
The Commonwealth of Massachusetts

JOURNAL OF THE HOUSE.



WEDNESDAY, JUNE 5, 2024.

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JOURNAL OF THE HOUSE.

Wednesday, June 5, 2024.

Met according to adjournment at eleven o'clock A.M. with Mr. Donato of Medford in the Chair (having been appointed by the Speaker, under authority conferred by Rule 5, to perform the duties of the Chair).

At the request of the Chair (Mr. Donato), the members, guests and employees joined with him in reciting the pledge of allegiance to the flag.

Pledge of
allegiance.

Statement Concerning Representative Decker of Cambridge.

A statement of Representative Peisch of Wellesley concerning Representative Decker of Cambridge was spread upon the records of the House, as follows:

MR. SPEAKER: I would like to call to the attention of the House the fact that one of our colleagues, Representative Decker of Cambridge, was unable to be present in the House Chamber for today's sitting due to a medical emergency. If she could have been present today, she would have voted in the affirmative on Amendment number 173, consolidated amendments "A", "B" and "C" and on passing to be engrossed (roll call numbers 112, 113, 115, 116 and 117, respectfully) the Bill relative to the Affordable Homes Act. She would have voted in the negative on amendment numbers 29, 129 and 348 (roll call numbers 110, 111 and 114). Her missing of roll calls today was due entirely to the reason stated.

Statement
concerning
Ms. Decker
of Cambridge.

Resolutions.

The following resolutions (filed with the Clerk) were referred, under Rule 85, to the committee on Rules:

Resolutions (filed by Representative Hogan of Stow) congratulating Paul and Olga Freitas for receiving a Portuguese Heritage Award from the Portuguese-American Legislative Caucus;

Paul and Olga
Freitas.

Resolutions (filed by Representative Arciero of Westford) congratulating Beverly Woods of Westford on being named a 2024 Commonwealth Heroine by the Massachusetts Commission on the Status of Women;

Beverly
Woods.

Resolutions (filed by Representative Meschino of Hull) congratulating James B. Lampke, Esq. on the occasion of his retirement as Town Counsel of the town of Hull after forty-six years of dedicated service; and

James
Lampke.

Resolutions (filed by Representatives Sadosa of Northampton) congratulating Reverend Janet Bush of the Unitarian Society of Northampton and Florence on her retirement and extending appreciation and gratitude for her inspired leadership;

Janet Bush.

Mr. Galvin of Canton, for the committee on Rules, reported, in each instance, that the resolutions ought to be adopted. Under suspension of the rules, in each instance, on motion of Mr. Garballey of Arlington, the resolutions (reported by the committee on Bills in the Third Reading to be correctly drawn) were considered forthwith; and they were adopted.

Orders.

The following orders were referred, under Joint Rule 30, to the committees on Rules of the two branches, acting concurrently:

Order (filed by Mr. Lawn of Watertown) relative to extending until Wednesday, July 3, 2024 the time within which the committee on Health Care Financing is authorized to report on a current House document (House, No. 4703).

Extensions of time for committees to make reports.

Order (filed by Ms. Domb of Amherst) relative to extending until Friday, June 28, 2024 the time within which the committee on Tourism, Arts and Cultural Development is authorized to report on current House documents (House, No. 4706).

Mr. Galvin of Canton, for the committees on Rules, reported that the orders ought to be adopted. Under suspension of the rules, on motion of the same member, the orders were considered forthwith; and they were adopted. Severally sent to the Senate for concurrence.

Petitions.

A petition of James C. Arena-DeRosa (accompanied by bill, House, No. 4627) (by vote of the town) that the town of Sherborn be authorized to establish the North Sherborn Water and Sewer District in said town (having been returned by the State Secretary, under the provisions of Chapter 3 of the General Laws with memoranda relative thereto) was referred to the committee on Municipalities and Regional Government. Sent to the Senate for concurrence.

North Sherborn Water and Sewer District.

Petitions severally were presented and referred as follows:

By Representative Vitolo of Brookline, a petition (accompanied by bill, House, No. 4723) of Tommy Vitolo (by vote of the town) that the town of Brookline be authorized to convey a certain parcel of land to the Pierce School Building Committee in said town to install subsurface geothermal wells. To the committee on Municipalities and Regional Government.

Brookline,—
geothermal wells.

By Representative Kassner of Hamilton and Senator Tarr, a joint petition (accompanied by bill, House, No. 4724) of Kristin E. Kassner and Bruce E. Tarr (by vote of the town) that the town of Rowley be authorized to continue the employment of Donald Dupray as a call firefighter in said town. To the committee on Public Service.

Rowley,—
Donald Dupray.

Severally sent to the Senate for concurrence.

Representative Higgins of Leominster and Senator Cronin presented a joint petition (subject to Joint Rule 12) of Natalie M. Higgins and John J. Cronin for legislation to establish a sick leave bank for Gabriella Ruocco, an employee of the Department of the State Police; and the same was referred, under Rule 24, to the committee on Rules.

Gabriella Ruocco,—
sick leave.

Papers from the Senate.

The House Bill making appropriations for the fiscal year 2025 for the maintenance of the departments, boards, commissions, institutions, and certain activities of the Commonwealth, for interest, sinking fund, and serial bond requirements, and for certain permanent improvements (House, No. 4601), came from

General Appropriation Bill.

the Senate with the endorsement that said branch had insisted on its amendment striking out all after the enacting clause and inserting in place thereof the text contained in Senate document numbered 2800 (in which the House had non-concurred).

The bill bore the further endorsement that the Senate had concurred with the House in the appointment of a committee of conference on the disagreeing votes of the two branches; and that Senators Rodrigues, Friedman and O'Connor, had been joined as the committee on the part of the Senate.

Committee of conference.

The House Order relative to extending until Saturday, June 1, 2024 the time within which the committee on Tourism, Arts and Cultural Development is authorized to report on a current House document (House, No, 4579), came from the Senate adopted, in concurrence, with an amendment in line 2 striking out the following: "Saturday, June 1" and inserting in place thereof the following: "Friday, June 28".

Tourism, Arts and Cultural Development committee,—extension of time for reporting.

Under suspension of Rule 35, on motion of Ms. Domb of Amherst, the amendment was considered forthwith; and it was adopted, in concurrence.

A Bill changing the name of the board of selectmen in the town of East Bridgewater to select board (Senate, No. 2422) (on a petition) [Local Approval Received], passed to be engrossed by the Senate, was read; and it was referred, under Rule 7A, to the committee on Steering, Policy and Scheduling.

East Bridgewater,—select board.

Reports of Committees.

By Mr. Galvin of Canton, for the committee on Rules and the committees on Rules of the two branches, acting concurrently, that Joint Rule 12 be suspended on the petition of Michael P. Kushmerek for legislation to establish a sick leave bank for Alicia Orlow, an employee of the Department of Correction. Under suspension of the rules, on motion of Mr. Garballey of Arlington, the report was considered forthwith. Joint Rule 12 was suspended; and the petition (accompanied by bill) was referred to the committee on Public Service. Sent to the Senate for concurrence.

Alicia Orlow,—sick leave.

By Mr. Day of Stoneham, for the committee on the Judiciary, on House, Nos. 45, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1392, 1394, 1395, 1396, 1397, 1398, 1401, 1402, 1403, 1405, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1428, 1429, 1431, 1433, 1436, 1437, 1448, 1449, 1452, 1454, 1455, 1456, 1457, 1458, 1460, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1470, 1471, 1472, 1473, 1474, 1476, 1477, 1478, 1483, 1484, 1491, 1493, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1534, 1535, 1539, 1540, 1541, 1543, 1544, 1546, 1549, 1553, 1555, 1556, 1557, 1558, 1560, 1562, 1563, 1564, 1566, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1595, 1596, 1598, 1600, 1604, 1605, 1606, 1607, 1608, 1610, 1611, 1612, 1613, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1641, 1643, 1644, 1645, 1646, 1647, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1658, 1659, 1660, 1661, 1662, 1663, 1665, 1666, 1667, 1668, 1670, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680,

Criminal offenses, civil liability, child welfare, the justice system, public safety, drugs offenses, assault, etc.,—study.

1681, 1682, 1684, 1689, 1691, 1692, 1693, 1695, 1696, 1697, 1699, 1701, 1702, 1704, 1706, 1707, 1709, 1711, 1712, 1719, 1721, 1722, 1723, 1724, 1725, 1727, 1730, 1733, 1734, 1735, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1747, 1748, 1749, 1751, 1755, 1761, 1763, 1764, 1765, 1766, 1767, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1792, 1793, 1795, 1796, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1806, 1807, 1808, 1809, 1810, 1812, 1814, 1815, 1816, 1817, 1818, 1819, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 3590, 3591, 3593, 3594, 3595, 3596, 3763, 3787, 3818, 3868, 3922, 3932, 3939, 3945, 3955, 3956, 3962, 3991, 4045, 4102 and 4143, an Order relative to authorizing the committee on the Judiciary to make an investigation and study of certain House documents concerning criminal offenses, civil liability, child welfare, the justice system, public safety, drugs offenses, assault and other judiciary issues (House, No. 4517). Referred, under Joint Rule 29, to the committees on Rules of the two branches, acting concurrently.

Subsequently, Mr. Galvin of Canton, for said committees, reported asking to be discharged from further consideration of the order; and recommending that the same be referred to the House committee on Rules. Under Rule 42, the report was considered forthwith; and it was accepted.

By Mr. Parisella of Beverly, for the committee on Economic Development and Emerging Technologies, on House, No. 4459, a Bill relative to strengthening Massachusetts' economic leadership (House, No. 4722). Referred, under Joint Rule 1F, to the committee on Bonding, Capital Expenditures and State Assets.

Economic infrastructure,—
bond bill.

Motion to Discharge a Certain Matter in the Orders of the Day.

The House Bill [sic] the Affordable Homes Act (printed in House, No. 4138), was discharged from its position in the Orders of the Day and considered forthwith, under suspension of Rule 47, on motion of Mr. Arciero of Westford, the main question being on ordering the bill to a third reading.

Affordable housing,—
bond bill.

The amendment previously recommended by the committee on Ways and Means,— that the bill be amended by substitution of a Bill relative to the Affordable Homes Act (House, No. 4707),— was adopted.

The substituted bill then was ordered to a third reading.

At seven minutes after eleven o'clock A.M., on motion of Ms. Ferguson of Holden (Mr. Donato of Medford being in the Chair), the House recessed until one o'clock P.M.; and at three o'clock P.M. the House was called to order with Ms. Hogan of Stow in the Chair.

Recess.

Subsequently, under suspension of the rules, on motion of Mr. Arciero, the bill (having been reported by the committee on Bills in the Third Reading to be correctly drawn) was read a third time.

After debate on the question on passing the bill to be engrossed, Mr. Lombardo of Billerica moved to amend it in line item 7004-4784 Sec 4 line10 subsection (C)[sic], by inserting at the end the following:— In the event that an MBTA community has reached the threshold required for it to be consistent with local needs whereby low or moderate income housing exists in the MBTA community in excess of 10 per cent of the housing units reported in the latest federal decennial census of the city or town, such MBTA community shall not be subject to this section.

After debate on the question on adoption of the amendment, the sense of the House was taken by yeas and nays at the request of the same member; and on the roll call 27 members voted in the affirmative and 131 in the negative.

[See [Yea and Nay No. 110](#) in Supplement.]

Therefore the amendment was rejected.

Mr. Jones of North Reading and other members of the House then moved to amend the bill by adding the following section:

“SECTION 124. Section 18 of Chapter 358 of the Acts of 2020 is hereby amended by adding at the end thereof the following new subsection:—

(d) The Department of Housing and Community Development shall develop and promulgate regulations to allow a municipality affected by the zoning provisions of this section to appeal for relief from such provisions based on one or more of the following:

1. The inability to meet the drinking water supply requirements necessary to support the housing units authorized by such provisions.

