
**Chapter 179. AN ACT IMPROVING HOUSING OPPORTUNITIES FOR ELDERS
AND NON-ELDERLY PERSONS WITH DISABILITIES.**

Be it enacted, etc., as follows:

SECTION 1. To provide, consistent with the provisions of section six D of chapter twenty-nine of the General Laws, for certain unanticipated obligations of the commonwealth and to provide for an alteration of purpose for current appropriations in chapter thirty-eight of the acts of nineteen hundred and ninety-five for the fiscal year ending June thirtieth, nineteen hundred and ninety-six, and to meet certain requirements of law, relative to improving the housing opportunities for elders and non-elderly persons with disabilities, the sums set forth in section two A shall be appropriated from the General Fund, unless specifically designated otherwise, as said items are designated in said chapter thirty-eight or herein, and shall be for the several purposes and subject to the conditions specified herein and subject to the provisions of law regulating the disbursement of public funds and the conditions pertaining to appropriations in said chapter thirty-eight.

SECTION 2.

EXECUTIVE OFFICE OF COMMUNITIES AND DEVELOPMENT.

3222-9030 For the transitional rental assistance program established by section sixteen of this act; provided, however, that notwithstanding the provisions of any general or special law to the contrary, said transitional rental assistance shall be in the form of mobile vouchers, so-called; provided, further, that said vouchers shall be in varying dollar amounts set by the secretary based on considerations including, but not limited to, household size and composition, ranges of household income and geographic location; provided, further, that the executive office of communities and development shall pay local housing agencies administering said program an adequate fee to cover the costs of administration; provided, further, that such fee shall not exceed twenty-five dollars per voucher per month; provided, further, that notwithstanding any provision of law to the contrary, there shall be no maximum percentage applicable to the amount of income paid for rent by each household holding a mobile voucher, so-called, but each household shall be required to pay not less than twenty-five percent of their net income, as defined in regulations promulgated by said executive office, for units if utilities are not provided by the unit owner, or not less than thirty percent of their income for units if utilities are provided by the unit owner; provided, further, that payments for said transitional rental assistance may be provided in advance; provided, further, that the executive office of communities and development shall establish the amounts of the mobile vouchers, so-called, so that the appropriation herein is not exceeded by payments for rental

assistance and administration; provided, further, that the executive office of communities and development shall not enter into commitments which will cause it to exceed the appropriation set forth herein; provided, further, that the amount of a rental assistance voucher payment for an eligible household shall not exceed the rent less the household's minimum rent obligation; provided, further, that the word "rent" as used in this item shall mean payments to the landlord or owner of a dwelling unit pursuant to a lease or other agreement for a tenant's occupancy of the dwelling unit, but shall not include payments made by the tenant separately for the cost of heat, cooking fuel, and electricity; provided, further, that the executive office of communities and development shall submit an annual report to the state budget director, the secretary of administration and finance, and the house and senate committees on ways and means detailing expenditures, the number of outstanding rental vouchers, and the number and types of units leased; provided, further, that the amount appropriated herein shall not annualize to more than four million dollars in fiscal year nineteen hundred and ninety-seven; provided, further, that nothing stated herein shall give rise to enforceable legal rights in any party or an enforceable entitlement to any form of housing; and provided, further, that nothing stated herein shall be construed as giving rise to such enforceable legal rights or such enforceable entitlement \$1,500,000

3424-4314 For the expenses of a service coordinators program established by the executive office of communities and development to assist tenants residing in housing developed pursuant to sections thirty-nine and forty of chapter one hundred and twenty-one B of the General Laws to meet tenancy requirements in order to maintain and enhance the quality of life in said housing; provided, that the amount appropriated herein shall not annualize to more than six hundred thousand dollars in fiscal year nineteen hundred and ninety-seven \$500,000

EXECUTIVE OFFICE OF HEALTH AND HUMAN SERVICES.

Massachusetts Rehabilitation Commission.

4120-4001 For the Massachusetts Housing Registry; provided, that the commission is hereby authorized to establish or contract for said housing registry for the purpose of listing available rental properties which contain accessible features as a means of helping to assist disabled persons who require housing with such features locate such housing \$100,000

EXECUTIVE OFFICE OF PUBLIC SAFETY.

Criminal History Systems Board.

8000-0110 For the criminal history systems board for the purpose of enabling local housing authorities access to criminal offense information when qualifying applicants for state assisted housing \$75,000

SECTION 3. Section 1 of chapter 121B of the General Laws, as appearing in the 1994 Official Edition, is hereby amended by striking out, in line 79, the word "sixty-two" and inserting in place thereof the following word:- sixty.

