

# **HOUSE . . . . . No. 4977**

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## The Commonwealth of Massachusetts

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HOUSE OF REPRESENTATIVES, July 5, 2022.

The committee on Bonding, Capital Expenditures and State Assets, to whom was referred the Bill investing in future opportunities for resiliency, workforce, and revitalized downtowns (House, No. 4864), reports recommending that the same ought to pass with an amendment substituting therefor the accompanying bill (House, No. 4977) [Bond Issue: General Obligation Bonds: \$ 1,255,800,000.00].

For the committee,

DANIELLE W. GREGOIRE.

**HOUSE . . . . . No. 4977**

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The Commonwealth of Massachusetts

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In the One Hundred and Ninety-Second General Court  
(2021-2022)  
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An Act investing in future opportunities for resiliency, workforce, and revitalized downtowns.

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

1           SECTION 1. To provide for a program of economic development and job creation, the  
2 sums set forth in sections 2A to 2D, inclusive, for the several purposes and subject to the  
3 conditions specified in this act, are hereby made available, subject to the laws regulating the  
4 disbursement of public funds; provided, however, that the amounts specified in an item or for a  
5 particular project may be adjusted in order to facilitate projects authorized in this act. These sums  
6 shall be in addition to any amounts previously authorized and made available for these purposes.

7           SECTION 2A.

8           EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT

9           Office of the Secretary

10           6720-1352   For a grant program to coastal communities to be administered by the  
11 Seaport Economic Council; provided that funding shall be used for community planning and  
12 investment activities that stimulate economic development and create jobs in the maritime  
13 economy sector, and to construct, improve, repair, maintain and protect coastal assets that are

14 vital to achieving these aims; provided further, that that the planning, prioritization, selection and  
15 implementation of projects shall consider climate change impacts in furtherance of the goals of  
16 climate change mitigation and adaptation and consistent with the integrated state hazard  
17 mitigation and climate change adaptation plan.....\$10,000,000

18           7002-8041     For the Massachusetts Technology Park Corporation established in section  
19 3 of chapter 40J of the General Laws for a matching grant program that enables academic  
20 institutions, nonprofits, industry consortiums, federally funded research and development centers  
21 and other technology-based economic development organizations to compete for federal grants  
22 in technology and innovation fields including, but not limited to, artificial intelligence and  
23 machine learning; cybersecurity, data storage and data management; quantum computing and  
24 information systems; robotics and advanced automation; high performance computing,  
25 semiconductors and advanced computer hardware; blockchain; supply chain; energy storage and  
26 batteries; food security; and advanced materials; and provided further that the matching grant  
27 program may also enable participation of these entities in associated workforce development  
28 federal grant programs..... \$200,000,000

29           7002-8042     To provide funds to the Massachusetts Broadband Incentive Fund  
30 established in section 6C of chapter 40J of the General Laws for capital repairs and  
31 improvements to broadband infrastructure owned by the Massachusetts Technology Park  
32 Corporation established by section 3 of chapter 40J.....\$12,000,000

33           7002-8043     For the Massachusetts Technology Park Corporation established by  
34 section 3 of chapter 40J for matching grants that support collaboration among manufacturers  
35 located in the commonwealth and institutions of higher education, non-profits and other public or

36 quasi-public entities; provided, that eligible grantees shall include private businesses; provided  
37 further, that grants shall be awarded and administered consistent with the strategic goals and  
38 priorities of the advanced manufacturing collaborative established by section 10B of chapter  
39 23A; provided further that grants made for the purchase of equipment to be owned by, leased to  
40 or located within the premises of a private businesses shall be made in support of a partnership  
41 with an institution of higher education or non-profit corporation with a mission of supporting  
42 manufacturing in the commonwealth; provided further that a private university or business entity  
43 shall not be eligible for a grant unless the corporation has made a finding that a grant to such  
44 university or entity will result in a significant public benefit and the private benefit is incidental  
45 to a legitimate public purpose; and provided further, that grants shall be awarded in a manner  
46 that promotes geographic, social, racial, and economic equity..... \$23,000,000

47           7002-8044     For projects receiving assistance from the Scientific and Technology  
48 Research and Development Matching Grant Fund established by section 4G of chapter 40J of the  
49 General Laws; and provided further, that grants shall be awarded in a manner that promotes  
50 geographic, social, racial and economic equity; provided further that funds shall be expended for  
51 life sciences lab equipment and workforce development training in partnership with community  
52 colleges, vocational schools and public schools focused in communities underrepresented in the  
53 life sciences industry..... \$24,000,000