2. The inability to meet the wastewater treatment requirements necessary to support such units.

3. The inability of municipal transportation infrastructure to safely accommodate increased population attributable to housing development pursuant to such provisions.

4. Any adverse environmental impacts attributable to the developments of housing units pursuant to such provisions.

5. Any adverse impacts on historical properties.”.

After debate on the question on adoption of the amendment, the sense of the House was taken by yeas and nays at the request of the same member; and on the roll call 32 members voted in the affirmative and 126 in the negative.

[See [Yea and Nay No. 111](#) in Supplement.]

Therefore the amendment was rejected.

Miss Garry of Dracut then moved to amend the bill by adding the following section:

“SECTION 124. Section 3A of Chapter 40A shall apply to all 351 communities in the Commonwealth regardless of location from the MBTA.”.

After remarks the amendment was rejected.

The same member then moved to amend the bill by adding the following section:

“SECTION 124. If the MBTA community is in compliance with the MBTA Communities Act, that community may deny any and all 40B housing proposals outside of the zoned MBTA multifamily by right zone.

‘In compliance’ shall mean in compliance with the current requirements for the community at the time of application for the 40B proposal to the community.”.

The amendment was rejected.

Miss Garry then moved to amend the bill by adding the following section:

“SECTION 124. Section 3A of Chapter 40A is hereby repealed.”.

The amendment was rejected.

Mr. Jones of North Reading and other members of the House then moved to amend the bill by adding the following section:

“SECTION 124. Subsection (c) of Section 3A of Chapter 40A of the General Laws is hereby amended by adding at the end thereof the following words:

; provided that said guidelines shall include criteria requiring that the total net units of housing created by qualifying construction projects completed within the past

Amendment
rejected,—
yea and nay
No. 110.

Amendment
rejected,—
yea and nay
No. 111.

5 years since the effective date of this section be taken into consideration when determining if an MBTA Community is in compliance.”.

The amendment was rejected.

After debate on the question on passing the bill to be engrossed (Speaker Mariano of Quincy having taken the Chair), Mr. Lawn of Watertown moved to amend it by inserting after section 10 the following section:

“SECTION 10A. Said chapter 40A is hereby further amended by adding the following section:—

Section 18. (a) Notwithstanding any general or special law to the contrary, a city or town that permits or adopts inclusionary zoning, incentive zoning, a density bonus ordinance or by-law pursuant to this chapter or a housing production plan submitted to the executive office of housing and livable communities may enter into an agreement with a housing developer or residential development owner to provide a preference for affordable housing to low- or moderate-income veterans, as defined in clause Forty-third of section 7 of chapter 4. The preference shall be for up to 10 per cent of the affordable units in a particular development.

(b) The preference under this section shall be established in the applicant selection process for available affordable units. Applicants who are veterans and who apply within 90 days of the initial marketing period of the development shall receive preference for the rental of up to 10 per cent of the affordable units. After the first 90 days of the initial marketing period, if any of the units subject to the preference remain available, applicants from the general public shall be considered for occupancy. Following the initial marketing period, qualified applicants who are veterans shall be placed on a waiting list for the preference-occupied units for veterans and on any general waiting list. The veterans on the preference-occupied waiting list shall be given preference for affordable units, as the units become available, whenever the percentage of preference-occupied units falls below 10 per cent.

(c) Any agreement to provide affordable housing preferences for veterans pursuant to this section shall not affect a municipality’s ability to receive credit for the unit for affordable housing pursuant to chapter 40B or any other law. The agreement may be monitored by a third party assigned by the municipality.

(d) This section shall not require an increase in the existing amount of affordable units set by the city or town.

(e) The city or town may require proof of veteran status and income eligibility as the city or town deems necessary.”.

After remarks on the question on adoption of the amendment, the sense of the House was taken by yeas and nays at the request of the same member; and on the roll call 158 members voted in the affirmative and 0 in the negative.

[See [Yea and Nay No. 112](#) in Supplement.]

Therefore the amendment was adopted.

Mr. Driscoll of Milton then moved to amend the bill by inserting after section 9 the following section:

“SECTION 9A. Said section 3A of said chapter 40A, as so appearing, is hereby amended by adding at the end thereof the following subsection:

(d) For the purposes of this section, and regulations promulgated pursuant to this section, the following terms shall, unless the context clearly requires otherwise, have the following meanings:—

‘Bus rapid transport terminal’, shall mean a bus rapid transit stop serving as a point of embarkation along a bus rapid transit corridor for a high-capacity bus-based rapid transport system or the Massachusetts Bay Transportation Authority’s silver line.

Amendment
adopted,—
yea and nay
No. 112.

‘Commuter rail station’, shall mean an MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service, including stations under construction but not including existing stations at which service will be terminated, or permanently reduced below regular year-round service.

‘Ferry terminal’, shall mean a transit stop where passengers board and disembark for a year-round Massachusetts Bay Transportation Authority ferry service.

‘High-capacity public transportation area’, shall mean a bus rapid transport terminal, a commuter rail station, a ferry terminal, or rapid transit station.

‘Rapid Transit station’, shall mean an MBTA subway station or MBTA Silver Line Rapid Bus Transit Station but shall not include trolley stations or the Ashmont-Mattapan High-Speed Trolley Line and associated stations.

‘Subway station’, shall mean an MBTA station with uninterrupted service running inbound-to, and outbound-from, Park Street Station, Government Center Station, Downtown Crossing Station, or State Street Station as part of the Red, Blue, Orange, or Green Lines.

‘Trolley station’, shall mean an MBTA station providing connecting service to a subway station that does not provide direct service inbound-to and outbound-from Park Street Station, Government Center Station, Downtown Crossing Station, or State Street Station.”.

After remarks the amendment was rejected.

After remarks on the question on passing the bill, as amended, to be engrossed, Mr. Michlewitz of Boston and other members of the House moved to amend it by striking out section 8 and inserting in place thereof the following section:

“SECTION 8. Section 3 of said chapter 40A, as so appearing, is hereby amended by adding the following paragraph:—

No zoning ordinance or by-law shall prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single accessory dwelling unit, or the rental thereof, in a single-family residential zoning district; provided, that the use of land or structures for such accessory dwelling unit under this paragraph may be subject to reasonable regulations, including, but not limited to, 310 CMR 15.000 et seq., if applicable, site plan review, regulations concerning dimensional setbacks and the bulk and height of structures and may be subject to restrictions and prohibitions on short-term rental, as defined in section 1 of chapter 64G. The use of land or structures for an accessory dwelling unit under this paragraph shall not require owner occupancy of either the accessory dwelling unit or the principal dwelling; provided, that not more than 1 additional parking space shall be required for an accessory dwelling unit; and provided further, that no additional parking space shall be required for an accessory dwelling located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station. For more than 1 accessory dwelling unit, or rental thereof, in a single-family residential zoning district there shall be a special permit for the use of land or structures for an accessory dwelling unit. The executive office of housing and livable communities may issue guidelines or promulgate regulations to administer this paragraph.”;

By striking out section 10; and

In section 11, in line 1090, by striking out the words “as so appearing” and inserting in place thereof the following: “as appearing in the 2022 Official Edition”.

After debate on the question on adoption of the amendments, the sense of the House was taken by yeas and nays, as required under the provisions of House Rule 33F; and on the roll call 130 members voted in the affirmative and 28 in the negative.

[See [Yea and Nay No. 113](#) in Supplement.]

Therefore the consolidated amendments were adopted.

Consolidated amendments.

Consolidated amendments adopted,— yea and nay No. 113.

After remarks on the question on passing the bill, as amended to be engrossed, Mr. Frost of Auburn and other members of the House moved to amend it by adding the following section:

“SECTION 124. Notwithstanding any general or special law to the contrary, all mobile homes shall qualify as affordable housing as defined by Chapter 40B of the General Laws.”

After debate on the question on adoption of the amendment, the sense of the House was taken by yeas and nays at the request of the same member; and on the roll call 30 members voted in the affirmative and 127 in the negative.

[See [Yea and Nay No. 114](#) in Supplement.]

Therefore the amendment was rejected.

Mr. Michlewitz of Boston and other members of the House then moved to amend the bill by striking out section 3 and inserting in place thereof the following twenty-one sections:

“SECTION 3. The first paragraph of section 13A of chapter 22 of the General Laws, as amended by section 60 of chapter 7 of the acts of 2023, is hereby further amended by striking out the second and third sentences and inserting in place thereof the following 3 sentences:— Two of the appointive members shall be architects licensed to practice in the commonwealth. One of the appointive members shall be a licensed building inspector. Three of the appointive members shall be selected after consultation with advocacy groups on behalf of persons with disabilities.

SECTION 3A. Said section 13A of said chapter 22, as so amended, is hereby further amended by striking out the fourth paragraph and inserting in place thereof the following paragraph:—

The board shall make and from time to time alter, amend and repeal, in accordance with the provisions of chapter 30A, rules and regulations designed to make multiple dwellings and public buildings and facilities, including, but not limited to, areas that are not generally in public use, accessible to, functional for and safe for use by persons with disabilities. The board shall also make rules and regulations requiring that any person who has lawful control of improved or enclosed private property used as off-street parking areas where the public has a right of access as invitees or licensees, shall reserve parking spaces in said off-street parking areas for vehicles authorized to display handicapped plates or placards under section 2 of chapter 90; provided, that the parking requirements shall be consistent with the ADA Standards for Accessible Design. The parking spaces reserved for vehicles of such persons with a disability shall be clearly marked as such. The rules and regulations of the board shall establish standards and procedures designed to make adaptable for persons with physical disabilities for any building, regardless of the date of construction: (i) all dwelling units in multiple dwellings equipped with an elevator; (ii) all ground floor dwelling units in multiple dwellings not equipped with an elevator; and (iii) all public use and common use portions of such multiple dwellings; provided, however, that in any building constructed before March 13, 1991, such standards and procedures for dwelling units shall apply only to such units within: (i) any non-residential building undergoing a gut rehabilitation as part of a change in use into a multiple dwelling facility; or (ii) any residential building which is vacant undergoing a gut rehabilitation. The rules and regulations of the board shall establish standards and procedures designed to make accessible to, functional for and safe for use by persons with physical disabilities residential buildings whenever constructed and without the restrictions in the above paragraph. Unless otherwise specified, 5 per cent of the units in lodging or residential facilities for hire, rent or lease, containing 20 or more units, shall meet this requirement; provided, however, that accessible units

Amendment
rejected,—
yea and nay
No. 114.

Consolidated
amendments.

shall allow 5 feet of turning radius for a wheelchair in the kitchens and bathrooms. In the event that the board determines that the need, in certain areas of the commonwealth, for such units either exceeds or does not require said 5 per cent, the board may require that, in said areas a percentage of units less than 5 per cent or not greater than 10 per cent be accessible and safe for persons with disabilities; provided, however, that said accessible units shall allow 5 feet of turning radius for a wheelchair in the kitchens and bathrooms. The board may make such determination only if there is sufficient factual basis, using data from the central registry of the Massachusetts rehabilitation commission, established in section 74 of chapter 6, and other sources, to establish with a reasonable degree of certainty the present and future needs for said accessible units in certain areas of the commonwealth. A percentage of less than 5 per cent shall not be established unless such accessible units, which are not needed by persons with disabilities cannot be readily hired, rented or leased to other persons. The rules and regulations of the board shall include, but not be limited to, detailed architectural standards further defining adaptable and accessible dwelling units and such other provisions necessary to provide rights and remedies substantially equivalent to or greater than the rights and remedies provided by the federal Fair Housing Act, the ADA Standards for Accessible Design and regulations thereunder as pertaining to such multiple dwellings.

