HOUSE DOCKET, NO. 375 FILED ON: 1/12/2023

HOUSE . . . . . No. 1357

The Commonwealth of Massachusetts

PRESENTED BY:

Lenny Mirra

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 relative to 40B rental and sales eligibility.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
Lenny Mirra	*2nd Essex*	*1/12/2023*

HOUSE DOCKET, NO. 375 FILED ON: 1/12/2023

HOUSE . . . . . No. 1357

By Representative Mirra of Georgetown, a petition (accompanied by bill, House, No. 1357) of Lenny Mirra relative to local control over low and moderate income housing eligibility standards for affordable rental and purchase prices. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. *1432* OF 2021-2022.]

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Third General Court
(2023-2024)

An Act relative to 40B rental and sales eligibility.

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

SECTION 1. Chapter 40B of the General Laws, as appearing in the 2020 Official Edition, is hereby amended by adding the following new section at the end thereof:-

Section 31: Local Control Over Equity Concerns

Notwithstanding the provisions of chapter 40B, municipal zoning boards and regional planning councils shall reserve the right to broaden income eligibility standards for affordable rental and purchase prices beyond what the United States Department of Housing and Urban Development provides. This right shall include, but not be limited to, raising the upper area median income threshold to include up to ninety per cent of median income in the determination formula. Said entities may also reserve the right to raise the standard for affordable home sales

prices by increasing the threshold of cost-burdened households from spending thirty per cent of household monthly income on housing expenses to spending thirty-five per cent of household monthly income on housing expenses.