

HOUSE No. 5035

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, September 9, 2024.

The committee on Housing, to whom were referred the petition (accompanied by bill, Senate, No. 850) of Michael D. Brady for legislation relative to the use of community preservation funding by local public housing authorities; the petition (accompanied by bill, Senate, No. 853) of Cynthia Stone Creem for legislation to finance the transition to fossil fuel-free buildings; the petition (accompanied by bill, Senate, No. 863) of Sal N. DiDomenico for legislation relative to reforming the housing development incentive program; the petition (accompanied by bill, Senate, No. 869) of James B. Eldridge for legislation to reduce the financial barriers to renting homes; the petition (accompanied by bill, Senate, No. 870) of James B. Eldridge, Sal N. DiDomenico, Patricia D. Jehlen, Lydia Edwards and other members of the General Court for legislation to improve the housing development incentive program; the petition (accompanied by bill, Senate, No. 871) of James B. Eldridge for legislation to promote housing cooperatives; the petition (accompanied by bill, Senate, No. 872) of James B. Eldridge, Danillo A. Sena, Mike Connolly, Vanna Howard and other members of the General Court for legislation to enable local options for tenant protections; the petition (accompanied by bill, Senate, No. 882) of John F. Keenan for legislation relative to bed bugs; the petition (accompanied by bill, Senate, No. 891) of Liz Miranda, Michael F. Rush and Vanna Howard (with the approval of the mayor and city council) for legislation to restore Boston's governmentally-involved housing protection; the petition (accompanied by bill, Senate, No. 894) of Mark C. Montigny for legislation to establish a low-income sewer and water assistance program; the petition (accompanied by bill, Senate, No. 895) of Susan L. Moran for legislation to promote sustainable affordable housing; the petition (accompanied by bill, Senate, No. 898) of Marc R. Pacheco for legislation to expand the eligibility of households for inclusion in a municipality's affordable housing inventory; the petition (accompanied by bill, Senate, No. 902) of Michael F. Rush and Paul McMurtry for legislation relative to public

housing determination for veterans; the petition (accompanied by bill, Senate, No. 903) of Bruce E. Tarr for legislation to streamline housing permitting; the petition (accompanied by bill, Senate, No. 1299) of Patricia D. Jehlen, Adam Gomez, Susannah M. Whipps, Jack Patrick Lewis and other members of the General Court for legislation to enable cities and towns to stabilize rents and protect tenants; the petition (accompanied by bill, Senate, No. 2545) of Patricia D. Jehlen, Christine P. Barber, Erika Uyterhoeven and Mike Connolly (with approval of the mayor and city council) for legislation to authorize the city of Somerville to regulate rent in residential dwelling units; the petition (accompanied by bill, Senate, No. 2623) of Cynthia Stone Creem (by vote of the town) to authorize the town of Brookline to implement rent stabilization and tenant eviction protections; the petition (accompanied by bill, House, No. 1300) of Peter Capano relative to housing development incentive program tax credits; the petition (accompanied by bill, House, No. 1304) of Mike Connolly and others for legislation to remove the prohibition on rent control and to provide tenant and foreclosure protections; the petition (accompanied by bill, House, No. 1306) of Edward F. Coppinger relative to relief in a tenant counterclaim; the petition (accompanied by bill, House, No. 1314) of David F. DeCoste and Joseph D. McKenna relative to statewide public housing applications and the centralized waitlist system; the petition (accompanied by bill, House, No. 1315) of David F. DeCoste relative to the internet based, state-wide public housing application and centralized waitlist system; the petition (accompanied by bill, House, No. 1318) of Michelle M. DuBois and others relative to the stabilization of rents in cities and towns facing distress in the housing market; the petition (accompanied by bill, House, No. 1319) of William C. Galvin and others for legislation to limit rent increases and create a rental arbitrator within the office of the Attorney General; the petition (accompanied by bill, House, No. 1320) of Carmine Lawrence Gentile, Ryan M. Hamilton and others for legislation to promote housing cooperatives; the petition (accompanied by bill, House, No. 1321) of Susan Williams Gifford and Joseph D. McKenna relative to the definition of low and moderate income housing; the petition (accompanied by bill, House, No. 1322) of Susan Williams Gifford and Joseph D. McKenna for legislation to establish a special commission (including members of the General Court) to study the definition of affordable housing; the petition (accompanied by bill, House, No. 1323) of Susan Williams Gifford and Joseph D. McKenna relative to affordable housing; the petition (accompanied by bill, House, No. 1325) of Patricia A. Haddad relative to housing developments in communities with a population less than 30,000 persons; the petition (accompanied by bill,