SECTION 3B. Said section 13A of said chapter 22 is hereby further amended by inserting after the word ‘buildings’, in line 67, as appearing in the 2022 Official Edition, the following words:— and facilities.

SECTION 3C. Said section 13A of said chapter 22 is hereby further amended by inserting after the word ‘section’, in line 75, as so appearing, the following words:— and facilities.

SECTION 3D. Said section 13A of said chapter 22 is hereby further amended by striking out, in lines 80 and 81, as so appearing, the words ‘handicapped persons,’ and inserting in place thereof the following words:— persons with a disability.

SECTION 3E. Said section 13A of said chapter 22 is hereby further amended by striking out, in lines 88 and 89, as so appearing, the word ‘newspaper’ and inserting in place thereof the following words:— forms of.

SECTION 3F. Said section 13A of said chapter 22 is hereby further amended by inserting after the word ‘building’, in line 93, as so appearing, the following words:— or facility, including areas not generally in public use,.

SECTION 3G. Said section 13A of said chapter 22 is hereby further amended by striking out the words ‘building be changed to a’, in line 94, as so appearing, and inserting in place thereof the following words:— building or facility be changed to a residential use or a.

SECTION 3H. Said section 13A of said chapter 22 is hereby further amended by inserting after the word ‘building’, in lines 95 and 96, as so appearing, in each instance, the following words:— or facility.

SECTION 3I. Said section 13A of said chapter 22 is hereby further amended by striking out, in lines 102 and 103, as so appearing, the words ‘physically handicapped persons’ and inserting in place thereof the following words:— persons with a disability.

SECTION 3J. Said section 13A of said chapter 22, as so appearing, is hereby further amended by striking out the eighth paragraph.

SECTION 3K. Said section 13A of said chapter 22 is hereby further amended by striking out, in lines 131 and 132, as so appearing, the word ‘person’ and inserting in place thereof the following words:— building or facility, or portion thereof,.

SECTION 3L. Said section 13A of said chapter 22 is hereby further amended by inserting after the word ‘building’, in line 150, as so appearing, the second time it appears, the following words:— or facility.

SECTION 3M. Said section 13A of said chapter 22 is hereby further amended by inserting after the word ‘building’, in line 166, as so appearing, the following word:— , facility.

SECTION 3N. Said section 13A of said chapter 22 is hereby further amended by striking out, in lines 177, 179 and 187, as so appearing, in each instance, the words ‘physically handicapped persons’ and inserting in place thereof, in each instance, the following words:— persons with a disability.

SECTION 3O. The fourteenth paragraph of said section 13A of said chapter 22, as so appearing, is hereby amended by inserting after the definition of ‘Alteration’, the following definition:—

‘Areas that are not generally in public use’, areas not intended for use by the public, as designated in the 1991 and 2010 ADA Standards for Accessible Design, and employee work areas.

SECTION 3P. Said fourteenth paragraph of said section 13A of said chapter 22, as so appearing, is hereby further amended by inserting after the definition of ‘Construction’ the following 3 definitions:—

‘Employee work area’, all or any portion of a space used only by employees and used only for work, including, but not limited to, corridors, toilet rooms, kitchenettes and break rooms if said areas constitute the path of travel to or are essential to the use of employees for work; provided, that all employee work areas shall be made accessible in new construction or where renovation work being performed is otherwise subject to the jurisdiction of the board. Corridors, toilet rooms, kitchenettes and break rooms shall not otherwise be considered employee work areas; provided, however, that where corridors, toilet rooms, kitchenettes and break rooms constitute the path of travel to or are essential to the use of employees for work, they shall be, when possible, adaptable.

‘Facility’, all or any portion of a building, structure, site improvement, complex, equipment, road, walk, passageway, parking lot or other real or personal property, including the site where the building, property, structure or equipment is located.

‘Gut rehabilitation’, the general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls.

SECTION 3Q. Said section 13A of said chapter 22 is hereby further amended by striking out, in line 200, as so appearing, the words ‘Physically handicapped person’ and inserting in place thereof the following words:— Person with a disability.

SECTION 3R. Said section 13A of said chapter 22 is hereby further amended by striking out, in line 204, as so appearing, the words ‘Physically handicapped persons’ and inserting in place thereof the following words:— A person with a disability.

SECTION 3S. Said section 13A of said chapter 22 is hereby further amended by striking out the definition of ‘Public building’, in lines 209 through 226, inclusive, as so appearing, and inserting in place thereof the following definition:—

‘Public building’, (i) a building constructed by the commonwealth or any political subdivision thereof with public funds and open to public use, including, but not limited to, a building constructed by a public housing authority, the Massachusetts Port Authority, the Massachusetts Parking Authority, the Massachusetts Department of Transportation, the Massachusetts Bay Transportation Authority or a building authority of any public educational institution, or their successors; or (ii) a privately financed building that is open to and used by the public, including, but not limited to,

places of public accommodation listed in section 92A of chapter 272 and 42 U.S.C. section 12181(7).

SECTION 3T. Subsection (b) of section 1 of chapter 23B of the General Laws, as amended by section 102 of chapter 7 of the acts of 2023, is hereby further amended by inserting after clause (xvii) the following clause:—

(xviii) Develop and implement, not less than once every 5 years, a written comprehensive housing plan for the commonwealth. Such plan shall include, but shall not be limited to, housing supply and demand data, affordability and affordability gaps, identification of housing affordability challenges and needs by region and strategies to address such housing needs.”;

In section 5, in lines 753 through 786, inclusive, by striking out the text contained in those lines and inserting in place thereof the following:

“Section 32. (a) As used in this section and section 33, ‘seasonal communities’ shall mean cities or towns characterized by significant seasonal fluctuations in population and employment related to seasonally-based tourism, based on criteria established by the rural and seasonal communities coordinating council.

(b) There shall be a rural and seasonal communities coordinating council established within the executive office of housing and livable communities, which shall consist of the following members: (i) the secretary, or a designee, who shall serve as chairperson; (ii) the secretary of labor and workforce development, or a designee; (iii) 1 member appointed by the secretary; and (iv) 6 members appointed by the governor, 1 of whom shall have expertise in municipal government, 1 of whom shall have expertise in the tourism industry, 1 of whom shall have expertise in the hospitality industry, 1 of whom shall have expertise in housing development and finance, 1 of whom shall be a representative of the developer community and a resident of a municipality designated as a seasonal community and 1 of whom shall be a licensed real estate agent with the board of registration of real estate brokers and salespersons and a resident of a municipality designated as a seasonal community; provided, that members appointed by the governor shall reflect each of the following regions of the commonwealth: western, northeastern, southeastern and the Cape and Islands. Each member appointed by the governor shall serve at the pleasure of the governor. The council shall adopt by-laws to govern its affairs.

(c) The rural and seasonal communities coordinating council shall advise and make recommendations to the executive office, including, but not limited to, regulatory recommendations related to:

(i) a process for the executive office to designate cities and towns as seasonal communities;

(ii) criteria for the executive office to designate cities and towns as seasonal communities, including, but not limited to:

(A) high rates of short-term rentals in relation to the overall housing inventory of the municipality;

(B) significant population increases in seasonal visitors;

(C) a disparity between the area median income and the income required to purchase a home in the municipality at the median home price of the municipality;

(D) percentage of housing stock used for seasonal, occasional or recreational use, or that is otherwise not used as the primary residence by the property owner; and

(E) high variations in the average monthly variation of employment in the sector over the full year in relation to the municipality’s minimum employment threshold;

(iii) policies or programs to serve the distinct needs of seasonal communities, including, but not limited to, access to specialized grant programs or special consideration under certain state grant programs of general application; and

(iv) best practices to incentivize the production of affordable year-round housing in seasonal communities.

(d) The rural and seasonal communities coordinating council may seek input from the rural policy advisory commission established in section 55 of chapter 23A related to policies pursuant to subsection (c) and shall review, on an as needed basis, the ongoing needs of municipalities designated as seasonal communities.

(e) Annually, not later than July 1, the rural and seasonal communities coordinating council shall submit a report of any recommendations pursuant to subsection (c) to the executive office, the clerks of the house of representatives and the senate and the joint committee on housing.

Section 33. (a) The executive office of housing and livable communities shall designate cities and towns as seasonal communities consistent with the process and recommendations established by the rural and seasonal communities coordinating council pursuant to section 32.

(b) The executive office shall develop a form for applications and determine necessary information to be submitted to municipalities by the owner of a dwelling qualifying for an exemption pursuant to clause Fifty-ninth of section 5 of chapter 59.

(c) The executive office shall promulgate regulations or guidance to carry out this section.”; and in lines 813 through 815, inclusive, by striking out the paragraph contained in those lines and inserting in place thereof the following paragraph:

‘Small landlord’, an individual who has title to a building with no more than 3 residential units and does not live in the building for at least 6 months of any year, or who has title to a building with 4 or more residential units; provided that, such an individual shall have financial interest in neither more than 3 buildings nor more than 15 residential units.”;

By inserting after section 14 the following two sections:

“SECTION 14A. Section 6J of said chapter 62, as appearing in the 2022 Official Edition, is hereby amended by striking out, in line 39, the figure ‘2027’ and inserting in place thereof the following figure:— 2030.

SECTION 14B. Said section 6J of said chapter 62, as so appearing, is hereby further amended by striking out, in line 41, the figure ‘\$55,000,000’ and inserting in place thereof the following figure:— \$110,000,000.”;

In section 15, in line 1154, by striking out the following: “appearing in the 2022 Official Edition” and inserting in place thereof the words “so appearing”;

By inserting after section 17 the following two sections:

“SECTION 17A. Section 38R of chapter 63 of the General Laws, as appearing in the 2022 Official Edition, is hereby amended by striking out, in line 38, the figure ‘2027’ and inserting in place thereof the following figure:— 2030.

SECTION 17B. Said section 38R of said chapter 63, as so appearing, is hereby further amended by striking out, in line 40, the figure ‘\$55,000,000’ and inserting in place thereof the following figure:— \$110,000,000.”;

In section 18, in lines 1332 and 1333, by striking out the following: “chapter 63 of the General Laws, as appearing in the 2022 Official Edition” and inserting in place thereof the following: “said chapter 63, as so appearing”;

By inserting after section 36 the following six sections:

“SECTION 36A. Chapter 183A of the General Laws is hereby amended by striking out section 16 and inserting in place thereof the following section:—

Section 16. The owners of any land may submit the land under this chapter by the recording in the registry of deeds of a master deed or, if the title to the land is registered under chapter 185, by filing the master deed under said chapter 185.

SECTION 36B. Section 14 of chapter 183B of the General Laws, as appearing in the 2022 Official Edition, is hereby amended by striking out, in line 3, the words ‘subsection (d)’ and inserting in place thereof the following words:— paragraph (3) of subsection (b).

SECTION 36C. Said chapter 183B is hereby further amended by striking out section 15 and inserting in place thereof the following section:—

Section 15. (a) This section shall apply to time-share licenses only to the extent expressly provided by the time-share instrument.

(b) A time-share may be terminated in accordance with the following:

(1) After the occurrence of a duly noticed and called meeting of the association convened for the purpose of discussion of the possible termination of the time-share plan, all time-shares in a time-share property may be terminated by written agreement of the time-share owners having at least 60 per cent of all eligible beneficial interests.

