

By Mr. Timilty, a petition (accompanied by bill, Senate, No. 699) of Joseph F. Timilty for legislation relative to housing units in the Commonwealth. Housing and Urban Development.

The Commonwealth of Massachusetts

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

AN ACT RELATIVE TO HOUSING UNITS 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 SECTION 1. Paragraph (d) of subdivision (1) of section 23
2 of Chapter 32 of the General Laws, as most recently amended
3 by section 3 of Chapter 781 of the Acts of 1981 is hereby fur-
4 ther amended by adding the following clauses: —

5 (vii) In bonds or notes issued by or through the Massachu-
6 setts Housing Finance Agency.

7 (viii) in adequately secured residential mortgage loans, is-
8 sued to participants in the state employees or teachers retire-
9 ment system, by an authorized mortgage lender, provided that
10 such loans bear a reasonable rate of interest and meet the
11 standards expected of a reasonably prudent investor.

12 (ix) in adequately secured construction loans, issued for the
13 purpose of constructing single or multifamily residential hous-
14 ing units, provided that such loans bear a reasonable rate of
15 return and meet the standards expected of a reasonably pru-
16 dent investor.

1 SECTION 2. Paragraph (b) of subdivision (2) of said sec-
2 tion 23 of Chapter 32, as most recently amended by section 4
3 of chapter 781 of the Acts of 1981, is hereby further amended
4 by adding the following clause: —

5 (vii) In bonds or notes issued by or through the Massa-
6 chusetts Housing Finance Agency.

1 SECTION 2A. The second paragraph of section three of chap-
2 ter 23B of the General Laws, as most recently amended by
3 section two of chapter 689 of the acts of 1974, is hereby

4 amended by adding the following clause: —

5 (u) provide technical assistance and, subject to appropria-
6 tion, financial grants to nonprofit organizations and local hous-
7 ing authorities to assist them to plan, provide and coordinate
8 temporary shelter for homeless persons or families.

1 SECTION 2B. Said second paragraph of section three of chap-
2 ter 23B is hereby further amended by adding the following
3 clause: —

4 (v) review and coordinate those activities of the agencies
5 of the Commonwealth as those activities relate to emergency
6 and temporary housing.

1 SECTION 3. Section 1 of chapter 121B as most recently
2 amended by chapter 815 of the acts of 1977 is hereby further
3 amended by adding after the definition of “Low rent housing
4 project” the following new definition: —

5 “MHFA condominium development” a residential develop-
6 ment for families and/or elderly persons the dwelling units
7 and related common areas of which are, or are to be, owned
8 in accordance with the provisions of chapter one hundred and
9 eighty-three A and which is, or is to be, financed, developed
10 and constructed in accordance with chapter 708 of the acts of
11 1966, as amended. For the purposes of Sections 34, 41 and
12 41A, the acquisition of one or more dwelling units and related
13 common areas in an MHFA condominium development shall
14 constitute a project or housing project eligible for state finan-
15 cial assistance.

1 SECTION 4. The first paragraph of section 26 of chapter
2 121B of the General Laws, as most recently amended by chap-
3 ter 578 of the acts of 1978, is hereby amended by adding the
4 following clause: —

5 (n) to provide temporary shelter for homeless families and
6 elderly persons of low income.

1 SECTION 5. Section 26 of Chapter 121B of the General Laws
2 is hereby amended by adding the following clause: —

3 (o) Notwithstanding any provision of general or special
4 law to the contrary, any existing housing project assisted by
5 the commonwealth and built pursuant to clause (1) of this
6 Section may be sold or otherwise disposed of for less than the

7 project's fair market value or for nominal consideration pro-
8 vided that the transferee of such existing project is a non-
9 profit corporation, that the project is a facility providing food
10 and shelter for homeless persons, as defined in Section 2(e) of
11 Chapter 117 of the General Laws, and that such transfer is
12 approved by the housing authority and the department.

1 SECTION 6. Section 26 of chapter 121B as most recently
2 amended by chapter 269 of the acts of 1975 is hereby further
3 amended by adding the following new subparagraph (p): —

4 (p) Notwithstanding any other provisions of law, to ac-
5 quire dwelling units in an MHFA condominium development;
6 provided, the department has determined that the availability
7 of funds to the housing authority and the acquisition of such
8 dwelling units is conditioned upon the occurrence of the con-
9 struction mortgage loan closing for the MHFA condominium
10 development; and, provided further, that no more than twen-
11 ty-five percent of the dwelling units in such MHFA condomin-
12 ium development shall be owned by a housing authority. The
13 department and the MHFA shall monitor the effectiveness of
14 such acquisition of condominium dwelling units in providing
15 suitable housing for low-income families and elderly persons,
16 and shall report to the General Court the number, cost, and
17 location of all condominium dwelling units purchased or ac-
18 quired, such report to be filed annually with the clerks of the
19 Senate and House of Representatives, the House and Senate
20 Committees on Ways and Means, and the Joint Committee on
21 Housing and Urban Development.

1 SECTION 7. Section 31 of chapter 121B as most recently
2 amended by chapter 163 of the acts of 1975 is hereby further
3 amended by adding after subparagraph (b) the following new
4 paragraph: —

5 The provisions of subparagraphs (a) and (b) shall not ap-
6 ply to any such development or project in which no more than
7 twenty-five percent of the dwelling units are state-aided.

1 SECTION 8. Section 34 of chapter 121B of the General Laws,
2 as most recently amended by section 4 of chapter 490 of the
3 acts of 1980, is hereby further amended by striking out in the
4 second sentence the words "one hundred and thirty-eight mil-

5 lion,” and inserting in place thereof the words: — one hundred
6 and sixty million five hundred thousand dollars.