SECTION 4. The definition of "Handicapped persons of low income" of said section 1 of said chapter 121B, as so appearing, is hereby amended by adding the following three sentences:- Except as required by federal law, and notwithstanding any other law to the contrary, a history of alcohol or substance use shall not constitute a qualifying impairment. Eligibility for protection as a handicapped or disabled person under state or federal anti-discrimination laws does not constitute a guarantee of eligibility for housing as a handicapped person of low income as defined herein. A person who has a handicap as defined in paragraph seventeen of section one of chapter one hundred and fifty-one B shall still meet the definition set out herein in order to be eligible for housing as a handicapped person of low income.

SECTION 5. Section 32 of said chapter 121B, as so appearing, is hereby amended by striking out the sixth paragraph and inserting in place thereof the following paragraph:-

The tenancy of a tenant of a housing authority shall not be terminated without cause and without reasons therefor given to said tenant in writing prior to such housing authority filing an action for summary process or seeking an injunction pursuant to section nineteen of chapter one hundred and thirty-nine. A tenant at his request shall be granted a hearing by a housing authority at least fifteen days prior to any such termination, except in the case of non-payment of rent, or if there is reason to believe that the tenant or a member of the tenant's household has (1) unlawfully caused serious physical harm to another tenant or employee of the housing authority, or any other person lawfully on the premises of the housing authority, or (2) threatened to seriously physically harm another tenant or housing authority employee, or any person lawfully on the premises of the housing authority, or (3) destroyed, vandalized or stolen property of a tenant or the housing authority or any person lawfully on the premises of the housing authority which thereby creates or maintains a serious threat to the health or safety of a tenant or employee of the housing authority or any person lawfully on the premises of the housing authority, or (4) on or adjacent to housing property, possessed, carried, or illegally kept a weapon in violation of section ten of chapter two hundred and sixty-nine or possessed or used an explosive or incendiary device or has violated any other provisions of section one hundred and one, or has violated any other provision of sections one hundred and one, one hundred and two, one hundred and two A or one hundred and two B of chapter two hundred and sixty-six, or (5) on or adjacent to housing authority property, unlawfully possessed, sold, or possessed with intent to distribute a controlled substance as defined in classes A, B, or C of section thirty-one of chapter ninety-four C, or (6) engaged in other criminal conduct which seriously threatened or endan-

gered the health or safety of another tenant, an employee of the housing authority or any other person lawfully on the premises of the housing authority, or (7) for any of the reasons set forth in section nineteen of chapter one hundred and thirty-nine, or (8) a guest of a tenant or of a household member engages in any such behavior listed in clauses (1) to (7), inclusive, where the tenant knew or should have known that there was a reasonable possibility that the guest would engage in misconduct. In the event the housing authority brings an action for summary process for possession of the premises, such action shall be accorded an expedited hearing and trial if any of the reasons set forth in clauses (1) to (8), inclusive, for termination of the tenancy are alleged. Notwithstanding the provisions of any general or special law to the contrary, including, but not limited to, the provisions of chapter two hundred and thirty-nine, if the court shall enter a judgment for possession in favor of the housing authority on account of one or more of the reasons specified in said clauses (1) to (8), the court's judgment shall not be stayed pending any appeal unless the court makes written findings that there is a reasonable likelihood that the tenant will prevail on appeal; provided, however, that a motion for a stay pending appeal may be made to the appropriate appellate court or to a single justice, but the motion shall show that application to the lower court for the relief sought is not practicable, or that the lower court has denied an application, or has refused to afford the relief which the applicant requested, with the reasons given by the lower court for its action, if any. If judgment for possession in favor of the housing authority has not been stayed and is thereafter set aside and a judgment entered for the tenant, the tenant shall be housed in the next available unit of suitable size of the housing authority as determined by regulations of the department. A tenant shall not be awarded or receive any consequential or other damages or relief as a result of said judgment or initial eviction. Any regulation of any agency of the commonwealth or subdivision thereof, or any provision in any lease between the tenant and a housing authority contrary to the provisions of this paragraph, shall be void and against public policy.

