the petition (accompanied by bill, House, No. 2838) of Saundra Graham, Michael W. Morrissey, Thomas P. White, and Emanuel G. Serra for legislation to clarify the replacement housing and relocation assistance requirements relating to the sale of certain public

housing developments; the petition (accompanied by bill, House, No. 3170) of Saundra Graham, Thomas M. Gallagher, David P. Nelson, John A. Businger, Doris Bunte, Melvin H. King and William F. Galvin relative to modifying the provisions of law providing for the relocation of persons displaced due to enforcement of certain housing codes; the petition (accompanied by bill, House, No. 3171) of Saundra Graham, Doris Bunte and Melvin H. King that the Department of Community Affairs be authorized to establish an office for administering relocation of displacement funds contributed by certain private citizens; the petition (accompanied by resolve, House, No. 3172) of Saundra Graham, Doris Bunte, Melvin H. King and Michael LoPresti, Jr., for an investigation by a special commission (including members of the General Court) relative to the cost of maintaining public and private housing in the same area; the petition (accompanied by bill, House, No. 3173) of Saundra Graham and Melvin H. King that certain corporations be required to present development plans to neighborhood groups; the petition (accompanied by bill, House, No. 3175) of Melvin H. King, Saundra Graham and Doris Bunte that provision be made for equality in the bargaining power of tenants; the petition (accompanied by bill, House, No. 3178) of Melvin H. King, Saundra Graham and Doris Bunte that provision be made for tenant representation on housing authorities and tenant review of mayoral appointments; the petition (accompanied by bill, House, No. 3322) of Gerald M. Cohen that cities and towns be authorized to transfer title of properties to non-profit organizations for the purpose of rehabilitating such property for housing for moderate income owner-occupants; the petition (accompanied by bill, House, No. 3323) of Melvin H. King and Jack H. Backman for legislation to establish a program of planning and development assistance to consumer cooperatives in the Department of Community Affairs; the petition (accompanied by bill, House, No. 3325) of Angelo M. Scaccia for legislation to establish a waiting list for state aided housing projects based on a chronological order of applications; the petition (accompanied by bill, House, No. 3529) of Bruce N. Freeman for legislation to provide that ownership of residential real property shall not make certain elderly persons ineligible for housing for the elderly; the petition (accompanied by bill, House, No. 3849) of Ellen M. Canavan that widows and widowers of mem-

bers of the armed forces be authorized to remain as tenants at their present residential locations; the petition (accompanied by bill, House, No. 4046) of Andrew J. Rogers, Jr., for legislation to require a special permit before a half-way house may be located in a city or town; the petition (accompanied by bill, House, No. 4342) of the Boston Housing Authority, William F. Galvin and other members of the House for legislation to facilitate the substantial rehabilitation of certain public housing developments; the petition (accompanied by bill, House, No. 4510) of James G. Collins relative to projects funded under the Massachusetts Housing Finance Agency; the petition (accompanied by bill, House, No. 4659) of Thomas F. Brownell and another for legislation to prohibit the termination of residential tenancies without good cause; the petition (accompanied by resolve, House, No. 4664) of Andrew S. Natsios for an investigation by a special commission (including members of the General Court) relative to the Massachusetts Home Finance Agency; the petition (accompanied by bill, House, No. 4824) of David R. Nelson, Saundra Graham, Doris Bunte, Michael W. Morrissey and William Q. MacLean, Jr., that the Home Mortgage Finance Agency be authorized to provide loans to mortgage lenders for second mortgages for energy conserving repairs; the petition (accompanied by bill, House, No. 4968) of Shirley Setian and others for legislation to impose a three-year limitation on the exercise of comprehensive permits to build low and moderate income housing; the petition (accompanied by bill, House, No. 4969) of James J. Craven, Jr., that the Massachusetts Housing Finance Agency be authorized to issue bonds for the construction of housing for the elderly; the petition (accompanied by bill, House, No. 4970) of William F. Galvin and Thomas M. Gallagher that the Metropolitan District Commission be directed to install at least one drinking water fountain on each side of Charles River between the bridges in the Allston-Brighton district of the city of Boston; the petition (accompanied by bill, House, No. 4976) of Melvin H. King relative to the availability of second mortgages for energy conservation and renewable energy development from the Housing Finance Agency and the Home Mortgage Finance Agency; the petition (accompanied by bill, House, No. 4977) of David R. Nelson, Saundra Graham, Doris Bunte and William Q. MacLean, Jr., for legislation to increase the outstanding bond authorization for