(2) An agreement to terminate all time-shares in a time-share property shall be evidenced by the execution, in the same manner as a deed, of a termination agreement, or ratifications thereof, by the requisite number of time-share owners. The termination agreement shall specify a date after which it shall be void unless it is recorded on or before said date, and it may provide for the establishment of a termination trust to carry out its terms and effect a sale as hereinafter provided. A termination agreement and all ratifications thereof shall be recorded in the registry of deeds or land registration office in every district in which a portion of the time-share property is situated and shall be effective only upon such recording.

(3) Unless the termination agreement sets forth the material terms of a contract or proposed contract under which an estate or interest in each time-share unit, equal to the sum of the time-shares therein, is to be sold and designates a trustee or board of trustees to effect the sale, title to an estate or interest in each time-share unit equal to the sum of the time-shares therein vests upon termination in the time-share owners thereof in proportion to the respective interests of the time-share owners, as provided in paragraphs (7) and (8), and liens on the time-shares shall attach to and encumber any interests. Any co-owner of said estate or interest in a unit may thereafter maintain an action for partition or for allotment or sale in lieu of partition.

(4) If the termination agreement sets forth parameters for the material terms of a contract or proposed contract under which an estate or interest in each time-share unit, equal to the sum of the time-shares therein, is to be sold and designates the board of the time-share owners association as trustees, or other individual or group of individuals as trustees, to effect the sale, title to the estate or interest vests upon termination in the trustees for the benefit of the time-share owners, to be transferred pursuant to the contract of sale. Net proceeds of the sale shall be distributed to time-share owners and lienholders as their interests may appear, as provided in paragraphs (7) and (8).

(5) The termination of a time-share plan shall not change the status of the underlying owners’ association. Upon termination of the time-share plan, the association shall continue to exist, but only for the purposes of concluding its affairs, prosecuting and defending actions by or against it, collecting and discharging obligations, disposing of and conveying its property, collecting and dividing its assets and otherwise complying with this section.

(6) All reasonable expenses incurred by the termination trustee relating to the performance of their duties pursuant to this subsection, including the reasonable fees of attorneys and other professionals, must be paid by the termination trustee.

(7) The termination trustee shall adopt reasonable procedures to implement the timely sale of the time-share property and comply with the requirements of this section.

(8) Except as otherwise provided in the termination agreement, so long as the time-share owners or their termination trustee hold title to an estate or interest equal to the sum of the time-shares, each former time-share owner and their successors in interest shall have the same rights with respect to occupancy in the time-share unit that they would have had if termination had not occurred, together with the same liabilities and other obligations imposed by this chapter or the time-share instrument.

(9) After termination of all time-shares in a time-share property and adequate provision for the payment of the claims of the creditors for time-share expenses, distribution of: (i) the proceeds of any sale pursuant to this section; (ii) the proceeds of any personalty held for the use and benefit of the former time-share owners; and (iii) any other funds held for the use and benefit of the former time-share owners shall be made to the former time-share owners and their successors in interest in proportion to their respective interests as provided in paragraph (8). Following termination, creditors of the association holding liens perfected against the time-share property prior to the termination may enforce said liens in the same manner as any other lien holder. All other creditors of the association shall be treated as if they had perfected liens on the time-share property immediately prior to termination.

(10) The time-share instrument may specify the respective fractional or percentage interest in the estate or interest in each unit or in the time-share property equal to the sum of the time-shares therein that will be owned by each former time-share owner upon termination of the time-shares. If the time-share instrument fails to so specify, then upon termination, each time-share owner's beneficial interest in the termination trust shall be equal to such owner's prior beneficial interest in the time-share property as set forth in the time-share instrument and any underlying condominium master deed.

SECTION 36D. Chapter 184 of the General Laws is hereby amended adding the following section:—

Section 36. (a) For the purposes of this section, the following words shall, unless the context clearly requires otherwise, have the following meanings:

'Affiliate', an entity owned or controlled by an owner or under common control with an owner.

'Auction' or 'public auction', the sale of a housing accommodation under power of sale in a mortgage loan by public bidding.

'Borrower', a mortgagor of a mortgage loan.

'Deed in lieu,' a deed for the collateral property or the housing accommodation that the mortgagee accepts from the borrower in exchange for the release of the borrower's obligation under the mortgage loan.

'Designee', a nonprofit organization, established pursuant to chapter 180, which is selected by members of a tenant association.

'Elderly tenant household', a tenant household in which 1 or more of the residents are age 65 or older.

'Executive office', the executive office of housing and livable communities established in chapter 23B.

'Foreclosure', a legal proceeding to terminate a borrower's interest in property instituted by a mortgagee and regulated under chapter 244.

'Housing accommodation', a building, structure or part thereof, rented or offered for rent for living or dwelling purposes, including, but not limited to, a house, apartment, condominium unit, cooperative unit and other multi-family residential

dwelling; provided, that a housing accommodation shall not include a group residence, homeless shelter, lodging house, orphanage, temporary dwelling structure or transitional housing; and provided further, that a housing accommodation shall not include a borrower-occupied housing accommodation if the borrower is domiciled in the housing accommodation at the initiation of the short-sale, deed in lieu or foreclosure process.

‘Member’, a natural person who is a member of a tenant association.

‘Minimum tenant participation percentage’, the minimum percentage of tenants who shall participate as members of a tenant association as defined by the city or town in a municipal ordinance or by-law; provided, that the minimum tenant participation percentage shall be not less than 51 per cent of the tenant-occupied housing units. The percentage shall be calculated based on the number of tenant-occupied housing units in a property. If more than 1 person is a lessee in a unit, all of the tenants who are lessees for that unit shall participate as members of the tenant association for the unit to be counted toward the participating percentage of units.

‘Mortgagee’, an entity to whom property is mortgaged, including, but not limited to, mortgage servicers, lenders in a mortgage agreement and any agent, servant or employee of the mortgagee or any successor in interest or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

‘Mortgage loan’, a loan secured wholly or partially by a mortgage on a housing accommodation.

‘Owner’, a person, firm, partnership, corporation, trust, organization, limited liability company or other entity, or its successors or assigns that holds title to real property.

‘Purchase contract’, a binding written agreement whereby an owner agrees to sell property, including, but not limited to, a purchase and sale agreement, contract of sale, purchase option or other similar instrument.

‘Purchaser’, a party who has entered into a purchase contract with an owner and who will, upon performance of the purchase contract, become the new owner of the property.

‘Sale’, an act by which an owner conveys, transfers or disposes of property by deed or otherwise, whether through a single transaction or a series of transactions; provided, that a disposition of housing by an owner to an affiliate of such owner shall not constitute a sale.

‘Short-sale’, a sale approved by the mortgagee to a bona fide purchaser at a price that is less than the borrower’s existing debt on the housing accommodation.

‘Successor’, an entity through which a tenant association may take title to the property, which may be a corporation with the sole stockholder being the tenant association, a housing cooperative organized under chapter 157B, a limited liability company in which the tenant association is the member, a limited partnership in which the tenant association is a general partner or when permitted by the municipality’s ordinance, a joint venture between any of such entities and another party with: (i) the requisite experience in acquiring, developing and owning residential property; and (ii) the financial capacity to guaranty financing of the purchase transaction.

‘Tenant’, a natural person who has: (i) entered into an express written lease or rental agreement with the owner for exclusive possession of the premises for at least 6 months; or (ii) paid rent to the owner and the owner has accepted said rent for at least 6 months.

‘Tenant association’, an organization with a membership limited to present tenants of a property that is: (i) registered with the municipality that has adopted an

ordinance or by-law consistent with this section; or (ii) a non-profit organization incorporated under chapter 180.

‘Third-party offer’, an offer to purchase the mortgaged property for valuable consideration by an arm’s length purchaser; provided, that a third-party offer shall not include an offer by the borrower or tenants.

‘Third-party purchaser’, a purchaser who is not a tenant association, a designee or an affiliate.

(b)(1) A city or town may accept this section, in the manner provided in section 4 of chapter 4, through ordinance or by-law, to establish a tenant right to purchase property. This section shall take effect no later than 180 days after such acceptance. A city or town may at any time revoke its acceptance of this section by vote of the legislative body, subject to the charter of the municipality. The revocation shall not affect agreements relative to tenants’ right to purchase that have already been asserted prior to the revocation.

(2) A municipal ordinance or by-law may contain provisions that establish:

(i) tenancy protections for non-elderly tenant households that do not participate in the tenant association;

(ii) exclusion of applicability to properties with fewer than a designated number of units; provided, that different exclusion numbers may be adopted for owner-occupied properties and properties with no owner occupancy;

(iii) criteria for designees;

(iv) a tenant association’s ability to exercise rights pursuant to this section through a joint venture or partnership with another entity with experience in developing, owning or operating residential real estate or an entity that has the financial capacity to guaranty the financing of the purchase transaction; and

(v) exclusion of classes of properties in addition to the classes of properties enumerated in subsection (k).

(c) In any city or town that votes to adopt this section, an owner of a residential building shall: (i) notify the municipality and each tenant household, in writing by hand delivery and United States mail, of the owner’s intention to sell the property, with copy of the municipality’s prepared summary of the ordinance adopted hereunder; and (ii) provide a tenant association with the minimum tenant participation percentage an opportunity to make an offer to purchase the property prior to entering into an agreement to sell such property pursuant to the time periods in this section; provided, that no owner shall be under any obligation to enter into an agreement to sell such property to the tenants.

(d) A tenant association with the minimum tenant participation percentage may select a successor or a designee to act on its behalf as purchaser of the property and shall give the owner and the municipality notice of its selection.

(e)(1) A tenant association with the minimum tenant participation percentage, or its successor or designee, may, within 15 days after receipt of the notice of the owner’s intention to sell, submit an offer to the owner to purchase the property.

(2) A tenant association, successor or designee’s failure to submit a timely offer under paragraph (1) shall constitute an irrevocable waiver of the tenants’ rights under this section. If the owner and the tenant association, successor or designee, have not entered into an agreement within 15 days after receipt of the notice of the owner’s intent to sell, the owner may enter into an agreement to sell the property to a third party, subject to subsections (f) to (i), inclusive.

(f) Upon execution of any purchase contract with a third party, the owner shall, within 7 days, submit a copy of the contract along with a proposed purchase contract for execution by the tenant association, successor or designee. If the tenant

association, successor or designee elect to purchase the property, the tenant association, successor or designee shall within 30 days after the receipt of the third-party purchase contract and the proposed purchase contract, execute the proposed purchase contract or such other agreement as is acceptable to both parties. The time periods set forth in this subsection may be extended by agreement between the owner and the tenant association, successor or designee. Except as otherwise specified in subsection (h), the terms and conditions of the proposed purchase contract offered to the tenant association, successor or designee shall be the same as those of the executed third-party purchase contract.

(g) After receipt of the third-party purchase contract pursuant to subsection (f), the tenant association, successor or designee may, within the 15-day time period prescribed in said subsection (f), make a counteroffer by executing and submitting to the owner an amended proposed purchase contract. Failure by the tenant association, successor or designee to execute the purchase contract or submit a counteroffer within the 15-day period in subsection (f) shall constitute a waiver of the tenants' right to purchase. If the tenant association, successor or designee submits a counteroffer, the owner shall have 15 days from the date it receives the amended proposed purchase contract to execute the amended proposed purchase contract or reject, in writing, the counteroffer; provided, however, that if the owner rejects a counteroffer, it shall not subsequently enter into any purchase contract with a third party on terms that are the same as, or materially more favorable to the proposed third party purchaser, than the economic terms and conditions in the counteroffer proposed by the tenant association, successor or designee, unless the owner first provides a copy of such new third-party purchase contract and a new proposed purchase contract for execution by the tenant association, successor or designee, which shall contain the same terms and conditions as the newly executed third party purchase contract, except as otherwise specified by subsection (h), and the tenant association, successor or designee shall have 30 days from the date they receive the third-party purchase contract and the proposed purchase contract to execute the proposed purchase contract or such other agreement as is acceptable to the owner and the tenant association, successor or designee.