SECTION 6. Said section 32 of said chapter 121B, as so appearing, is hereby further amended by adding the following three paragraphs:-

In addition to determining whether an applicant is eligible for public housing and whether such applicant is eligible for a particular housing program, each housing authority shall screen all applicants and household members for qualification pursuant to regulations adopted under this paragraph and the following paragraph. The department shall adopt regulations which shall require disqualification of an applicant for housing developed pursuant to sections thirty-four, thirty-nine and forty for reasons, absent outweighing mitigating circumstances, including the following:

(a) The applicant or a household member has disturbed a neighbor or neighbors in a prior residence by behavior, which if repeated by a tenant in public housing, would substantially interfere with the rights of other tenants to peaceful enjoyment of their units.

(b) The applicant or a household member has caused damage or destruction of property at a prior residence, and such damage or destruction, if repeated by a tenant in public housing, would have a material adverse effect on the housing development or any unit in such development.

(c) The applicant or a household member has displayed living habits or poor housekeeping at a prior residence, and such living habits or poor housekeeping, if repeated by a tenant in public housing, would pose a substantial threat to the health or safety of the tenant or other tenants or would adversely affect the decent, safe and sanitary condition of all or part of the housing.

(d) The applicant or a household member in the past has engaged in criminal activity, or activity in violation of section four of chapter one hundred and fifty-one B, which if repeated by a tenant in public housing, would interfere with or threaten the rights of other tenants to be secure in their persons or in their property or with the rights of other tenants to the peaceful enjoyment of their units and the common areas of the housing development.

(e) The applicant or any household member who will be assuming part of the rent obligation has a history of non-payment of rent and such non-payment, if repeated by a tenant in public housing, would cause monetary loss; provided, however, that if the tenant paid at least fifty percent of his household's monthly income for rent each month during a tenancy but was unable to pay the full rent, an eviction for non-payment of the balance of the rent shall not disqualify such individual from public housing pursuant to this paragraph.

(f) The applicant or a household member has a history of failure to meet material lease terms or the equivalent at one or more prior residences, and such failure if repeated by a tenant of public housing, would be detrimental to the housing authority or to the health, safety, security or peaceful enjoyment of other tenants.

(g) The applicant has failed to provide information reasonably necessary for the housing authority to process the applicant's application.

(h) The applicant has misrepresented or falsified any information required to be submitted as part of the applicant's application, and the applicant fails to establish that the misrepresentation or falsification was unintentional.

(i) The applicant or any household member does not intend to occupy public housing, if offered, as his primary residence.

The regulations shall also provide that prior to disqualifying an applicant for any of the reasons for disqualification set forth above, the housing authority shall permit the applicant to show whether there are mitigating circumstances, which may include a showing of rehabilitation or rehabilitating efforts, sufficient so that when the potentially disqualifying conduct is weighed against the mitigating circumstances, the housing authority is reasonably certain that the applicant will not engage in any similar conduct in the future. In making this determination, the housing authority shall consider all relevant circumstances, including the severity of the potentially disqualifying conduct, the amount of time which has elapsed since the occurrence of such conduct, the degree of danger, if any, to the health, safety and security of others or to the security of the property of others or to the physical conditions of the housing development and its common areas if the conduct recurred, the disruption and inconvenience which recurrence would cause the housing authority, and the likelihood that the applicant's behavior in the future will be substantially improved. The greater the degree of danger, if any, to the health, safety and security of others or to the security of property of others or the physical condition of the housing, the greater must be the strength of the show-

ing that a recurrence of behavior, which would have been disqualifying, will not occur in the future.

Nothing stated herein shall give rise to enforceable legal rights in any party or an enforceable entitlement to any form of housing and further, nothing stated herein shall be construed as giving rise to such enforceable legal rights or such enforceable entitlement.

SECTION 7. Section 32C of said chapter 121B, as so appearing, is hereby amended by inserting after the word "origin", in line 22, the following words:- or on account of said person's participation in an eviction proceeding.

SECTION 8. The first paragraph of said section 32C of said chapter 121B, as so appearing, is hereby amended by adding the following sentence:- Whenever a tenant or member of a tenant's household residing in a public or subsidized housing development has caused or threatened to cause harm to another tenant, an employee of the landlord, or any other person who is known or believed to be a witness in an eviction action against the tenant, the landlord may bring a civil action for injunctive or other appropriate equitable relief in order to protect the witness from harm threatened by the tenant or member of the tenant household.

SECTION 9. Section 32F of said chapter 121B, as so appearing, is hereby amended by inserting after the word "development", in line 4, the following words:- or from harming a witness.