54           7002-8046     For the Massachusetts Technology Park Corporation established in section  
55 3 of chapter 40J of the General Laws to establish a competitive and secure future innovation  
56 program that promotes partnerships between academic institutions, federally funded research and  
57 development centers, industry and the venture community that drive innovation in technology  
58 fields in the commonwealth including but not limited to the defense, health, commercial and

59 public sectors; provided further that non-profit and private business entities shall be eligible to  
60 receive funding from the program; and provided further that that any award to a private entity  
61 shall result in a significant public benefit and the private benefit is incidental to a legitimate  
62 public purpose..... \$50,000,000

63 7002-8048 For the MassWorks infrastructure program established by section 63 of  
64 chapter 23A of the General Laws ..... \$400,000,000

65 7002-8047 For matching grants to support advanced manufacturing projects in  
66 partnership with institutions of higher education, including state and municipal colleges and  
67 universities, non-profits and other public or quasi-public entities; provided that such projects  
68 shall be in alignment a Manufacturing USA Institute.....\$30,000,000

69 7002-8049 To enable public entities and other eligible entities within the  
70 commonwealth to provide matching funds necessary to receive federal funding for broadband  
71 infrastructure, access and deployment in unserved or underserved locations, and for adoption,  
72 digital equity and other eligible uses consistent with federal  
73 guidelines.....\$50,000,000

74 7002-8051 For a program to provide assistance to projects that will improve,  
75 rehabilitate or redevelop blighted, abandoned, vacant or underutilized properties to achieve the  
76 public purposes of eliminating blight, increasing housing production, supporting economic  
77 development projects, increasing the number of commercial buildings accessible to persons with  
78 disabilities and conserving natural resources through the targeted rehabilitation and reuse of  
79 vacant and underutilized property; provided, that such assistance shall take the form of a grant or  
80 a loan provided to a municipality or other public entity, a community development corporation,

81 non-profit entity or for-profit entity; provided further, that eligible uses of funding shall include,  
82 but not be limited to, improvements and additions to or alterations of structures and other  
83 facilities necessary to comply with requirements of building codes, fire or other life safety codes  
84 and regulations pertaining to accessibility for persons with disabilities, where such code or  
85 regulatory compliance is required in connection with a new commercial residential or civic use  
86 of such structure or facility, and the targeted removal of existing underutilized structures or  
87 facilities to create or activate publicly-accessible recreational or civic spaces; provided further,  
88 that funding shall be awarded on a competitive basis in accordance with guidelines developed by  
89 the agency; provided further, that financial assistance offered pursuant to this line item may be  
90 administered by the executive office through a contract with the Massachusetts Development  
91 Finance Agency established by section 2 of chapter 23G; provided further, that the executive  
92 office or the Massachusetts Development Finance Agency may establish additional program  
93 requirements through regulations or policy guidelines; provided further, that financial assistance  
94 offered pursuant to this item shall be awarded, to the extent feasible, in a manner that reflects  
95 geographic and demographic diversity and social, racial, and economic equity within the  
96 commonwealth; and provided further, that program funds may be used for the reasonable costs  
97 of administering the program not to exceed 5 per cent of the total assistance made during the  
98 fiscal year..... \$50,000,000

99           7002-8052     For grants and technical assistance to be made to municipalities and  
100 regional applicants to support planning and locally-driven initiatives related to community  
101 development, housing production, workforce training and economic opportunity, child care and  
102 early education initiatives and climate resilience initiatives, including nature-based solutions  
103 projects, that incorporate these elements, across the commonwealth within individual

104 communities, regions or a defined subset of communities therein; provided, that funds may be  
105 expended for culturally competent and multi-lingual technical assistance and training to small  
106 businesses; provided further, that preference for these funds shall be given to businesses located  
107 in low- or moderate-income areas and owned by women, veterans, minorities or immigrants; and  
108 provided further, that grants shall be awarded in a manner that promotes geographic  
109 equity.....\$5,000,000

110           7002-8053     For the Commonwealth Zoological Corporation established in section 2 of  
111 chapter 92B of the General Laws, for costs associated with the preparation of plans, studies and  
112 specifications, repairs, construction, renovations, improvements, maintenance, asset management  
113 and demolition and other capital improvements including those necessary for the operation of  
114 facilities operated by Zoo New England, including the Franklin Park Zoo and the Walter D.  
115 Stone Memorial Zoo; provided, that not less than \$2,500,000 shall be used for construction and  
116 be required to have a one-to-one match; provided further, that grants shall be awarded in a  
117 manner that promotes geographic equity; and provided further, that Zoo New England shall  
118 provide a matching amount equal to \$1 for every \$1 disbursed from this  
119 item..... \$9,000,000

