

SENATE No. 2761

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Fourth General Court
(2025-2026)

SENATE, December 8, 2025.

The committee on Housing to whom was referred the petition (accompanied by bill, Senate, No. 983) of James B. Eldridge for legislation to promote housing cooperatives, report the accompanying bill (Senate, No. 2761).

For the committee,
Julian Cyr

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An Act to promote housing cooperatives.

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

1 Chapter 40H of the General Laws is hereby amended by adding the following section:-

2 Section 10. Center for Housing Cooperatives

3 There is hereby established a center for housing cooperatives, herein called the center,
4 within the executive office of housing and livable communities to promote housing cooperatives
5 for low to moderate income people in the commonwealth. The center shall provide education,
6 conduct outreach and promote efforts to: (i) expand and enhance cooperative resident ownership;
7 (ii) preserve the existing and increase the number of cooperatively owned properties; (iii)
8 publicize and promote the benefits of resident cooperative housing to policy makers and the
9 general public; (iv) encourage collaborative outreach efforts regarding involvement and
10 cooperative housing ownership; (v) research and evaluate cooperative housing ownership in the
11 commonwealth; (vi) showcase cooperative housing initiatives in the commonwealth; (vii)
12 facilitate and coordinate the sharing of existing information and resources; and (viii) provide
13 grants pursuant to this chapter.

14 (2) There shall be established and set up on the books of the commonwealth a non-
15 budgeted special revenue fund known as the Massachusetts center for housing cooperatives fund.
16 The center director shall administer such fund and may make expenditures without subsequent
17 appropriation to carry out the center's mission. The fund may accept gifts or grants of money or
18 property from any source to further the work of the center; provided, however, that any money
19 received shall be expended in accordance with the conditions of such a gift or grant. Amounts
20 remaining in the fund at the end of a fiscal year shall not revert to the General Fund and shall be
21 available for expenditure in subsequent fiscal years.

22 (3) The director shall issue rules, regulations and procedures governing the application
23 for and delivery of services which are deemed necessary for the proper performance of the duties
24 of the center.

25 (4) Annually, the director shall file a report with the clerks of the house of representatives
26 and senate and the house and senate chairs of the joint committee on housing. Said report shall
27 include include an inventory of housing cooperatives in the state and the specific activities taken
28 by the center to support and promote the transition of traditionally structured properties to a
29 cooperative resident ownership model.

30 (5) The director shall be a full-time employee of the executive office of housing and
31 livable communities and shall be appointed by and report directly to the secretary of the
32 executive office of housing and livable communities.