SECTION 10. Said chapter 121B is hereby further amended by inserting after section 38A the following section:-

Section 38B. The department is authorized to establish a program to provide service coordinators to assist residents in housing developed pursuant to sections thirty-nine and forty. The purpose of such program shall be to assist tenants living in such housing to meet tenancy requirements in order to maintain and enhance the quality of life in such housing. Service coordinators shall be assigned to said housing as determined necessary by the department. The department shall consult with the executive office of health and human services, the executive office of elder affairs, housing authorities, the Massachusetts rehabilitation commission, and the office on disability in developing the guidelines of said service coordinator program and in evaluating said program.

SECTION 11. Section 39 of said chapter 121B is hereby amended by adding the following seven paragraphs:-

Notwithstanding any general or special law to the contrary, a housing authority which manages units provided under this section and section forty shall give priority in placement to non-elderly handicapped persons of low income, who are eligible to receive such housing and who are qualified under the criteria established in regulations promulgated by the department, in thirteen and one-half percent of said units. If a local housing authority determines that there are insufficient numbers of eligible and qualified non-elderly handicapped persons of low income to fill thirteen and one-half percent of the housing units, the local housing authority shall then place eligible and qualified elderly persons of low income in said units. The thirteen and one-half percent of units for which eligible and qualified non-elderly handicapped persons of low income receive priority in placement shall

include the percentage of units for which handicapped persons of low income without regard to age, and their families, are given priority pursuant to subsection (f) of section forty, when such units are occupied by non-elderly handicapped persons of low income.

Notwithstanding any general or special law to the contrary, a housing authority which manages units provided under this section and section forty shall give priority in placement to elderly persons of low income, who are eligible to receive such housing and who are qualified under the criteria established by regulations of the department, in eighty-six and one-half percent of said units. If a local housing authority determines that there are insufficient numbers of eligible and qualified elderly persons of low income to fill eighty-six and one-half percent of said units the local housing authority shall give priority in placement to eligible and qualified handicapped persons of low income who are on a waiting list for housing developed pursuant to this section or section forty, and who have attained the age of fifty, but who are less than sixty years old. If a local housing authority determines that there are insufficient numbers of elderly persons of low income and handicapped persons of low income who have attained the age of fifty but who are less than sixty years old, who have applied for occupancy in housing developed pursuant to this section and section forty to fill eighty-six and one-half percent of said units, the local housing authority shall place other non-elderly handicapped persons of low income who have applied for occupancy in said housing in said units.

Preference for accessible or modified units pursuant to subsection (f) of section forty may be given to handicapped persons of low income, without regard to age, who need one or more of the special design features of said units.

Among non-elderly handicapped persons of low income who are eligible and qualified for housing pursuant to this section a preference shall be given in the community in which they reside to eligible and qualified non-elderly handicapped persons of low income who are veterans, and among elderly persons of low income who are eligible and qualified for housing pursuant to this section a preference shall be given in the community in which they reside to eligible and qualified elderly persons of low income who are veterans.

The numerical percentages stated herein shall be deemed policy objectives and in no way shall be an entitlement to any form of housing necessary for compliance with the provisions of this chapter.

The department shall, after consultation with the secretaries of elder affairs and health and human services, promulgate rules and regulations concerning the implementation of the priorities in placement, as set forth herein not later than October first, nineteen hundred and ninety-five, and may establish placement ratios among elderly persons of low income and non-elderly handicapped persons of low income to provide for an equitable transition to encourage the percentage policy objectives stated herein for said persons of low income. Until such time that said percentage policy objectives, stated herein, are substantially met, said placement ratios shall not be less than one elderly person of low income for each placement of one non-elderly handicapped person of low income. Said placement ratios shall only be implemented at local housing authorities where non-elderly handicapped persons of low income represent less than thirteen and one-half percent of the

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total residents at said authority; provided, that said placement ratios shall not be implemented at any local housing authority where non-elderly handicapped persons of low income represent greater than thirteen and one-half percent of the total residents. The priorities in placement established herein shall not be implemented by local housing authorities until such rules and regulations have been promulgated. Any person who is lawfully residing in housing developed pursuant to this section and section forty when such rules and regulations are promulgated may not be evicted or otherwise required to vacate a housing unit solely as a consequence of the priorities in placement established herein.

Nothing stated herein shall give rise to enforceable legal rights in any party or an enforceable entitlement to any form of housing and further, nothing stated herein shall be construed as giving rise to such enforceable legal rights or such enforceable entitlement.

