

HOUSE No. 5352

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, April 13, 2026.

The committee on Housing, to whom were referred the petition (accompanied by bill, House, No. 1470) of David Biele relative to establishing an advisory commission to study the best practices and safety protocols of state subsidized senior and non-elderly disabled housing; the petition (accompanied by bill, House, No. 1474) of Daniel Cahill and Sean Reid relative to affordable housing in certain municipalities; the petition (accompanied by bill, House, No. 1475) of Tackey Chan relative to manufactured housing; the petition (accompanied by bill, House, No. 1479) of Mike Connolly for legislation to establish a statewide housing policy simulator to model the impacts of existing and potential housing policies and conditions in the Commonwealth; the petition (accompanied by bill, House, No. 1480) of Mike Connolly 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; the petition (accompanied by bill, House, No. 1483) of Manny Cruz relative to the use of credit reporting for rent-subsidized tenants; the petition (accompanied by bill, House, No. 1489) of David F. DeCoste for legislation to establish a savings program to assist rental tenants in the purchase of a home; the petition (accompanied by bill, House, No. 1490) of David F. DeCoste relative to the Affordable Homes Act; the petition (accompanied by bill, House, No. 1491) of David F. DeCoste relative to statewide public housing applications and the centralized waitlist system; the petition (accompanied by bill, House, No. 1492) of David F. DeCoste relative to expanding the definition of affordable housing to include manufactured homes; the petition (accompanied by bill, House, No. 1494) of David F. DeCoste relative to rental assistance programs; the petition (accompanied by bill, House, No. 1497) of Michelle M. DuBois relative to the stabilization of rents in cities and towns facing distress in the housing market; the petition (accompanied by bill, House, No. 1498) of Michelle M. DuBois relative to homelessness; the petition (accompanied by bill, House, No. 1499) of Patricia A. Duffy relative to standards for group homes; the

petition (accompanied by bill, House, No. 1501) of Michael J. Finn for legislation to improve municipal equity within the emergency assistance shelter program; the petition (accompanied by bill, House, No. 1503) of Paul K. Frost, Joseph D. McKenna and others relative to the emergency housing assistance program and universal background checks; the petition (accompanied by bill, House, No. 1504) of Paul K. Frost, David F. DeCoste and Joseph D. McKenna relative to the inclusion of mobile homes in the definition of affordable housing; the petition (accompanied by bill, House, No. 1505) of Paul K. Frost, David F. DeCoste and Donald R. Berthiaume, Jr., relative to emergency housing assistance residency requirements; the petition (accompanied by bill, House, No. 1506) of Paul K. Frost and others relative to prioritizing Massachusetts residents on the waitlist for emergency housing assistance; the petition (accompanied by bill, House, No. 1507) of William C. Galvin 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. 1508) of John R. Gaskey relative to repealing the emergency housing assistance program; the petition (accompanied by bill, House, No. 1509) of Carmine Lawrence Gentile, Ryan M. Hamilton and others for legislation to promote housing cooperatives; the petition (accompanied by bill, House, No. 1516) of Kevin G. Honan relative to multifamily housing construction; the petition (accompanied by bill, House, No. 1521) of Kevin G. Honan relative to the rights for public housing residents; the petition (accompanied by bill, House, No. 1522) of Kevin G. Honan relative to electronic meetings and voting in condominiums; the petition (accompanied by bill, House, No. 1527) of Bradley H. Jones, Jr., and others relative to public housing restrictions for sex offenders; the petition (accompanied by bill, House, No. 1528) of Bradley H. Jones, Jr., and others relative to public housing restrictions; the petition (accompanied by bill, House, No. 1529) 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. 1532) of Bradley H. Jones, Jr., and others for an investigation by a special commission (including members of the General Court) relative to the impact of shifting residential broker fees from tenants to landlords; the petition (accompanied by bill, House, No. 1533) of Bradley H. Jones, Jr., and others relative to requiring community meetings before the opening of emergency overflow shelters; the petition (accompanied by bill, House, No. 1536) of Bradley H. Jones, Jr., and others relative to prioritization for the emergency assistance program; the petition (accompanied by bill, House,

