

COMMITTEE ON HOUSING ~ BILL SUMMARY

Bill Number: H.1509

Name: An Act to promote housing cooperatives

Sponsor(s): Rep. Carmine Gentile (13th Hampden), Rep. Ryan Hamilton (15th Essex)

Hearing Date: July 23, 2025

Prior History: Refile; 2023-24: Accompanied a Study Order

Reporting Deadline: September 21, 2025

Similar Matters:

CURRENT LAW: *M.G.L. c. 40H — Community Economic Development Assistance Corporation*

PROPOSED CHANGE:

This bill would establish a Massachusetts center for housing cooperatives within the Executive Office of Housing and Livable Communities, housing cooperatives being units of housing where residents have a collective say in how the building is run and share responsibility for maintaining common areas. Residents own shares of the co-op corporation, not individual units, and pay monthly fees to cover operational costs.

SECTION 1: This section states that said the Massachusetts center for housing cooperatives shall provide education, conduct outreach and promote efforts to create an overall environment in the commonwealth including:

- (i) expand and enhance cooperative resident ownership;
- (ii) preserve the existing and increase the number of cooperatively owned properties;
- (iii) publicize and promote the benefits of resident cooperative housing to policy makers and the general public;
- (iv) encourage collaborative outreach efforts regarding involvement and cooperative housing ownership;
- (v) research and evaluate cooperative housing ownership in the commonwealth;
- (vi) showcase cooperative housing initiatives in the commonwealth;

(vii) facilitate and coordinate the sharing of existing information and resources;

(viii) provide grants.

The Massachusetts center for housing cooperatives within the EOHLC shall focus its efforts to promote housing cooperatives for low to moderate income people in the Commonwealth. The director of the Massachusetts center for housing cooperatives shall have the power to hire staff, appoint any specific committee or task force and contract with consultants, agents or advisors deemed necessary, as well as accept gifts or grants of money or property from any source to further the work of the center.

Any money received shall be deposited with the state treasurer to be kept in a separate fund in the treasury to be named the Massachusetts Center for Housing Cooperatives Fund dedicated to the center and for expenditure without appropriation by the director of the center in accordance with the conditions of such a gift or grant. Amounts remaining in the fund at the end of a fiscal year shall not revert to the General Fund and shall be available for expenditure in subsequent fiscal years.

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

Annually, the director shall file a report with the clerks of the house of representatives and senate, including an inventory of housing cooperatives in the state and the specific activities taken by the center to support and promote the transition of traditionally structured properties to a cooperative resident ownership model.

SECTION 2: This section states that the Commonwealth shall appropriate \$100,000,000 in fiscal year 2026 for a reserve to promote housing cooperatives throughout the state for low to moderate income people, including, acquiring real estate to establish housing cooperatives, preserving, rehabilitating and satisfying the capital needs of existing cooperatives through programs administered by the department of housing and community development directly or through 1 or more of the following:

(i) Massachusetts Housing Finance Agency;

(ii) Massachusetts Housing Partnership;

(iii) Community Economic Development Assistance Corporation;

(iv) ROC USA Capital

The acts of this legislation would take effect within 180 days of passage.