SECTION 12. Section 40 of said chapter 121B is hereby amended by adding the following subsection:-

(h) A housing authority shall not provide such housing to any person who is a current illegal user of one or more controlled substances as defined in section one of chapter ninety-four C. A person's illegal use of a controlled substance within the preceding twelve months shall create a presumption that such person is a current illegal user of a controlled substance, but the presumption may be overcome by a convincing showing that the person has permanently ceased all illegal use of controlled substances. The prohibition of the provision of housing contained in this subsection shall not apply to housing provided through residential treatment programs for illegal users of controlled substances.

SECTION 13. Chapter 139 of the General Laws is hereby amended by striking out section 19, as appearing in the 1994 Official Edition, and inserting in place thereof the following section:-

Section 19. If a tenant or occupant of a building or tenement, under a lawful title, uses such premises or any part thereof for the purposes of prostitution, assignation, lewdness, illegal gaming, or the illegal keeping or sale of alcoholic beverages, as defined in section one of chapter one hundred and thirty-eight, or the housing of a premises which is licensed under section twelve of said chapter one hundred and thirty-eight and on or in such premises alcoholic beverages are habitually served to persons who are intoxicated or alcoholic beverages are served to persons whom the operators of said premises know or have reason to know will operate a motor vehicle under the influence of intoxicating liquor in violation of subdivision (1) of section twenty-four of chapter ninety, or the illegal keeping, sale or manufacture of controlled substances, as defined in section one of chapter ninety-four C, or the illegal keeping of a weapon in violation of section ten of chapter two hundred and sixty-nine, or possession or use of an explosive or incendiary device or other violations of section one hundred and one, one hundred and two, one hundred and two A or one hundred and two B of chapter two hundred and sixty-six or, if a tenant or household member of a housing authority or federal or state assisted housing commits an act or acts which would constitute a crime involving the use or threatened use of force or violence against the person of an employee of the housing authority or of state or federally assisted housing or against any person while such person is legally present on the premises of a housing authority or on

the premises of federal or state assisted housing, such use or conduct shall, at the election of the lessor or owner, annul and make void the lease or other title under which such tenant or occupant holds possession and, without any act of the lessor or owner shall cause the right of possession to revert and vest in him, and the lessor or owner may seek an order requiring the tenant to vacate the premises or may avail himself of the remedy provided in chapter two hundred and thirty-nine. If the lessor or owner is entitled to relief pursuant to this section, such lessor or owner may seek declaratory judgment of his rights hereunder in the district, superior or housing court, which may grant appropriate equitable relief, including both preliminary and permanent injunctions, including a preliminary injunction granting the lessor or owner possession of the premises, and in connection therewith may order issuance of an execution for possession of any such premises to be levied upon forthwith. No such injunction shall be issued except after notice has been given to the tenant and a hearing has been held with opportunity for the tenant to confront and cross-examine witnesses and to present any legal or equitable defense. A housing authority or provider of state or federally assisted housing shall not avail itself of the remedies contained herein except after notice, hearing, and decision on the merits by the court. An appeal from equitable relief granted by a district court pursuant to this section shall be to the appeals court in the same manner as if relief had been granted by the superior court.

SECTION 14. Section 1 of chapter 151B of the General Laws, as so appearing, is hereby amended by inserting after the word "impairment", in line 135, the following words:- , but such term shall not include current, illegal use of a controlled substance as defined in section one of chapter ninety-four C.

SECTION 15. Section 306 of chapter 38 of the acts of 1995 is hereby amended by inserting after the number "3222-9024" the following number:- , 3222-9030.

SECTION 16. The executive office of communities and development, hereinafter referred to as EOCD, shall, subject to appropriation, establish and administer a transitional rental assistance program in the form of mobile vouchers for eligible and qualified handicapped persons of low income as determined pursuant to EOCD regulations.

To be eligible for the transitional rental assistance program applicants shall (1) be an eligible and qualified handicapped person of low income in accordance with EOCD regulations; and (2) be eligible and qualified for housing developed pursuant to sections thirty-nine and forty of chapter one hundred and twenty-one B of the General Laws, or be residing in housing developed pursuant to sections thirty-nine and forty of said chapter one hundred and twenty-one B on March first, nineteen hundred and ninety-five.

Income eligibility for the transitional rental assistance program shall be consistent with income eligibility for low rent housing projects developed pursuant to said chapter one hundred and twenty-one B. Transitional rental assistance program participants shall be required to pay not less than twenty-five percent of their net income, as defined in EOCD regulations, for units if utilities are not provided by the unit owner, or not less than thirty percent of their income for units if utilities are provided by the unit owner. The transitional rental assistance program shall, subject to appropriation, provide transitional rental assistance units and all participants in the program shall be required, as a condition of their

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participation in such program, to accept suitable permanent affordable housing in accordance with regulations established by EOCD once such housing becomes available. Program participants may be terminated from said program for refusing to accept suitable permanent affordable housing in accordance with regulations established by EOCD. Transitional rental assistance funds shall be awarded to a local housing agency, either a local housing authority or a regional nonprofit housing agency, on the basis of relative need in the community served by such local housing agency as determined by EOCD.