No. 1537) of Steve Bugli for legislation to further regulate the sale of certain Chapter 40B properties purchased before the year 2010; the petition (accompanied by bill, House, No. 1539) of Hannah Kane relative to condominium elections; the petition (accompanied by bill, House, No. 1540) of Patrick Joseph Kearney relative to eligibility for the emergency housing assistance program; the petition (accompanied by bill, House, No. 1545) of KC Linardon, Samantha Montaña and Patrick Joseph Kearney relative to childless individuals with chronic disabilities experiencing homelessness; the petition (accompanied by bill, House, No. 1546) of Marc T. Lombardo relative to eligibility for the emergency housing assistance program; the petition (accompanied by bill, House, No. 1548) 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. 1549) of Joseph D. McKenna relative to cities and towns sheltering individuals for certain state or federal housing agencies; the petition (accompanied by bill, House, No. 1554) of Samantha Montaña that the Department of Housing and Community Development provide for programs, policies, guidelines, priorities and preferences for the housing of formerly incarcerated persons reentering communities; the petition (accompanied by bill, House, No. 1555) of David K. Muradian, Jr., relative to the display of the flag of the United States by certain condominium owners; the petition (accompanied by bill, House, No. 1556) of Norman J. Orrall relative to expanding the definition of affordable housing to include manufactured homes; the petition (accompanied by bill, House, No. 1557) of Sean Reid, Homar Gómez and Tara T. Hong for legislation to create an office of tenant protections in the Executive Office of Housing and Livable Communities; the petition (accompanied by bill, House, No. 1558) of David M. Rogers, Christine P. Barber and others relative to the promotion of affordable housing; the petition (accompanied by bill, House, No. 1563) of Lindsay N. Sabadosa that the Housing Appeals Committee be authorized to 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. 1567) of Thomas M. Stanley relative to fair housing assessments for large-scale housing developments; the petition (accompanied by bill, House, No. 1569) of Chynah Tyler that senior housing facilities provide security services to ensure the safety and security of residents; the petition (accompanied by bill, House, No. 1573) of David T. Vieira relative to short term rental inspections; the petition (accompanied by bill, House, No. 1575) of Bud L. Williams relative to reducing damage caused by the current foreclosure crisis in the historic

districts of the Commonwealth; the petition (accompanied by bill, House, No. 1576) of Christopher J. Worrell and others for legislation to create a program for the development and construction of permanently affordable homeownership opportunities for low and moderate income buyers; the petition (accompanied by bill, House, No. 1578) of Steven George Xiarhos, Bradley H. Jones, Jr., and Joseph D. McKenna relative to background checks for individuals in Massachusetts housing programs; the petition (accompanied by bill, House, No. 1579) of Steven George Xiarhos, Donald R. Berthiaume, Jr., and Joseph D. McKenna relative to emergency shelter assistance for commonwealth residents; the petition (accompanied by bill, House, No. 2255) of Mike Connolly relative to local approval of inclusionary zoning; the petition (accompanied by bill, House, No. 2347) of Andres X. Vargas, Tara T. Hong and Vanna Howard relative to zoning ordinances and taxation of land owned by religious sects or denominations for multifamily housing; the petition (accompanied by bill, House, No. 3934) of Michelle L. Badger (by vote of the town) for legislation to establish a Plymouth land bank in the town of Plymouth; the petition (accompanied by bill, House, No. 3988) of Kip A. Diggs for legislation to establish the Barnstable home center for housing resources; the petition (accompanied by bill, House, No. 3990) of David Henry Argosky LeBoeuf and Russell E. Holmes relative to tenants and small property owners; the petition (accompanied by bill, House, No. 3996) of Michelle L. Badger relative to zoning restrictions for solar systems; the petition (accompanied by bill, House, No. 4063) of Joan Meschino and Carmine Lawrence Gentile relative to increases of the annual rent of affordable housing units and for rental unit and project oversight; the petition (accompanied by bill, House, No. 4145) of Mike Connolly (with the approval of the city council) relative to broker fees in the city of Cambridge; and the joint petition (accompanied by bill, House, No. 4228) 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, reports (under the provisions of House Rule 27) recommending that the accompanying order (House, No. 5352) ought to be adopted.

For the committee,

RICHARD M. HAGGERTY.

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The Commonwealth of Massachusetts



House of Representatives, April 13, 2026.

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 House documents numbered 1470, 1474,
3 1475, 1479, 1480, 1483, 1489, 1490, 1491, 1492, 1494, 1497, 1498, 1499, 1501, 1503, 1504,
4 1505, 1506, 1507, 1508, 1509, 1516, 1521, 1522, 1527, 1528, 1529, 1532, 1533, 1536, 1537,
5 1539, 1540, 1545, 1546, 1548, 1549, 1554, 1555, 1556, 1557, 1558, 1563, 1567, 1569, 1573,
6 1575, 1576, 1578, 1579, 2255, 2347, 3934, 3988, 3990, 3996, 4063, 4145 and 4228, relative to
7 affordable housing, public housing, rental issues, condominiums and other housing related
8 issues.

9 Said committee shall report to the General Court the results of its investigation and study
10 and its recommendations, if any, together with drafts of legislation necessary to carry such
11 recommendations into effect, by filing the same with the Clerk of the House of Representatives
12 on or before December 31, 2026.