(h) Any purchase contract offered to, or proposed by, the tenant association, successor or designee shall include at a minimum the following terms:

(i) the earnest money deposit shall not exceed the lesser of: (A) the deposit in the third-party purchase contract; (B) 5 per cent of the sale price; or (C) \$250,000; provided, however, that the owner and the tenant association, successor or designee may agree to modify the terms of the earnest money deposit; and provided, further, that the earnest money deposit shall be held under commercially-reasonable terms by an escrow agent selected jointly by the owner and the tenant association, successor or designee;

(ii) the earnest money deposit shall be refundable for not less than 90 days from the date of execution of the purchase contract or such greater period as provided for in the third-party purchase contract; provided, however, that if the owner unreasonably delays the buyer's ability to conduct due diligence during the 90-day period, the earnest money deposit shall continue to be refundable for a period greater than 90 days. After the expiration of the specified time period, the earnest money deposit shall be forfeited and the right to purchase of the tenant association, successor or designee shall be irrevocably waived.

(i) The tenant association, successor or designee shall have 160 days from execution of the purchase and sale agreement to perform all due diligence, secure financing and close on the purchase of the property. Failure to exercise the purchase

option within 160 days shall constitute a waiver of the purchase option by the tenant association, successor or designee.

(j) Any notice required by this section shall be deemed to have been provided when delivered in person or mailed by certified or registered mail, return receipt requested, to the party to whom notice is required. Notice shall be deemed to have been provided when either: (i) the notice is delivered in hand to the tenant or an adult member of the tenant's household; or (ii) the notice is sent by first class mail and a copy is left in, or under the door of, the tenant's dwelling unit. A notice to the affected municipality shall be sent to the chief executive officer of the municipality.

(k) This section shall not apply to:

(i) property that is the subject of a government taking by eminent domain or a negotiated purchase in lieu of eminent domain;

(ii) a proposed sale to a purchaser pursuant to terms and conditions that preserve affordability, as determined by the executive office;

(iii) any sale of publicly-assisted housing, as defined in section 1 of chapter 40T;

(iv) rental units in any hospital, skilled nursing facility or health facility;

(v) rental units in a nonprofit facility that has the primary purpose of providing short-term treatment, assistance or therapy for alcohol, drug or other substance abuse; provided, that such housing is incident to the recovery program; and provided further, that the client has been informed in writing of the temporary or transitional nature of the housing;

(vi) rental units in a nonprofit facility: (A) that provides a structured living environment that has the primary purpose of helping homeless persons obtain the skills necessary for independent living in permanent housing; (B) where occupancy is restricted to a limited and specific period of time of not more than 24 months; and (C) where the client has been informed in writing of the temporary or transitional nature of the housing at its inception;

(vii) public housing units managed by the local housing authority;

(viii) federal public housing units that are subsidized and regulated under federal law, to the extent such applicable federal law expressly preempts this section;

(ix) any residential property where the owner is a natural person who owns not more than 6 residential rental units in the municipality and who resides in the commonwealth;

(x) any unit that is held in trust on behalf of a disabled individual who permanently occupies the unit, or a unit that is permanently occupied by a disabled parent, sibling, child or grandparent of the owner of that unit; or

(xi) any rental unit that is owned or managed by a college or university for the express purpose of housing students.

(l) The tenant association, successor or designee shall ensure that its purchase of the property will not result in the displacement of any elderly tenant households that choose not to participate in the purchase of the property.

(m)(1) An owner shall give notice to each tenant household of a housing accommodation of the intention to sell the housing accommodation by way of short-sale to avoid foreclosure or its intention of accepting a deed in lieu. Such notice shall be mailed by regular and certified mail, with a simultaneous copy to the attorney general, the secretary of the executive office and to the municipality adopting this section, within 2 business days of the owner's submission of a request or application to the mortgagee for permission to sell the housing accommodation by way of short-sale or to accept a deed in lieu. This notice shall also include a statement of the rights provided by this section.

(2) No mortgagee shall accept any third party offers or deem the owner's application for short-sale submitted for review unless and until the mortgagee receives documentation in a form approved by the attorney general demonstrating that the tenants of the housing accommodation have been informed of the owner's intent to seek a short-sale or deed in lieu and the tenants have expressed their interest in exercising a right of first refusal within 60 days, assigning that right of first refusal, or the tenants have waived those rights. If the tenants have not affirmatively expressed their interest in exercising a right of first refusal or in assigning that right within 60 days or have not affirmatively waived that right within 60 days, the tenants' rights shall be deemed waived.

(3) Before a housing accommodation may be transferred by short-sale or deed in lieu, the owner shall notify each tenant household, with a simultaneous copy to the attorney general, the secretary of the executive office and the municipality adopting this section, by regular and certified mail, of any bona fide offer that the mortgagee intends to accept. Before any short-sale or transfer by deed in lieu, the owner shall give each tenant household such a notice of the offer only if households constituting at least 51 per cent of the households occupying the housing accommodation notify the owner, in writing, that they collectively desire to receive information relating to the proposed sale. Tenants may indicate this desire within the same notice described in paragraph (2). Any notice of the offer required to be given under this subsection shall include the price, calculated as a single lump sum amount, of any promissory notes offered in lieu of cash payment.

(4) A group of tenants representing at least 51 per cent of the households occupying the housing accommodation that are entitled to notice under paragraph (3) shall have the collective right to purchase, in the case of a third party offer that the mortgagee intends to accept, provided that the group of tenants shall:

(A) submit to the owner reasonable evidence that the tenants of at least 51 per cent of the occupied units in the housing accommodation have approved the purchase of the housing accommodation;

(B) submit to the owner a proposed purchase and sale agreement on substantially equivalent terms and conditions within 60 days of receipt of notice of the offer made under paragraph (3);

(C) obtain a binding commitment for any necessary financing or guarantees within an additional 90 days after execution of the purchase and sale agreement; and

(D) close on such purchase within an additional 90 days after the end of the 90-day period in clause (C).

(5) No owner shall unreasonably refuse to enter into, or unreasonably delay the execution or closing on a purchase and sale with tenants who have made a bona fide offer to meet the price and substantially equivalent terms and conditions of an offer for which notice is required to be given pursuant to paragraph (3). Failure of the tenants to submit such a purchase and sale agreement within the first 60-day period, to obtain a binding commitment for financing within the additional 90-day period or to close on the purchase within the second 90-day period, shall serve to terminate the rights of such tenants to purchase. The time periods provided in this paragraph may be extended by agreement. Nothing herein shall be construed to require an owner to provide financing to such tenants. A group or association of tenants that has the right to purchase pursuant to this subsection, at its election, may assign its purchase right pursuant to this subsection to the city or town in which the housing accommodation is located, or the housing authority of the city or town in which the housing accommodation is located, or an agency of the commonwealth, nonprofit, community development corporation, affordable housing developer, or land trust, for the purpose

of permanently continuing the use of the housing accommodation as affordable rental housing.

(6) The right of first refusal created in this subsection shall inure to the tenants for the time periods provided in paragraph (4), beginning on the date of notice to the tenants under paragraph (1). The effective period for such right of first refusal shall begin anew for each different offer to purchase that the mortgagee intends to accept. The right of first refusal shall not apply with respect to any offer received by the owner for which a notice is not required pursuant to paragraph (3).

(7) In any instance where the tenants are not the successful purchaser of the housing accommodation, the mortgagee shall provide evidence of compliance with this section by filing an affidavit of compliance with the attorney general, the secretary of the executive office and the registry of deeds for the county and district where the property is located within 7 days of the sale.

(8) An owner shall not evict a tenant to avoid application of this subsection.

(9) An aggrieved tenant may seek damages under chapter 93A and may file a complaint with the attorney general. A tenant may seek damages, including compensatory relief in the form of a percentage of the sales price, injunctive relief in the form of specific performance to compel transfer of the property or both compensatory and injunctive relief. Nothing in this subsection shall be construed to limit or constrain the rights tenants currently have under applicable laws, including, but not limited to, chapters 186 and 186A. At all times, all parties shall negotiate in good faith.

(10) The attorney general shall enforce this subsection and shall promulgate rules and regulations necessary for enforcement. The attorney general may seek injunctive, declaratory and compensatory relief on behalf of tenants and the commonwealth in a court of competent jurisdiction. The attorney general shall post a sample intent to sell notice, sample proof of notice to tenants, sample notice of offer and other necessary documents.

(n)(1) When a mortgagee seeks judicial determination of the right to foreclose, the mortgagee shall provide a copy of the complaint by regular and certified mail to the tenants of the housing accommodation and to the municipality adopting this section. The mortgagee shall also provide tenants and the municipality, by regular and certified mail, with a copy of any order of notice issued by the land court, if applicable, within 5 days of issuance.

(2) The mortgagee shall provide each tenant household and the municipality adopting this section, by regular and certified mail, a copy of all notices of sale published pursuant to section 14 of chapter 244. A copy shall be provided simultaneously with the successive publication notices.

(3) Not later than 5 business days before the auction of a housing accommodation, the tenants shall inform the mortgagee, in writing, if a group of tenants representing at least 51 per cent of the households occupying the housing accommodation or an entity to which they have assigned their right of first refusal intend to exercise their right of first refusal at auction and desire to receive information relating to the proposed auction.

(4) A group of tenants representing at least 51 per cent of the households occupying the housing accommodation or an entity to which they have assigned their right of first refusal may exercise their collective right to purchase the housing accommodation, in the event of a third party offer at auction that the mortgagee receives; provided, that the group of tenants shall:

(i) submit to the mortgagee reasonable evidence that the tenants of at least 51 per cent of the occupied homes in the housing accommodation have approved the purchase of the housing accommodation;

(ii) submit to the mortgagee a proposed purchase and sale agreement on substantially equivalent terms and conditions to that received by the mortgagee in the third-party offer within 60 days of receipt of notice of the bid made under paragraph (3);

(iii) obtain a binding commitment for any necessary financing or guarantees within an additional 90 days after execution of the purchase and sale agreement; and

(iv) close on such purchase within an additional 90 days after the end of the 90-day period under clause (iii).

No mortgagee shall unreasonably refuse to enter into, or unreasonably delay the execution or closing on a purchase and sale with tenants who have made a bona fide offer to meet the price and substantially equivalent terms and conditions of a bid received at auction. Failure of the tenants to submit such a purchase and sale agreement within the first 60-day period, to obtain a binding commitment for financing within the additional 90-day period or to close on the purchase within the second 90-day period, shall serve to terminate the rights of such tenants to purchase. The time periods provided in this paragraph may be extended by agreement.

Nothing herein shall be construed to require a mortgagee to provide financing to such tenants. A group or association of tenants that has the right to purchase hereunder, at its election, may assign its purchase right hereunder to the city, town, housing authority, or agency of the commonwealth, nonprofit, community development corporation, affordable housing developer, or land trust for the purpose of permanently continuing the use of the housing accommodation as affordable rental housing.

If there are no third-party bids at auction for the housing accommodation, the tenants shall have a right of first refusal whenever the mortgagee seeks to sell the housing accommodation. The tenants shall be notified of any offers the mortgagee intends to accept and shall be given an opportunity to meet the price and substantially the terms of a third-party offer based on the same timeline described in paragraph (4).

(5) The right of first refusal created herein shall inure to the tenants for the time periods herein before provided, beginning on the date of notice to the tenants under paragraph (1).