120           7002-8054     For a competitive program of grants or other financial assistance to  
121 support economic development, job creation and housing and climate resilience initiatives,  
122 including nature-based solutions projects that incorporate these elements for the public purpose  
123 of rural areas of the commonwealth; provided, that such financial assistance may be offered to a  
124 municipality or other public entity, a community development corporation, non-profit entity or  
125 for-profit entity; provided further, that such financial assistance shall support a project located in  
126 a municipality with a population of not more than 7,000 year-round residents or a population

127 density of not more than 500 persons per square mile; provided further, that financial assistance  
128 offered pursuant to this line item may be administered by the executive office through a contract  
129 with the Massachusetts Development Finance Agency established by section 2 of chapter23G;  
130 provided further, that grants shall be awarded in a manner that promotes geographic, social,  
131 racial, and economic equity; and provided further, that the administering agency may establish  
132 additional program requirements through regulations or policy guidelines.....\$10,000,000

133           7002-8056    For a competitive grant program administered by the office of travel and  
134 tourism; provided, that funds may be used to improve facilities and destinations visited by in-  
135 state and out-of-state travelers, with the goals of increasing visitation, enticing repeat visitation  
136 and increasing the direct and indirect economic impacts of the tourism industry in all regions of  
137 the commonwealth; provided further, that grants shall support the design, repair, renovation,  
138 improvement, expansion and construction of facilities owned by municipalities or non-profit  
139 entities; provided further, that all grantees to improve facilities and destinations visited by in-  
140 state and out-of-state travelers shall provide a match based on a graduated formula determined by  
141 the Massachusetts office of travel and tourism; provided further, that grant recipients shall be  
142 required to measure and report on return-on-investment data after the expenditure of grant funds;  
143 provided further, that the program shall prioritize socially or economically disadvantaged  
144 businesses, which may include, but shall not be limited to, minority-owned, women-owned,  
145 veteran-owned, and immigrant-owned small businesses, that have historically faced obstacles  
146 accessing capital; provided further, that grants shall be awarded in a manner that promotes  
147 geographic equity; provided further that funds shall be expended for the renovation of the Old  
148 State House..... \$10,000,000

149           SECTION 2B.



150 EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT  
151 Department of Housing and Community Development

152 7004-0070 For state financial assistance in the form of loans for the development of  
153 community-based housing or supportive housing for individuals with mental illness and  
154 individuals with intellectual disabilities; provided, that the loan program shall be administered by  
155 the department of housing and community development through contracts with the  
156 Massachusetts Development Finance Agency established in chapter 23G of the General Laws,  
157 the Community Economic Development Assistance Corporation established in chapter 40H of  
158 the General Laws, operating agencies established pursuant to chapter 121B of the General Laws  
159 and the Massachusetts Housing Finance Agency established in chapter 708 of the acts of 1966;  
160 provided further, that those agencies may develop or finance community-based housing or  
161 supportive housing or may enter into subcontracts with nonprofit organizations, established  
162 pursuant to chapter 180 of the General Laws, or organizations in which such nonprofit  
163 corporations have a controlling financial or managerial interest or for-profit organizations;  
164 provided, however, that preference for the subcontracts shall be given to nonprofit organizations;  
165 provided further, that the department shall consider a balanced geographic plan for such  
166 community-based housing or supportive housing when issuing the loans; provided further, that  
167 the department shall consider development of a balanced range of housing models by prioritizing  
168 funds for integrated housing as defined by the appropriate housing and service agencies  
169 including, but not limited to, the department of housing and community development, the  
170 Massachusetts rehabilitation commission, the department of mental health and the department of  
171 developmental services, in consultation with relevant and interested clients, clients' families,  
172 advocates and other parties as necessary; provided further, that loans issued pursuant to this item