the Massachusetts Home Mortgage Finance Agency; the petition (accompanied by bill, House, No. 4978) of David P. Nelson and William Q. MacLean, Jr., relative to the eligibility of Bristol County residents for benefits of Massachusetts Home Mortgage Finance Agency programs; the petition (accompanied by bill, House, No. 5201) of Melvin H. King, Doris Bunte and Saundra Graham that the Department of Community Affairs be directed to accumulate demographic data in certain areas of the Commonwealth; the petition (accompanied by bill, House, No. 5303) of Melvin H. King for legislation to impose certain conditions on the issuance of occupancy permits; the petition (accompanied by resolve, House, No. 5304) of Melvin H. King and others for an investigation by a special commission (including members of the General Court) relative to providing a guarantee of safe and affordable housing; the petition (accompanied by bill, House, No. 6261) of Michael F. Flaherty for legislation to modify the formula for state reimbursement of expenses incurred by localities in displacing persons by enforcement of the State Sanitary Code; and the petition (accompanied by bill, House, No. 6497) of Frank A. Emilio relative to applications for construction of low or moderate income housing, reports the accompanying order (Senate, No. 2192).

For the Committee,

JOSEPH F. TIMILTY

The Commonwealth of Massachusetts

SENATE, May 14, 1981.

1 *Ordered*, That the Joint Committee on Urban Affairs be
2 authorized to sit during the current session and during the re-
3 cess of the General Court for the purpose of making an inves-
4 tigation and study relative to the housing needs of the cities
5 and towns of the Commonwealth.

6 Said committee shall, in the course of its investigation and
7 study consider the subject matter of current senate documents
8 numbered S. 130, Relative to aiding the stability and expan-
9 sion of the Massachusetts housing industry and to improve
10 the economic development of the Commonwealth; 1634, Rela-
11 tive to requiring that the Department of Elder Affairs provide
12 suitable housing for all elderly persons found eligible for pub-
13 lic housing by a local housing authority; 1638, Relative for
14 legislation to provide for one hundred million dollars for el-
15 derly housing; 1643, Relative to providing that the term "unit"
16 when used in budgets, rentals and other matters relating to
17 low rent housing authorities shall mean one bedroom; 1645,
18 Relative to requiring deposit of rent withheld by tenants into
19 escrow interest bearing bank accounts; 1650, Relative for leg-
20 islation to clarify the replacement housing and relocation as-
21 sistance requirements relating to the sale of certain public
22 housing developments; 1651, Relative to rent increases by
23 mortgagors under the Massachusetts Housing Finance Agency;
24 1654, Relative to preventing the conversion of urban redevelop-
25 ment corporations properties; 1664, Relative to the require-
26 ments for mortgage assistance under the Massachusetts Home
27 Mortgage Finance Agency; 1668, Relative to legislation to fa-
28 cilitate housing production by invalidating certain zoning or-
29 dinances; 1669, Relative for legislation relative to ways con-
30 structed in accordance with the subdivision control law; 1676,
31 Relative to the inspection and regulation of licenses for build-
32 ing; 1679, Relative for legislation to provide for shared equity
33 in real property; and current House documents numbered 543,
34 Relative to correcting certain conditions in unoccupied build-

35 ings which are detrimental to the public safety, welfare or
36 morals; 659, Relative that provision be made for a municipal
37 data base system to help reduce the crime of arson and pro-
38 viding municipal planning services therefor; 1062, Relative to
39 repairs by tenants of residential premises to cure sanitary vio-
40 lations of law; 1226, Relative that provision be made for in-
41 creased housing opportunities in the Commonwealth; 1526,
42 Relative to the Department of Community Affairs authorizing
43 a feasibility study relative to congregate living in certain
44 housing programs in the Commonwealth; 1642, Relative to
45 repealing the laws providing for the construction of low or
46 moderate income housing in cities and towns in which local
47 restrictions hamper such construction; 1644, Relative to the
48 rent paid by tenants in state-aided housing projects; 1930,
49 Relative to provisions being made for the construction of low
50 or moderate income housing in cities and towns consistent
51 with local comprehensive planning; 2071, Relative to provi-
52 sions being made for additional housing units in the Common-
53 wealth; 2072, Relative to extending special housing rental as-
54 sistance to persons and families of low or moderate income;
55 2077, Relative to the rehabilitation of certain housing; 2078,
56 Relative to the advance funding of the state rental assistance
57 program; 2079, Relative to the reimbursing of cities and towns
58 by the Commonwealth for low income housing projects; 2399,
59 Relative to establishing a home insulation loan guarantee pro-
60 gram under the Housing Finance Agency; 2457, Relative that
61 the Department of Mental Health be authorized to lease cer-
62 tain buildings for terms not exceeding ten years for the pur-
63 pose of establishing community based residential facilities for
64 the mentally ill and mentally retarded; 2535, Relative to pro-
65 viding increased funds for modernization and renovation of
66 state assisted housing projects and for improved management
67 in certain projects; 2537, Relative to further strengthening
68 the effectiveness of "Chapter 705 program" to increase hous-
69 ing opportunities in the Commonwealth; 2538, Relative to
70 providing increased funding for housing for the elderly; 2703,
71 Relative to requiring the appointment of one member repre-
72 senting organized labor to housing authorities in towns; 2743,
73 Relative for legislation to provide temporary housing for per-

