

HOUSE No. 3677

The Commonwealth of Massachusetts

PRESENTED BY:

Susan Williams Gifford and Viriato M. deMacedo

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act authorizing the Board of Appeals of the town of Wareham to include certain manufactured housing units in the determination of the percentage of low or moderate income housing units.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Susan Williams Gifford</i>	<i>2nd Plymouth</i>	<i>6/25/2015</i>
<i>Viriato M. deMacedo</i>	<i>Plymouth and Barnstable</i>	<i>6/25/2015</i>

HOUSE No. 3677

By Representative Gifford of Wareham and Senator deMacedo, a joint petition (accompanied by bill, House, No. 3677) of Susan Williams Gifford and Viriato M. deMacedo (by vote of the town) that the town of Wareham be authorized to include certain manufactured housing units in the determination of the percentage of low or moderate income housing units. Housing. [Local Approval Received.]

The Commonwealth of Massachusetts

**In the One Hundred and Eighty-Ninth General Court
(2015-2016)**

An Act authorizing the Board of Appeals of the town of Wareham to include certain manufactured housing units in the determination of the percentage of low or moderate income housing units.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Notwithstanding any general or special law to the contrary the board of appeals of the
2 town of Wareham, in determining whether low or moderate income housing exists in the town of
3 Wareham in excess of 10 percent of the housing units reported in the most recent federal
4 decennial census so that requirements or regulations imposed by said board of appeals in a
5 permit after comprehensive hearing shall be deemed consistent with local needs, the board of
6 appeals shall count as low or moderate income housing units manufactured housing units in
7 manufactured housing communities; provided, that:

8 (1) each qualifying manufactured housing unit has a fair cash value of no more than
9 \$100,000 and is subject to no outstanding board of health citations;

10 (2) the total of: (a) the average annual rent for a housing site in which a manufactured
11 housing unit is located; (b) an annual financing cost for a new manufactured housing unit costing
12 \$100,000 at a then current interest rate charged by an area lender to a credit-worthy borrower;
13 and (c) the annual cost of utilities, not included in rent, for a manufactured housing unit in the
14 northeast region, estimated by a manufacturer, trade association or other reliable source, is
15 affordable to a one person household at no more than 80 percent of area median income, as
16 determined by the federal Department of Housing and Urban Development, paying no more than
17 30 percent of income for these expenses; and

18 (3) the median income for a household in the census tract in which the manufactured
19 housing community is located, as computed in the most recent federal decennial census, is less
20 than 80 percent of area median income, as computed by the federal Department of Housing and
21 Urban Development.