House, No. 1342) of Bradley H. Jones, Jr., and others relative to public housing restrictions for sex offenders; the petition (accompanied by bill, House, No. 1343) of Bradley H. Jones, Jr., and others relative to public housing restrictions; the petition (accompanied by bill, House, No. 1344) of Bradley H. Jones, Jr., and others for legislation to establish a special commission (including members of the General Court) on affordable housing qualification; the petition (accompanied by bill, House, No. 1345) of Bradley H. Jones, Jr., and others relative to affordable housing and the preservation of community water resources; the petition (accompanied by bill, House, No. 1346) of Hannah Kane, David Allen Robertson and Paul McMurtry relative to condominium elections; the petition (accompanied by bill, House, No. 1348) of Patrick Joseph Kearney and Susan Williams Gifford relative to detached accessory dwellings known as tiny homes; the petition (accompanied by bill, House, No. 1352) of Joseph D. McKenna relative to the requirements for calculating the municipal land area for subsidized housing inventory; the petition (accompanied by bill, House, No. 1353) of Joseph D. McKenna and Anne M. Gobi relative to cities and towns sheltering individuals for certain state or federal housing agencies; the petition (accompanied by bill, House, No. 1355) of Lenny Mirra for legislation to prohibit construction of certain structures within 500 feet of the border of wildlife management areas; the petition (accompanied by bill, House, No. 1356) of Lenny Mirra relative to the penalty for withholding low income housing development excess profits; the 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; the petition (accompanied by bill, House, No. 1358) of Lenny Mirra for legislation to increase access and financing for smart growth developments; the petition (accompanied by bill, House, No. 1360) of Samantha Montañó, Rob Consalvo and Vanna Howard (with the approval of the mayor and city council) relative to governmentally-involved housing in the city of Boston; the petition (accompanied by bill, House, No. 1361) of Samantha Montañó for legislation to enable municipal housing agencies to enter enforceable deed restriction agreements with small property owners in good standing as part of zoning variance approval; the petition (accompanied by bill, House, No. 1363) of David K. Muradian, Jr., relative to the display of the flag of the United States by certain condominium owners; the joint petition (accompanied by bill, House, No. 1371) of Lindsay N. Sabadosa and Joanne M. Comerford (with the approval of the mayor and city council) that the city of Northampton be authorized to prohibit landlords and brokers from requiring broker's commissions to be paid by tenants or

prospective tenants; the petition (accompanied by bill, House, No. 1372) of Lindsay N. Sabadosa that the Housing Appeals Committee develop an application to remove deed riders for property owners who purchased homes through the Homeowner Opportunity Program; the petition (accompanied by bill, House, No. 1373) of Paul A. Schmid, III and Michelle M. DuBois relative to public housing determination for veterans; the petition (accompanied by bill, House, No. 1376) of Jeffrey Rosario Turco relative to tenant and owner responsibilities for bed bugs, so called, in dwelling units; the petition (accompanied by bill, House, No. 1381) of Susannah M. Whipps and Joanne M. Comerford (by vote of the town) that the town of Athol be authorized to regulate rents for the use or occupancy of manufactured housing parks in said town; the petition (accompanied by bill, House, No. 1383) of Pauline Dupuis relative to emergency backup power in newly-constructed senior housing facilities; the petition (accompanied by bill, House, No. 2028) of Christine P. Barber and others for legislation to remove zoning barriers to help create affordable housing; the petition (accompanied by bill, House, No. 2103) of David M. Rogers, Samantha Montaña and others relative to enabling cities and towns to stabilize rents and protect tenants; the petition (accompanied by bill, House, No. 3744) of Samantha Montaña (with the approval of the mayor and city council) that the city of Boston be authorized to implement rent stabilization and tenant eviction protections; the petition (accompanied by bill, House, No. 3777) of Mike Connolly relative to establishing permanent eviction protections and tenancy preservation notices; the petition (accompanied by bill, House, No. 3923) of William J. Driscoll, Jr., that zoning ordinances in MBTA communities require certain housing be located within high-capacity public transportation areas; the petition (accompanied by bill, House, No. 3940) of James K. Hawkins relative to zoning ordinances in MBTA communities; the petition (accompanied by bill, House, No. 3941) of Mike Connolly and Bud L. Williams for legislation to authorize supplemental financing of housing first programs, state public housing renovations, and other housing programs and to make related changes in certain laws; and the petition (accompanied by bill, House, No. 3963) of Lindsay N. Sabadosa, Mike Connolly and Vanna Howard relative to zoning and the alleviation of the housing emergency, reports recommending that the accompanying order (House, No. 5035) ought to be adopted.

For the committee,

JAMES ARCIERO.

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The Commonwealth of Massachusetts



House of Representatives, September 09, 2024.

1 *Ordered,* That the committee on Housing be authorized to sit during a recess of the
2 General Court to make an investigation and study of Senate documents numbered 850, 853, 863,
3 869, 870, 871, 872, 882, 891, 894, 895, 898, 902, 903, 1299, 2545 and 2623 and House
4 documents numbered 1300, 1304, 1306, 1314, 1315, 1318, 1319, 1320, 1321, 1322, 1323, 1325,
5 1342, 1343, 1344, 1345, 1346, 1348, 1352, 1353, 1355, 1356, 1357, 1358, 1360, 1361, 1363,
6 1371, 1372, 1373, 1376, 1381, 1383, 2028, 2103, 3744, 3777, 3923, 3940, 3941 and 3963,
7 relative to housing in the Commonwealth.

8 Said committee shall report to the General Court the results of its investigation and study
9 and its recommendations, if any, together with drafts of legislation necessary to carry such
10 recommendations into effect, by filing the same with the Clerk of the House of Representatives
11 on or before December 31, 2024.