173 shall: (i) not exceed 50 per cent of the financing of the total development costs; (ii) not be issued  
174 unless a contract or agreement for the use of the property for such housing provides for  
175 repayment to the commonwealth at the time of disposition of the property in an amount equal to  
176 the commonwealth's proportional contribution from the Facilities Consolidation Fund to the cost  
177 of the development through payments made by the state agency making the contract; (iii) not be  
178 issued unless the contract or agreement for the use of the property for the purposes of such  
179 housing provides for the recording of a deed restriction in the registry of deeds or the registry  
180 district of the land court of the county in which the real property is located, for the benefit of the  
181 departments, running with the land, that the land shall be used to provide community-based  
182 housing or supportive housing for eligible individuals as determined by the department of mental  
183 health and the department of developmental services; provided, however, that the property shall  
184 not be released from such restriction until the balance of the principal and interest for the loan  
185 has been repaid in full or until a mortgage foreclosure deed has been recorded; (iv) be issued for  
186 a term not to exceed 30 years, during which time repayment may be deferred by the loan issuing  
187 authority; provided, however, that if on the date the loans become due and payable to the  
188 commonwealth, an outstanding balance exists and if, on such date, the department, in  
189 consultation with the executive office of health and human services, determines that there still  
190 exists a need for such housing and that there is continued funding available for the provision of  
191 services to such development, the department may, by agreement with the owner of the  
192 development, extend the loans for such periods, each period not to exceed 10 years, as the  
193 department shall determine; provided further, that the project shall remain affordable housing for  
194 the duration of the loan term, including any extension thereof, as set forth in the contract or  
195 agreement entered into by the department; provided further, that in the event the terms of

196 repayment detailed in this item would cause a project authorized by this item to become  
197 ineligible to receive federal funds which would otherwise assist in the development of that  
198 project, the department may waive the terms of repayment which would cause the project to  
199 become ineligible; and (v) have interest rates fixed at a rate, to be determined by the department,  
200 in consultation with the state treasurer; provided further, that the loans shall be provided only for  
201 projects conforming to this item; provided further, that the loans shall be issued in accordance  
202 with a facilities consolidation plan prepared by the secretary of health and human services,  
203 reviewed and approved by the department and filed with the secretary of administration and  
204 finance, the house and senate committees on ways and means, the house and senate committees  
205 on bonding, capital expenditures and state assets and the joint committee on housing; provided  
206 further, that no expenditure shall be made from this item without the prior approval of the  
207 secretary of administration and finance; provided further, that the department of housing and  
208 community development, the department of mental health and the Community Economic  
209 Development Assistance Corporation may identify appropriate financing mechanisms and  
210 guidelines for grants or loans from this item to promote private development to produce housing,  
211 to provide for independent integrated living opportunities, to write down building and operating  
212 costs and to serve households at or below 15 per cent of area median income for the benefit of  
213 department of mental health clients; provided further, that not more than \$5,000,000 may be  
214 expended from this item for a pilot program of community-based housing or supportive housing  
215 loans to serve mentally ill homeless individuals in the current or former care of the department of  
216 mental health; provided further, that in implementing the pilot program, the department shall  
217 consider a balanced geographic plan when establishing community-based residences; provided  
218 further, that the housing services made available pursuant to such loans shall not be construed as

219 a right or an entitlement for any individual or class of persons to the benefits of the pilot  
220 program; provided further, that eligibility for the pilot program shall be established by  
221 regulations promulgated by the department; and provided further, that the department shall  
222 promulgate regulations under chapter 30A of the General Laws to implement, administer and  
223 enforce this item, consistent with the facilities consolidation plan prepared by the secretary of  
224 health and human services and after consultation with the secretary and the commissioner of  
225 capital asset management and maintenance.....\$32,100,000

226           7004-0073     For state financial assistance in the form of grants or loans for the Housing  
227 Stabilization and Investment Trust Fund established in section 2 of chapter 121F of the General  
228 Laws and awarded only pursuant to the criteria established in said section 2 of said chapter 121F;  
229 provided, that not less than 25 per cent shall be used to fund projects which preserve and produce  
230 housing for families and individuals with incomes of not more than 30 per cent of the area  
231 median income, as defined by the United States Department of Housing and Urban  
232 Development; provided further, that if the department of housing and community development  
233 has not spent the amount authorized under the bond cap for this program, at the end of each year  
234 following the effective date of this act, the department may award the remaining funds to  
235 projects that serve households earning more than 30 per cent of the area median income, as  
236 defined by the United States Department of Housing and Urban Development; provided further  
237 that funds shall be expended for the first year of the Small Properties State Acquisition Funding  
238 Pilot as part of the Housing Stabilization and Investment Trust Fund established in section 2 of  
239 chapter 121F of the General Laws; provided, that this program shall issue soft loans to  
240 supplement other acquisition soft loans administered by municipal or other affordable housing

241 acquisition lenders on a rolling basis; provided further, that acquisitions pursuant to this  
242 program shall follow the affordability restrictions of said affordable housing acquisition lenders;  
243 provided further, that loans under this program shall be used for the acquisition of buildings of  
244 no less than 1 unit and no more than 8 units of residential housing for rental or ownership, or  
245 mixed-use buildings, for a term of up to 50 years..... \$73,100,000