(6) In any instance where the tenants are not the successful purchaser of the housing accommodation, the seller of such unit shall provide evidence of compliance with this section by filing an affidavit of compliance with the attorney general, the secretary of the executive office and the registry of deeds for the county and district where the property is located within 7 days of the sale.

(7) An owner shall not evict a tenant to avoid application of this subsection.

(8) An aggrieved tenant may seek damages under chapter 93A and may file a complaint with the attorney general. A tenant may seek damages including a percentage of the sales price or injunctive relief in the form of specific performance to compel transfer of property, or both compensatory and injunctive relief. Nothing in this subsection shall be construed to limit or constrain in any way the rights tenants currently have under applicable laws, including, but not limited to, chapters 186 and 186A. At all times, all parties shall negotiate in good faith.

(9) The attorney general shall enforce this subsection and shall promulgate rules and regulations necessary for enforcement. The attorney general may seek injunctive, declaratory, and compensatory relief on behalf of tenants and the commonwealth in a court of competent jurisdiction. The attorney general shall post a sample intent to

sell notice, sample proof of notice to tenants, sample notice of offer, and other necessary documents.

SECTION 36E. Chapter 185 of the General Laws is hereby amended by striking out section 52 and inserting in place thereof the following section:—

Section 52. (a) As used in this section, ‘notice of voluntary withdrawal’ shall mean an instrument in writing signed and acknowledged by all owners of the land to be voluntarily withdrawn and that contains the following information: (i) names and addresses of all owners; (ii) the certificate of title number with the registration book and page numbers; (iii) a description of the land in the form contained in the certificate of title or a description incorporating by reference the lot numbers, if numbered and the land court plan, together with a reference to the certificate with which the plan is filed; and (iv) the street address of the land, if any. The notice of voluntary withdrawal shall include warning to all interest holders entitled to notice that any objection to the requested withdrawal shall be filed with the court not later than 30 days following the service of the notice or shall be waived.

(b) A judgment of registration and the entry of a certificate of title shall be regarded as an agreement running with the land and binding upon the plaintiff and the plaintiff's successors in title that the land shall be and forever remain registered land and subject to this chapter unless withdrawn under this section and except as provided in section 26.

(c) If all of a parcel of land, the title to which is registered under this chapter, is acquired by the commonwealth, any agency, department, board, commission or authority of the commonwealth, any political subdivision of the commonwealth or any agency, department, board, commission or authority of any political subdivision of the commonwealth, the acquisition shall be a sufficient ground for withdrawal of the registered land from this chapter. The land so acquired shall be withdrawn upon the filing with the land court of a complaint for voluntary withdrawal by the public entity and the endorsement by a justice of the land court of a notice of withdrawal by the public entity, which shall be filed in the registry district where the land is located.

(d) The owners of the fee simple estate in a parcel of land, the title to which has been registered under this chapter, may voluntarily withdraw the registered land from this chapter by filing with the land court a complaint for voluntary withdrawal naming themselves as all of the owners of the fee simple estate in the entire parcel of land, and identifying any mortgagees, lessees or option holders of record having an interest in the registered land, together with a notice of voluntary withdrawal. The plaintiff shall file with the complaint documentation sufficient to establish conclusively their ownership of the fee simple estate in the entire parcel of land that is the subject of the complaint, including, but not limited to, a last-prepared certificate of title, deeds, conveyance records or other documents or instruments that demonstrate their ownership interest. The plaintiff also may file with the court written and signed assents from any interest holders entitled to notice who have agreed to the withdrawal. Upon the request of the plaintiff or the court's determination of reasonable need, the court may appoint an examiner of title, whose fees shall be paid by the plaintiff, to prepare a report sufficient to identify the current owners and all current mortgagees, lessees, or option holders with interests in the land who are entitled to notice. The court's order of appointment shall be made not later than 30 days after receipt of the complaint or request for appointment, if later made, unless the court, for good cause, determines that appointment at a later time is indicated, and shall direct such report to be prepared and filed with the court not later than 14 days after the appointment is made, unless the court, for good cause, then or thereafter allows further time. All interest holders entitled to notice who have not assented shall be served by certified

mail with a file-stamped copy of the complaint and notice of voluntary withdrawal. The court may order further notice to be given, including by additional means, if the court determines it necessary or desirable to accomplish effective service. The plaintiff shall file with the court an affidavit certifying that such notice by certified mail or other means ordered by the court has been given, together with proof of service. Where the plaintiff is represented by counsel, the affidavit shall be executed by counsel.

(e) If no objection has been filed by any interest holder entitled to notice not later than 30 days following service, a justice of the court shall approve and endorse the notice of voluntary withdrawal not later than 30 days following receipt of all required information and documentation unless the court, for good cause, determines that further time is indicated. Notwithstanding the filing of an objection not later than 30 days, the notice of voluntary withdrawal shall be endorsed by a justice of the land court unless the court determines that there is good cause for the objection. Upon endorsement by a justice of the land court, the notice of voluntary withdrawal shall be filed for registration and noted on the memorandum of encumbrances for the certificate of title and may be recorded with the registry of deeds for the district within which the land lies, whereupon the land shall be withdrawn from this chapter and shall become unregistered land. The owners shall hold title to the land free of all liens and encumbrances, including adverse possession and prescriptive rights, existing as of the date the judicially-endorsed notice of voluntary withdrawal is noted on the memorandum of encumbrances, as though a judgment of confirmation without registration had been recorded under section 56A; provided, however, that the owners shall not hold title free of the encumbrances set forth or referred to in section 46 and those noted on the certificate of title or filed for registration before the date the endorsed notice of voluntary withdrawal is noted on the memorandum of encumbrances.

(f) The chief justice of the land court or a designee may promulgate or establish rules, practices, guidelines, forms or procedures, including an appropriate filing fee for the complaint and notice of voluntary withdrawal, as necessary to implement this section.

SECTION 36F. Said chapter 185 is hereby further amended by striking out section 114 and inserting in place thereof the following section:—

Section 114. (a) No erasure, alteration or amendment shall be made upon the registration book after the entry of a certificate of title or of a memorandum thereon and the attestation of the same by the recorder or an assistant recorder without court order, except in an instance in which the assistant recorder, upon approval of the chief title examiner of the land court or their designee, determines that a clerical error or omission has been made in the entry of the certificate of title or memorandum thereon.

(b) A registered owner or other person in interest may apply by complaint to the court upon the grounds that: (i) registered interests of any description, whether vested, contingent, expectant or inchoate, have terminated and ceased; (ii) new interests not appearing upon the certificate have arisen or been created; (iii) an error or omission was made in entering a certificate or any memorandum thereon; (iv) the name of any person on the certificate has been changed; (v) the registered owner has married, or if registered as married, that the marriage has been terminated; (vi) a corporation which owned registered land and has been dissolved has not conveyed the same within 3 years after its dissolution; or (vii) upon any other reasonable ground, and the court may hear and determine the complaint after notice to all parties in interest, and may order the entry of a new certificate, the entry or cancellation of a memorandum upon a certificate, or grant any other relief upon such terms, requiring security if

necessary, as it may consider proper; provided, however, that this section shall not authorize the court to open the original judgment of registration; and provided further, that nothing shall be done by the assistant recorder or ordered by the court that shall impair the title or other interest of a purchaser holding a certificate for value and in good faith, or their heirs or assigns, without their written consent.”;

By inserting after section 109 the following three sections:

“SECTION 109A. (a) Notwithstanding any general or special law to the contrary, there shall be a special commission to study and make recommendations on accessibility in housing for persons with disabilities and seniors to increase the ability of individuals to live in a safe, dignified and healthy environment in their residences. The special commission shall consider the scope and positive impacts of longstanding accessibility standards.

(b) The commission shall consist of: the secretary of housing and livable communities, or a designee, who shall serve as chair; the executive director of the architectural access board established in section 13A of chapter 22 of the General Laws, or a designee; the chairs of the joint committee on housing; the executive director of the Massachusetts office on disability established in section 185 of chapter 6 of the General Laws, or a designees; a representative appointed by the statewide Independent Living Council; a representative of the Institute for Human Centered Design, Inc.; a representative of NAIOP Massachusetts, Inc.; a representative of the Disability Law Center, Inc.; a representative of the Arc Massachusetts, Inc.; and a representative of the Massachusetts Association for Mental Health, Inc.

(c) The commission shall: (i) examine accessibility features in residential housing that benefit persons with disabilities and seniors, including, but not limited to, features for individuals with physical, sensory, intellectual, mental health and neurodivergent disabilities; and (ii) review the definition of accessibility in housing for persons with disabilities and seniors. The commission shall review and consider the potential financial barriers and any impacts on programs and consider the impact of climate change on housing for people with disabilities. The commission shall make recommendations, if any, including any recommendations related to 780 CMR.

(d) Not later than June 30, 2025, the commission shall file a report and recommendations, if any, with the clerks of the house of representatives and the senate and the joint committee on housing.

SECTION 109B. (a) There is hereby established a special commission to study and make recommendations on expanding the supply of housing available and affordable to tenants with a household income of not more than 30 per cent of the area median income, adjusted for household size, as periodically determined by the United States Department of Housing and Urban Development. The commission shall review and evaluate federal, state and local subsidies that support the creation of housing for such tenants and make recommendations to increase the supply of housing that is available and affordable to households earning not more than 30 per cent of the area median income.

(b) The commission shall review and consider the following: (i) the number of deeply subsidized rental units targeted at families with incomes at or below 30 per cent of the area median income and the percentage of those units that are accessible to persons with disabilities; (ii) the number of families with such incomes per deeply subsidized rental unit; (iii) the gap between median rents and the rent affordable to families with such incomes and an analysis of whether existing housing subsidies are sufficient to bridge such gap; (iv) the ratio of households with such incomes to unsubsidized units available at rents up to 50 per cent of such income; (v) housing market factors such as vacancy rates, rate of rent increases and conversion of rental

housing to homeownership units; (vi) the impact of non-housing subsidies, including, but not limited to, the earned income tax credit on cost burdens for working families; (vii) barriers to accessing available housing, including racial and ethnic disparities in housing access; and (viii) any other factors that the commission deems relevant.

(c) The commission shall consist of the secretary of housing and livable communities, or their designee, who shall serve as chair; the chairs of the joint committee on housing, or their designees; the minority leader of the house of representatives, or a designee; the minority leader of the senate, or a designee; the secretary of administration and finance, or a designee; the secretary of health and human services, or a designee; a representative of the Citizens' Housing and Planning Association, Inc.; a representative of the Massachusetts Housing Partnership; a representative of the Massachusetts Housing Finance Agency; a representative of the Community Economic Development Assistance Corporation; a representative of the Massachusetts Law Reform Institute; a representative of the Massachusetts Association of Community Development Corporations; a representative of the Regional Housing Network; and 5 members appointed by the governor, 1 of whom shall be a representative of a local housing authority, 1 of whom shall be a representative of an advocacy organization representing tenants, 1 of whom shall have expertise in affordable housing finance, 1 of whom shall have expertise in nonprofit affordable housing development and 1 of whom shall have expertise in development of permanent supportive housing.

(d) Not later than June 30, 2025, the commission shall file its recommendations with the clerks of the house of representatives and the senate and the joint committee on housing.

