

**HOUSE . . . . . No. 2242**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Susan Williams Gifford*

*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>1/20/2017</i> |

**HOUSE . . . . . No. 2242**

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By Ms. Gifford of Wareham, a petition (accompanied by bill, House, No. 2242) of Susan Williams Gifford (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.]

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 3677 OF 2015-2016.]

**The Commonwealth of Massachusetts**

—————  
**In the One Hundred and Ninetieth General Court  
(2017-2018)**  
—————

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

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

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

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