74 sons of low-income who require such housing; 2838, Relative
75 to legislation to clarify the replacement housing and relocation
76 assistance requirements relating to the sale of certain public
77 housing developments; 3170, Relative to modifying the pro-
78 visions of law providing for the relocation of persons displaced
79 due to enforcement of certain housing codes; 3171, Relative to
80 establishing an office for administering relocation or displace-
81 ment funds contributed by certain private citizens; 3172, Rela-
82 tive to an investigation by a special commission (including
83 members of the General Court) relative to the cost of main-
84 taining public rehabilitation of certain public housing devel-
85 opments; 3173, Relative to legislation that certain corporations
86 be required to present development plans to neighborhood
87 groups; 3175, Relative that provisions be made for equality
88 in the bargaining power of tenants; 3178, Relative to tenant
89 representation on housing authorities and tenant review of
90 mayoral appointments; 3322, Relative to legislation that cities
91 and towns be authorized to transfer title of properties to non-
92 profit organizations for the purpose of rehabilitating such
93 property for housing for moderate income owner-occupants;
94 3323, Relative for legislation to establish a program of plan-
95 ning and development assistance to consumer cooperatives in
96 the Department of Community Affairs; and private housing
97 in the same area; 3325, Relative to establishing a waiting list
98 for state aided housing projects based on a chronological order
99 of applications; 3529, Relative to ownership of residential real
100 property shall not make certain elderly persons ineligible for
101 housing for the elderly; 3849, Relative to the fact that widows
102 and widowers of members of the armed forces be authorized
103 to remain as tenants at their present residential location; 4046,
104 Relative for legislation to require a special permit before a
105 half-way house may be located in a city or town; 4342, Rela-
106 tive for legislation to facilitate the substantial rehabilitation
107 of certain public housing developments; 4510, Relative to
108 projects funded under the Massachusetts Housing Finance
109 Agency; 4659, Relative for legislation to prohibit the termi-
110 nation of residential tenancies without good cause; 4664, Rela-
111 tive to an investigation by a special commission (including
112 members of the General Court) relative to the Massachusetts

113 Home Finance Agency; 4824, Relative for legislation that the
114 Home Mortgage Finance Agency be authorized to provide
115 loans to mortgage lenders for second mortgages for energy
116 conserving repairs; 4968, Relative to imposing a three-year
117 limitation on the exercise of comprehensive permits to build
118 low and moderate income housing; 4969, Relative to the Mas-
119 sachusetts Housing Finance Agency being authorized to issue
120 bonds for the construction of housing for the elderly; 4970,
121 Relative for legislation that the Metropolitan District Com-
122 mission be directed to install at least one drinking water foun-
123 tain on each side of Charles River between the bridges in the
124 Allston-Brighton district of the city of Boston; 4976, Relative
125 to the availability of second mortgages for energy conserva-
126 tion and renewable energy development from the Housing Fi-
127 nance Agency and the Home Mortgage Finance Agency; 4977,
128 Relative legislation to increase the outstanding bond author-
129 ization for the Massachusetts Home Mortgage Finance Agen-
130 cy; 4978, Relative to the eligibility of Bristol County resident
131 for benefits of Massachusetts Home Mortgage Finance Agency
132 programs; 5201, Relative to accumulating demographic data in
133 certain areas of the Commonwealth; 5303, Relative to impos-
134 ing certain conditions on the issuance of occupancy permits;
135 5304, relative to an investigation by a special commission (in-
136 cluding members of the General Court) relative to providing
137 a guarantee of safe and affordable housing; 6261, Relative for
138 legislation to modify the formula for state reimbursement of
139 expenses incurred by localities in displacing persons by en-
140 forcement of the State Sanitary Code; 6497, Relative to ap-
141 plication for construction of low or moderate income housing.

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