1 SECTION 9. Section 39 of chapter 121B as most recently
2 amended by chapter 789 of the acts of 1981 is hereby further
3 amended by deleting the second sentence of the first paragraph
4 and inserting in place thereof the following sentence:

5 The power to provide such housing shall include the pro-
6 vision of facilities for congregate living, either in separate
7 projects or as a definite portion of any other projects so un-
8 dertaken, and the acquisition of one or more dwelling units
9 and related common areas in newly constructed, rehabilitated
10 or existing multi-family developments the dwelling units of
11 which are, or are to be, owned in accordance with the pro-
12 visions of chapter one hundred and eighty-three A. The ac-
13 quisition by a housing authority of one or more such dwelling
14 units shall constitute a housing project for elderly and handi-
15 capped persons of low income.

1 SECTION 10. Section 41 of chapter 121B of the General
2 Laws, as most recently amended by section one of Chapter 490
3 of the acts of 1980, is hereby further amended by striking out
4 in the second and fourth sentences the words “seven hundred
5 and one million dollars,” each time they appear therein, and
6 inserting in place thereof in each instance the following
7 words: — seven hundred and fifty-one million dollars.

1 SECTION 11. The second sentence of said section 41 of chap-
2 ter 121B, is hereby further amended by inserting after the
3 words “thirty-three million three hundred thousand dollars,”
4 the following new words: — except in the case of amounts
5 expended for projects undertaken pursuant to section 26 (p)
6 of this chapter.

1 SECTION 12. Section 41A of Chapter 121B of the General
2 Laws, as most recently amended by sections 3 and 4 of chapter
3 714 of the acts of 1979, is hereby further amended by striking
4 out in the second and fourth sentences the words “twenty-five
5 million dollars,” each time they appear therein, and inserting
6 in place thereof in each instance the following words: —
7 thirty-two million five hundred thousand dollars.

1 SECTION 13. The first paragraph of section 44 of Chapter
2 121B of the General Laws is hereby amended by adding at the
3 end the following sentence: — Further, there is hereby estab-
4 lished a rental assistance program for eligible Vietnam vet-
5 erans as defined in section 7 of chapter 4 of the General Laws
6 who meet the requirements with respect to rentals and tenant
7 selection for low rent housing projects and subject to ap-
8 propriation, one million dollars shall be annually authorized
9 for such program.

1 SECTION 14. Section 8 of chapter 708 of the acts of 1966 as
2 most recently amended by chapter 348 of the acts of 1981 is
3 hereby further amended by adding the following new subsec-
4 tion (g):

5 Bonds and notes issued under the provisions of this act may
6 be issued in the discretion of MHFA with such terms as will
7 cause the interest thereon to be subject to federal income tax-
8 ation.

1 SECTION 15. Section one of chapter 694 of the acts of 1970,
2 as most recently amended by section 5 of chapter 490 of the
3 acts of 1980, is hereby further amended by striking out in the
4 first sentence the words “one hundred sixty-seven million five
5 hundred thousand,” where appearing therein, and inserting in
6 place thereof the words: — one hundred eighty-seven million
7 five hundred thousand.

1 SECTION 16. Section 4 of said chapter 694, as most recently
2 amended by section 6 of chapter 490 of the acts of 1980 is
3 hereby further amended by striking out in the first sentence
4 the words “one hundred and sixty-seven million five hundred
5 thousand dollars,” and inserting in place thereof the words: —
6 one hundred eighty-seven million five hundred thousand dol-
7 lars.

1 SECTION 17. Section 8 of chapter 846 of the acts of 1974 as
2 most recently amended by chapter 789 of the acts of 1981 is
3 hereby further amended by inserting the following sentence
4 at the end of the second paragraph:

5 The notes and bonds issued pursuant to the provisions of
6 this act may be issued in the discretion of the MHFA with

7 such terms as will cause the interest thereon to be subject to
8 federal income taxation.

1 SECTION 18. Section 8 of chapter 4 of the acts of 1976, as
2 most recently amended by section 2 of chapter 490 of the acts
3 of 1980, is hereby further amended by striking out in lines 2
4 and 3, where appearing therein, the words "eight hundred and
5 sixty-four," and inserting in place thereof the following words:
6 — nine hundred and forty-four.

1 SECTION 19. Section 10 of said chapter 4, as most recently
2 amended by section 3 of said chapter 490, is hereby further
3 amended by striking out in line 9 the words "eight hundred
4 and sixty-four," where appearing therein, and inserting in
5 place thereof the words: — nine hundred and forty-four.

1 SECTION 20. To the maximum extent practicable, mortgage
2 loans under the provision of chapter 789 of the acts of 1981
3 shall be allocated to veterans of the Vietnam War as defined
4 in section 7 of chapter 4 of the General Laws.

The first part of the document is a preface, which is written in a very simple and direct style. It explains the purpose of the document and the scope of the work.

The second part of the document is a list of the contents, which is arranged in a logical order. It includes the titles of the chapters and the page numbers where they begin.

The third part of the document is the first chapter, which is titled 'Introduction'. It discusses the importance of the subject and the objectives of the study.

The fourth part of the document is the second chapter, which is titled 'Methodology'. It describes the methods used in the study and the data sources.

The fifth part of the document is the third chapter, which is titled 'Results'. It presents the findings of the study in a clear and concise manner.

The sixth part of the document is the fourth chapter, which is titled 'Discussion'. It discusses the implications of the findings and compares them with previous research.

The seventh part of the document is the fifth chapter, which is titled 'Conclusion'. It summarizes the main points of the study and provides recommendations for future research.

The eighth part of the document is the sixth chapter, which is titled 'References'. It lists the sources used in the study in a standard format.

The ninth part of the document is the seventh chapter, which is titled 'Appendix'. It contains supplementary material that is related to the study but is too large to include in the main text.