The local housing agency shall administer the transitional rental assistance program in accordance with regulations established by EOCD. In areas where a local housing authority administers a housing program under the provisions of sections thirty-nine and forty of said chapter one hundred and twenty-one B and where the housing authority administers a federal Section 8 existing housing assistance program or Section 8 voucher program and has voted to adopt an amendment to its Section 8 administrative plan, such local housing authority shall receive preference in administering the transitional rental assistance program in accordance with regulations established by EOCD. Such plans shall provide that program participants of the transitional rental assistance program, provided for herein, shall receive first preference consideration coequally with the particular local housing authority's other first preference criteria. In areas where no local housing authority administers a state rental assistance program or does not choose to administer the transitional rental assistance program, regional nonprofit housing agencies shall be eligible to administer the program. As participants either obtain permanent affordable housing or are terminated from the program, their transitional rental assistance may be made available to the next eligible applicant as determined under regulations established by EOCD, subject to appropriation. Any grievance procedures established for the program shall be consistent with those of the rental voucher program created pursuant to section two of chapter one hundred and thirty-three of the acts of nineteen hundred and ninety-two.

The executive office of communities and development shall promulgate rules and regulations to implement the provisions of this section no later than December first, nineteen hundred and ninety-five.

Nothing stated herein shall give rise to enforceable legal rights in any party or an enforceable entitlement to any form of housing and further, nothing stated herein shall be construed as giving rise to such enforceable legal rights or such enforceable entitlement.

SECTION 17. There is hereby established an advisory board to consist of thirteen members to advise the executive office of communities and development on implementation of the provisions of this act. Said board shall also assist the executive office of communities and development in assessing housing needs of elderly persons of low income and non-elderly handicapped persons of low income and developing ways to address these needs. Said board shall consist of the secretary of communities and development, who shall serve as chairman of the board, the secretary of elder affairs, the secretary of health and human services, the commissioner of the Massachusetts rehabilitation commission, the director of the Massachusetts office on disability, the executive director of the Massachusetts Housing Finance Agency, *ex officio*, or their designees, and seven members to be appointed by the

governor, two of whom shall be directors of local housing authorities.

SECTION 18. The executive office of communities and development is hereby authorized and directed to develop a comprehensive analysis of the need for subsidized housing for families of low income, elderly persons of low income, and non-elderly handicapped persons of low income. Said analysis shall include, but not be limited to, a survey of local housing authorities to determine the number of families of low income, elderly persons of low income, and non-elderly handicapped persons of low income who reside in, or are on a waiting list for, housing developed pursuant to sections thirty-four, thirty-nine, and forty of chapter one hundred and twenty-one B of the General Laws. Said analysis shall also include but not be limited to, available United States census information on the number of low income families, non-elderly handicapped persons and elderly persons residing in various geographic regions in the commonwealth. Subject to appropriation, the executive office of communities and development is further authorized and directed to conduct or otherwise contract for a more comprehensive study to determine the relative housing and service needs of families of low income, non-elderly handicapped persons of low income and elderly persons of low income in various regions of the commonwealth to be determined by said executive office after consulting with the executive offices of health and human services and elder affairs. Said study shall include, but not be limited to, a comparison of the percentages of units established pursuant to this act in comparison with the relative housing needs identified in said analysis. Upon completion of said comprehensive study, the executive office of communities and development in consultation with the executive offices of health and human services and elder affairs, shall develop a long term resource allocation plan designed to address the relative needs of families of low income, non-elderly handicapped persons of low income and elderly persons of low income. Nothing provided in this section shall be construed to guarantee that any need identified by said analysis or study shall be met.

SECTION 19. The executive office of communities and development shall study the effectiveness of the service coordinator program, and the implementation of the transitional rental assistance program and the priority system for housing developed pursuant to sections thirty-nine and forty of chapter one hundred and twenty-one B of the General Laws, and report its findings and recommendations to the house and senate committees on ways and means and housing and urban development no later than December thirty-first, nineteen hundred and ninety-seven.

SECTION 20. This act shall take effect upon its passage.

Approved October 25, 1995.