SECTION 109C. Notwithstanding any general or special law to the contrary, all contractors and subcontractors at any level engaged in a construction, development, renovation, remodeling, reconstruction, rehabilitation or redevelopment project receiving funds pursuant to items 7004-0074 and 7004-0075 of this act shall, at the time of bidding for the project, maintain or participate in a bona fide apprentice program, as defined in section 11H of chapter 23 of the General Laws and described in section 11I of said chapter 23, for each eligible apprenticeship trade or occupation represented in their workforce that is approved by the division of apprentice standards within the executive office of labor and workforce development, and shall register all apprentices with the division and abide by the apprentice to journeyman ratio for each trade prescribed therein in the performance of any work on the project. This provision does not require the program to qualify as an employee welfare benefit plan under the federal Employee Retirement Income Security Act of 1974, 29 U.S.C. §§1001-1461.”;

In section 113, in line 2759, by inserting after the word “The” the words “rural and”;

By inserting after section 120 the following section:

“SECTION 120A. Sections 36B and 36C shall apply to all time-share plans in the commonwealth existing before and subsequent to the effective date of this act.”; and

By inserting after section 121 the following section:

“SECTION 121A. Sections 14B and 17B shall be effective for tax years beginning on or after January 1, 2024.”.

After debate on the question on adoption of the amendments, the sense of the House was taken by yeas and nays, as required under the provisions of House Rule 33F; and on the roll call 133 members voted in the affirmative and 25 in the negative.

[See [Yea and Nay No. 115](#) in Supplement.]

Consolidated
amendments
adopted,—
yea and nay
No. 115.

Therefore the consolidated amendments were adopted.
After remarks on the question on passing the bill, as amended, to be engrossed,
Mr. Michlewitz of Boston and other members of the House moved
to amend it in section 2, in item 7004-0078, in line 475, by
inserting after the word “areas” the words “and rural villages”;
In item 7004-0080 by striking out the figures: “100,000,000” and inserting in place
thereof the figures: “200,000,000”;
In section 2A by inserting after item 1100-2518 the following item:

Consolidated
amendments.

“1599-1953 For local housing initiatives; provided, that not less than \$1,000,000 shall be expended for the Northern Bristol County Assistance Collaborative, Inc. for development costs for the Attleboro affordable senior housing project; provided further, that not less than \$1,000,000 shall be expended for a new connector road in Shrewsbury for new housing units; provided further, that not less than \$500,000 shall be expended for Holyoke housing authority for phase III of South Holyoke homes; provided further, that not less than \$100,000 shall be expended for the Care drive senior housing project in the town of Erving; provided further, that not less than \$500,000 shall be expended for Worcester property insurance cancellation repair program; provided further, that not less than \$100,000 shall be expended for a feasibility study to explore affordable housing opportunities in the town of Orange; provided further, that not less than \$100,000 shall be expended for a feasibility study to explore affordable housing opportunities in the town of Winchendon; provided further, that not less than \$300,000 shall be expended for the removal or securing of blighted or abandoned property on sites to be used for affordable, senior, or mixed-use housing in the town of Athol; provided further, that not less than \$100,000 shall be expended for the removal or securing of blighted or abandoned property on sites to be used for affordable, senior, or mixed-use housing in the town of Orange; provided further, that not less than \$1,000,000 shall be expended for the renovation of Cassilas Farm for affordable housing units in New Marlborough; provided further, that not less than \$100,000 shall be expended for a feasibility study of St. Martin Hall on the property of Shakespeare and Company located in the town of Lenox; provided further, that not less than \$5,000,000 shall be expended for seasonal supportive housing for the non-profit creative economy in Berkshire county; provided further, that not less than \$500,000 shall be expended for capital improvements to the Revere housing authority; provided further, that not less than \$200,000 shall be expended for the Revere housing authority gold star families public housing development; provided further, that not less than \$4,000,000 shall be expended for the construction of a new entrance and exit ramp on route 1 for safety improvements and planned access to Malden, Revere and the overlook development which includes mixed income housing; provided further, that not less than \$1,000,000 shall be expended for the demolition of the former Winthrop middle school to facilitate the development of a mixed-use property including 55 plus housing; provided further, that not less than

\$500,000 shall be expended for capital improvements to the Tyngsborough housing authority; provided further, that not less than \$500,000 shall be expended for capital improvements to the Dracut housing authority; provided further, that not less than \$250,000 shall be expended to the Shrewsbury housing authority for capital improvements; provided further, that not less than \$100,000 shall be expended for the design, permitting and construction of a road in Bellingham connecting North Main street and Mechanic street to improve access between the downtown community and the Massachusetts Bay Transit Authority terminal link by improving road infrastructure to allow for 550 new units of housing; provided further, that not less than \$1,000,000 shall be expended to the Malden housing authority for repairs to the Springdale elderly-disabled public housing facility; provided further, that not less than \$1,000,000 shall be expended for the Malden housing authority for critical infrastructure repairs to the Forestdale elderly-disabled public housing facility; provided further, that not less than \$500,000 shall be expended for the YWCA Malden for renovations to units within its residency program for low-income women; provided further, that not less than \$500,000 shall be expended for the North Star Family Services, Inc.'s journey home family housing in Leominster; provided further, that not less than \$1,000,000 shall be expended for Clear Path for Veterans New England, Inc. veterans housing in Leominster; provided further, that not less than \$250,000 shall be expended for the Lunenburg housing authority to improve and renovate site conditions in Lunenburg; provided further, that not less than \$2,000,000 shall be expended for the Neighborhood of Affordable Housing, Inc. for the restoration and production of housing at the Union Block building in Taunton; provided further, that not less than \$500,000 shall be expended for NewVue Communities, Inc. redevelopment, renovation and or repurposing of underutilized properties; provided further, that not less than \$1,000,000 shall be expended for the permitting and engineering costs associated with establishing a connection to the Massachusetts water resources authority for the town of Walpole through the town of Norwood; provided further, that not less than \$2,000,000 shall be expended for the city of Fitchburg to assist with the redevelopment, renovation and site improvement of underutilized properties to provide additional housing capacity; provided further, that not less than \$250,000 shall be expended for the Townsend housing authority to improve and renovate site conditions in Townsend; provided further, that not less than \$100,000 shall be expended for the town of Mansfield for development in the parkway from North Main street and Chauncy street; provided further, that not less than \$2,000,000 shall be expended for the Worcester affordable housing trust fund; provided further, that not less than \$750,000 shall be expended for improvements to the West Boylston housing authority; provided further, that not less than \$250,000 shall be expended for the Groton housing authority to

improve and renovate site conditions in Groton; provided further, that not less than \$250,000 shall be expended to the Pepperell housing authority to improve and renovate site conditions in Pepperell; provided further, that not less than \$2,000,000 shall be expended for the WHEAT Community Connections' housing project in the town of Clinton; provided further, that not less than \$250,000 shall be expended to the town of Ashby to improve and renovate site conditions in Ashby; provided further, that not less than \$1,000,000 shall be expended for improvements to the Leicester housing authority; provided further, that not less than \$1,000,000 shall be expended for facility upgrades at Menotomy Manor and the Arlington housing authority; provided further, that not less than \$250,000 shall be expended to the affordable housing trust fund in Dunstable to improve and renovate site conditions in Dunstable; provided further, that not less than \$1,000,000 shall be expended for elevator replacement at Chestnut Manor in the town of Arlington; provided further, that not less than \$500,000 shall be expended for fire alarm upgrades at the Arlington housing authority; provided further, that not less than \$350,000 shall be expended for the Worcester housing authority to renovate and preserve affordable units on Oberlin street; provided further, that not less than \$10,000,000 shall be expended for the Springfield housing authority; provided further, that not less than \$500,000 shall be expended for Meryl's Safe Haven Inc. to complete and operate supportive housing for youth aging out of the foster care system; provided further, that not less than \$500,000 shall be expended for the design of the Belmont housing authority's expansion project; provided further, that not less than \$1,000,000 shall be expended in 5 equal amounts over a consecutive 5 year period to the Merrimack Valley Housing Partnership, Inc. to support an affordable home ownership pilot program to bring down mortgage rates and to increase affordability for qualifying first time home buyers purchasing a home in the city of Lowell; provided further, that not less than \$1,000,000 shall be expended for Inquilinos Boricuas en Acción, Inc. for redevelopment of 2 San Juan street in the city of Boson for the conversion from office space to 44 units of affordable housing; provided further, that not less than \$1,000,000 shall be expended for the Sudbury housing trust to develop affordable housing; provided further, that not less than \$500,000 shall be expended for the Lincoln affordable housing trust to acquire and maintain affordable housing; provided further, that not less than \$1,000,000 shall be expended for Inquilinos Boricuas en Acción, Inc. to redevelop 403 Shawmut avenue in the city of Boston; provided further, that not less than \$50,000 shall be expended to the Norwell housing authority to improve and renovate site conditions in Norwell; provided further, that not less than \$2,000,000 shall be expended for the expansion of the Massachusetts water resources authority services to municipalities bordering the Wachusett reservoir; provided further, that not less than \$50,000 shall be expended to the Hanson housing authority to improve and renovate site conditions in

Hanson; provided further, that not less than \$50,000 shall be expended for capital improvements to the Charlton housing authority; provided further, that not less than \$50,000 shall be expended for capital improvements at the Dudley housing authority; provided further, that not less than \$75,000 shall be expended for capital improvements at the Webster housing authority; provided further, that not less than \$100,000 shall be expended for building upgrades and improvements at the West Brookfield housing authority; provided further, that not less than \$75,000 shall be expended for capital improvements at the Douglas housing authority; provided further, that not less than \$75,000 shall be expended for improvements at the Sutton housing authority; provided further, that not less than \$75,000 shall be expended for capital improvements at the Oxford housing authority; provided further, that not less than \$1,000,000 shall be expended to the North Shore Community Development Corporation for costs associated with the el centro project; provided further, that not less than \$1,500,000 shall be expended to the city of Worcester to create safe and supportive housing programming; provided further, that not less than \$500,000 shall be expended to the city of Worcester's elder housing repair program to address deferred maintenance concerns and housing code violations at elder-owner occupied residential properties; provided further, that not less than \$1,500,000 shall be expended for the Watertown housing authority for the willow park family public housing development; provided further, that not less than \$1,000,000 shall be expended to the Norwood housing authority; provided further, that not less than \$200,000 shall be expended for improvements and other costs for safe, affordable housing and supportive services at the Merrimack Valley YMCA; provided further, that not less than \$100,000 shall be expended to the town of Marshfield for site evaluation, assessment and preliminary design of the 25 acre Oak street parcel for multi-family housing; provided further, that not less than \$200,000 shall be expended for the housing assistance program at the Greater Lawrence Community Action Council, Inc.; provided further, that not less than \$30,000 shall be expended to the town of Marshfield for updates to the existing Marshfield housing production plan; provided further, that not less than \$2,000,000 shall be expended for a joint housing development by the Gardner housing authority, Templeton housing authority and Winchendon housing authority that focuses on senior citizen housing; provided further, that not less than \$500,000 shall be expended to the town of Scituate to convert the old Gates middle school into senior housing; provided further, that not less than \$5,000,000 shall be expended to the city of Boston for the affordable housing component of the redevelopment of the Boston water and sewer commission parking lots in Roxbury; provided further, that not less than \$500,000 shall be expended for the Grafton housing authority for building upgrades and general improvements; provided further, that not less than \$500,000 shall be expended to the Northbridge

housing authority for building upgrades and improvements; provided further, that not less than \$25,900 shall be expended for Scituate to update its affordable housing plan; provided further, that not less than \$1,000,000 shall be expended for the Melrose housing authority to make repairs to CJ McCarthy and Julian Steele facilities; provided further, that not less than \$500,000 shall be expended for the Southborough housing authority for the purchase, acquisition, development and site preparation of new affordable housing projects; provided further, that not less than \$500,000 shall be expended for the Northborough housing authority for capital improvement projects and other projects; provided further, that not less than \$500,000 shall be expended for the Westborough affordable housing trust for capital improvements and new housing production; provided further, that not less than \$1,000,000 shall be expended to Hearth Inc. for vital capital repairs across their various properties in the city of Boston; provided further, that not less than \$1,500,000 shall be expended to and disbursed equally among the local housing authorities of the towns of Canton, Stoughton and Avon for capital improvements to public housing properties; provided further, that not less than \$500,000 shall be expended to the Upton housing authority for building upgrades and general improvements; provided further, that not less than \$500,000 shall be expended for veteran preference housing in the city of Fall River; provided further, that not less than \$400,000 shall be expended for supportive housing for homeless in the city of Fall River; provided further, that not less than \$500,000 shall be expended to the Winchester housing authority for the planning, design, renovation, maintenance or construction of housing; provided further, that not less than \$500,000 shall be expended for the replacement of shingles and new siding for the Nashmont development of the New Bedford housing authority; provided further, that not less than \$1,000,000 shall be expended for the Wakefield housing authority for the development of the Hurd school into affordable housing for persons with disabilities; provided further, that not less than \$500,000 shall be expended for required utility upgrades at the New Bedford housing authority; provided further, that not less than \$500,000 shall be expended for the demolition of the existing building and construction of a parking deck at 1204 Purchase street in New Bedford; provided further, that not less than \$50,000 shall be expended for the Topsfield housing authority for power washing and renovations at Little Brook Village in Topsfield; provided further, that not less than \$6,100,000 shall be expended for the Brockton yards project in the city of Brockton; provided further, that not less than \$500,000 shall be expended for the Stoneham housing authority for the planning, design, renovation, maintenance or construction of housing; provided further, that not less than \$500,000 shall be expended for the Amherst municipal affordable housing trust for planning the development of affordable housing projects; provided further, that not less than

