HOUSE DOCKET, NO. 852 FILED ON: 1/17/2023

# HOUSE . . . . . No. 1323

## 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 relative to affordable housing.

PETITION OF:

| NAME: | DISTRICT/ADDRESS: | DATE ADDED: |
|---|---|---|
| *Susan Williams Gifford* | *2nd Plymouth* | *1/17/2023* |
| *Joseph D. McKenna* | *18th Worcester* | *1/31/2023* |

HOUSE DOCKET, NO. 852 FILED ON: 1/17/2023

# HOUSE . . . . . No. 1323

By Representative Gifford of Wareham, a petition (accompanied by bill, House, No. 1323) of Susan Williams Gifford and Joseph D. McKenna relative to affordable housing. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. *1398* OF 2021-2022.]

## The Commonwealth of Massachusetts

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

An Act relative to affordable housing.

*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. Notwithstanding any general or special law to the contrary, the board of appeals within a municipality, in the determination of whether low or moderate income housing exists in a municipality in excess of ten percent of the housing units reported in the most recent federal decennial census, so that requirements or regulations imposed by said board of appeals in a permit after comprehensive hearing shall be deemed consistent with local needs, may count as low or moderate income housing units, manufactured housing units in manufactured housing communities; provided:

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

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

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