

## **Massachusetts House of Representatives Bill Summary**

**Bill #:** H.5456

**Title:** An Act amending Chapter 305 of the Acts of 2016 relative to the year-round market rate rental housing trust fund in the town of Provincetown

**Sponsor:** Rep. Hadley Luddy and Sen. Julian Cyr

**Committee:** Municipalities and Regional Government

**Hearing Date:** June 23, 2026

**Current Law:** Section 55C of MGL Chapter 44 provides a mechanism by which a city or town can establish an affordable housing trust fund. The law provides for a board of trustees to manage the trust, enumerates the powers of the board in relation to the trust, its relationship to the municipality and applicability of certain specified statutes. There is currently no provision in state law for a market rate housing trust.

Chapter 305 of the Acts of 2016 established a municipal trust to be known as the "Provincetown year-round market rate rental housing trust fund" for the creation and preservation of rental units that are accessible to residents throughout the year. It created a five-member unpaid board of trustees to manage the trust, listed their powers and duties, and established a separate housing trust fund to pay for such projects.

**Summary:** This home rule petition would update the 2016 special act to reflect changes in the trust fund's mission and scope of responsibilities.

Section 1 of the bill amends section 1 of the 2016 act by adding year-round ownership opportunities to the statement of purpose, which currently states that its purpose is to create and preserve year-round rental units in the town including, but not limited to, market rate units, for the benefit of residents of the Town of Provincetown.

Section 2 amends section 2(a) of the special act by authorizing the Provincetown Select Board to appoint two alternates in addition to the five-member board of trustees.

Section 3 amends section 5 of the act by adding the words "or ownership" to the description of projects that require a public hearing before such projects may be undertaken by the trust.

Section 4 changes the name of the trust to "Year-Round Market Rate Housing Trust Fund" to reflect the trust's expanded mission. Currently the name only refers to rental housing projects.

Section 5 provides for this act to take effect immediately upon passage.

**Notes:**

Approved as Article 39 at the April 6, 2026 Annual Town Meeting by a unanimous vote; declared passed by the moderator.