\$2,000,000 shall be expended for modernization and retrofitting at the West Broadway apartments in the South Boston section of Boston; provided further, that not less than \$1,000,000 shall be expended for the Amherst housing authority for maintenance or capital improvements; provided further, that not less than \$25,000 shall be expended to be expended to the town of Wayland to assist the town with Chapter 40B monitoring costs; provided further, that not less than \$1,000,000 shall be expended for improvements to properties under the control of the Wayland housing authority; provided further, that not less than \$1,000,000 shall be expended for modernization and retrofitting of the state-assisted South street apartments in the Jamaica Plain section of the Boston; provided further, that not less than \$2,000,000 shall be expended for the deep energy retrofit of the federally-assisted Mildred C. Hailey apartments in the Jamaica Plain neighborhood in Boston; provided further, that not less than \$500,000 shall be expended for maintenance or capital improvements at Granby housing authority; provided further, that not less than \$1,000,000 shall be expended for the Natick housing authority; provided further, that not less than \$1,000,000 shall be expended for the Amherst housing authority to implement clean energy modifications on properties in Amherst; provided further, that not less than \$2,000,000 shall be expended for the modernization of the Mary Ellen McCormack development; provided further, that not less than \$6,000 shall be expended for security cameras at St. Joseph Community, Inc.; provided further, that not less than \$250,000 shall be expended for the North Reading housing authority; provided further, that not less than \$3,000,000 shall be expended for the Needham housing authority construction costs of affordable housing units at Linden street in Needham; provided further, that not less than \$250,000 shall be expended for the Lynnfield housing authority; provided further, that not less than \$3,000,000 shall be expended for the Franklin bridge senior housing project in Franklin; provided further, that not less than \$1,000,000 shall be expended for the Chelmsford housing authority for the redevelopment of the Chelmsford Arms senior housing complex; provided further, that not less than \$2,000,000 shall be expended for the comprehensive modernization and redevelopment of the federally-assisted heritage apartments in Boston; provided further, that not less than \$500,000 shall be expended for a grant program for municipalities that endeavor to establish local offices of housing stability to help tenants in housing crises including, but not limited to, unaffordability, fire, natural disaster, eviction or condemnation; provided further, that not less than \$2,000,000 shall be expended for the construction of the transit-oriented development connector parkway in Mansfield from north main street to Chauncy street; provided further, that not less than \$1,000,000 shall be expended for the Resilience Hub in Northampton; provided further, that not less than \$2,000,000 shall be expended for modernizing the special needs and state-assisted scattered site public housing in Boston; provided further,

that not less than \$50,000 shall be expended for capital improvements to the Westfield housing authority; provided further, that not less than \$5,000,000 shall be expended for the Brooke house, treehouse, and Harvard house projects at the Boston state hospital in Boston; provided further, that not less than \$2,000,000 shall be expended for the state-assisted Gallivan apartments; provided further, that not less than \$1,000,000 shall be expended for the Brookline housing authority to upgrade kitchens to all-electric appliances; provided further, that not less than \$200,000 shall be expended for the Brookline Community Development Corporation for the development of at least 8 units of affordable housing; provided further, that not less than \$50,000 shall be expended for an initial survey to develop land for affordable housing in Southampton; provided further, that not less than \$2,000,000 shall be expended for the redevelopment of the federally-assisted Bunker hill apartments in Charlestown; provided further, that not less than \$100,000 shall be expended to the Abington housing authority for building upgrades; provided further, that not less than \$500,000 shall be expended to Pioneer Valley Habitat for Humanity for the construction of a warehouse for the purpose of expanding affordable housing in the Connecticut river valley; provided further, that not less than \$100,000 shall be expended to the Whitman housing authority for building for building upgrades; provided further, that not less than \$100,000 shall be expended to the East Bridgewater housing authority for building upgrades and general improvements; provided further, that not less than \$3,000,000 shall be expended for the redevelopment of the federally-assisted Patricia White apartments in the Brighton section of the city of Boston; provided further, that not less than \$100,000 shall be expended for improvements to the Auburn housing authority; provided further, that not less than \$100,000 shall be expended for improvements to the Millbury housing authority; provided further, that not less than \$100,000 shall be expended for improvements to the Leicester housing authority; provided further, that not less than \$500,000 shall be expended to the Springfield housing authority for security camera improvements at the riverview complex; provided further, that not less than \$10,000,000 shall be expended for grants and loans to developers with not more than \$2,000,000 in assets under management to facilitate affordable housing production in gateway municipalities; provided further, that not less than \$1,500,000 shall be expended for the Thatcher street project in the city of Brockton; provided further, that not less than \$500,000 shall be expended to the town of Shutesbury for testing and filtration equipment associated with residential wells contaminated by per- and polyfluoroalkyl substances; provided further, that not less than \$1,000,000 shall be expended to the town of Ludlow for the purpose of planning, pre-development, and site preparation for certain buildings located at 63 Chestnut street and 54 Windsor street to be used for affordable, senior, or mixed-use housing; provided further, that not less than

\$2,500,000 shall be expended for the affordable housing project of the Austin street parking lots in the Charlestown neighborhood in the city of Boston; provided further, that not less than \$500,000 shall be expended for veteran preference housing in the city of Lowell; provided further, that not less than \$4,000,000 shall be expended for affordable housing production for seniors, veterans and persons with disabilities in the town of Braintree; provided further, that not less than \$2,500,000 shall be expended for housing modernization, water and sewage improvements and retrofit of the Fairmount apartments in the Hyde Park neighborhood of the city of Boston; provided further, that not less than \$500,000 shall be expended to the Springfield Tower Square, LLC for a net-zero clean energy mixed-use residential development at 1500 Main street in the city of Springfield; provided further, that not less than \$500,000 shall be expended to HLRE Development, LLC for the conversion of the board of trade block building into affordable and mixed-use housing in the city of Springfield; provided further, that not less than \$3,000,000 shall be expended for the creation of supportive housing for those with mental health and substance abuse disorders in the city of Boston; provided further, that not less than \$2,000,000 shall be expended to the town of Middleton for infrastructure improvements on route 114; provided further, that not less than \$10,000,000 shall be expended for the Lawrence housing authority for infrastructure and maintenance repairs; provided further, that not less than \$1,000,000 shall be expended for the city of Haverhill as bridge funding for shovel ready housing projects; provided further, that not less than \$500,000 shall be expended to the Haverhill housing authority 335 Groveland supportive housing project; provided further, that not less than \$5,000,000 shall be expended to the city of Boston to support the acquisition of tenanted housing for the purposes of stabilization tenancies and converting such property into permanent affordable housing; provided further, that not less than \$1,000,000 shall be expended to provide permanent supportive housing for formerly homeless individuals at the 41 LaGrange street project in the city of Boston; provided further, that not less than \$1,500,000 shall be expended for the New Bedford small developer go fund; provided further, that not less than \$1,000,000 shall be expended for the International Veterans Care Services Inc for the veterans safe haven project; provided further, that not less than \$1,500,000 shall be expended for the New Bedford office of housing and community development to provide financial assistance for development costs of converting commercial to residential housing; provided further, that not less than \$2,000,000 shall be expended for roadway improvements to increase access to new housing units in the town of Rowley; provided further, that not less than \$500,000 shall be expended for the Brockton housing authority for the planning, design, renovation, maintenance or construction of housing; provided further, that not less than \$500,000 shall be expended for the Salem affordable housing trust

fund; provided further, that not less than \$1,000,000 shall be expended for the West Springfield housing authority for capital improvement projects and upgrades; provided further, that not less than \$100,000 shall be expended for a site identification feasibility study for artist housing for the Barrington Stage Company, Inc. and Berkshire Theatre Group, Inc. in the city of Pittsfield; provided further, that not less than \$500,000 shall be expended to the city of Greenfield for affordable, senior or mixed-use housing; provided further, that not less than \$500,000 shall be expended to Rural Development, Inc. for technical assistance; provided further, that not less than \$1,000,000 shall be expended to Revitalization Effort Toward New Urbanism, Inc for the production of more than 100 affordable housing units at Merrimack street corridor in the city of Lowell; provided further, that not less than \$5,000,000 shall be expended for the Suffolk Downs project in the city of Boston and the city of Revere; provided further, that not less than \$1,000,000 shall be expended to the city of Everett for 4 to 8 affordable housing units; provided further, that not less than \$5,000,000 shall be expended for the transit-orientated development mixed-use housing project at Riverside station; provided further, that not less than \$2,000,000 shall be expended for the comprehensive modernization of the state-assisted Franklin field apartments in the Dorchester section of the city of Boston; and provided further, that not less than \$700,000 shall be expended for East Boston Community Development Corporation for repairs and maintenance of income-restricted and subsidized rental properties\$196,986,900”; and

In section 111, in line 2725, by striking out the figures: “5,955,000,000” and inserting in place thereof the figures: “6,251,986,900”.

On the question on adoption of the amendments, the sense of the House was taken by yeas and nays, as required under the provisions of House Rule 33F; and on the roll call 153 members voted in the affirmative and 5 in the negative.

[See Yea and Nay No. 116 in Supplement.]

Therefore the consolidated amendments were adopted.

On the question on passing the bill, as amended, to be engrossed, the sense of the House was taken by yeas and nays, at the request of Ms. Kilcoyne of Clinton; and on the roll call 145 members voted in the affirmative and 13 in the negative.

[See Yea and Nay No. 117 in Supplement.]

Therefore the bill (House, No. 4726, published as amended) was passed to be engrossed. Sent to the Senate for concurrence.

Order.

On motion of Mr. Murphy of Weymouth,—

Ordered, That when the House adjourns today, it adjourn to meet tomorrow at eleven o'clock A.M.

Consolidated amendments adopted,—
yea and nay
No. 116.

Bill passed to be engrossed,—
yea and nay
No. 117.

Next sitting.

Mr. Jones of North Reading then moved that the House adjourn; and the motion prevailed. Accordingly, without proceeding to consideration of the matters in the Orders of the Day, at twenty-seven minutes after nine o'clock P.M. (the Speaker being in the Chair), the House adjourned, to meet the following day at eleven o'clock A.M., in an Informal Session.