246 7004-0075 For state financial assistance in the form of grants for a 5- year  
247 demonstration program, administered by the department of housing and community development  
248 to demonstrate cost effective revitalization methods for state-aided family and elderly-disabled  
249 public housing that seek to reduce the need for future state modernization funding; provided, that  
250 housing authorities with state-aided housing developments pursuant to chapter 200 of the acts of  
251 1948, chapter 667 of the acts of 1954, chapter 705 of the acts of 1966, chapter 689 of the acts of  
252 1974 or chapter 167 of the acts of 1987 shall be eligible to participate in the demonstration  
253 program;; provided further, that the department may exempt a recipient of demonstration grants  
254 from the requirements of chapters 7C and 121B of the General Laws upon a showing by the  
255 recipient that such exemptions are necessary to accomplish the effective revitalization of public  
256 housing and shall not adversely affect public housing residents or applicants of any income who  
257 are otherwise eligible; provided further, that the department may provide to recipients of  
258 demonstration grants such additional regulatory relief as may be required to further the  
259 objectives of the demonstration program; provided further, that funds shall be made available for  
260 technical assistance provided by the Community Economic Development Assistance Corporation  
261 established in chapter 40H of the General Laws or the Massachusetts Housing Partnership Fund  
262 established in section 35 of chapter 405 of the acts of 1985 to recipients of demonstration grants  
263 and for evaluation of the demonstration; provided further, that the department’s regulations for

264 the implementation, administration and enforcement of this item shall: (i) require that selected  
 265 housing authorities demonstrate innovative and replicable solutions to the management,  
 266 marketing or capital needs of state-aided family and elderly-disabled public housing  
 267 developments and contribute to the continued viability of the housing as a resource for public  
 268 housing eligible residents; (ii) encourage proposals that demonstrate regional collaborations  
 269 among housing authorities; and (iii) encourage proposals that propose new affordable housing  
 270 units on municipally-owned land, underutilized public housing sites or other land owned by the  
 271 housing authority; and provided further, that the department shall annually report to the house  
 272 and senate committees on ways and means, the house and senate committees on bonding, capital  
 273 expenditures and state assets and the joint committee on housing on the progress of the  
 274 demonstration program.....\$19,300,000

275           7004-0076   For state financial assistance in the form of grants or loans for the Housing  
 276 Innovations Trust Fund established in section 2 of chapter 121E of the General Laws; provided,  
 277 that not less than 25 per cent of the funds made available in this item shall be used to fund  
 278 projects which preserve and produce housing for families and individuals with incomes of not  
 279 more than 30 per cent of the area median income, as defined by the United States Department of  
 280 Housing and Urban Development; ..... \$29,500,000

281           7004-0079   For state financial assistance in the form of grants or loans to accelerate  
 282 and support the creation of low-income and moderate-income housing in close proximity to  
 283 transit nodes; provided, that the program shall be administered to: (i) maximize the amount of  
 284 affordable residential and mixed-use space in close proximity to transit nodes, resulting in higher  
 285 density, compact development and pedestrian-friendly, inclusive and connected neighborhoods;  
 286 (ii) increase mass transit ridership; (iii) decrease traffic congestion and reduce greenhouse gas

287 emissions; and (iv) increase economic opportunity for disadvantaged populations by making it  
288 easier for residents of affordable housing to access public transportation, including transportation  
289 supporting commutes to employment centers; provided further, that entities eligible to receive  
290 financial assistance shall include governmental bodies, community development corporations,  
291 local housing authorities, community action agencies, community-based or neighborhood-based  
292 non-profit housing organizations, other non-profit organizations and for-profit entities; provided  
293 further, that financial assistance provided pursuant to this section shall be made on a competitive  
294 basis, with preference for projects in communities disproportionately impacted by the 2019 novel  
295 coronavirus health and economic crisis; provided further, that grants shall be awarded in a  
296 manner that promotes geographic, social, racial, and economic equity; provided further, that  
297 funds may be used to assist units occupied by and affordable to persons with incomes not more  
298 than 110 per cent of the area median income as defined by the United States Department of  
299 Housing and Urban Development with priority given to projects that provide higher and deeper  
300 levels of affordability; provided further, that not less than 25 per cent of the occupants of housing  
301 in projects assisted by this item shall be persons whose income is not more than 60 per cent of  
302 the area median income as defined by the United States Department of Housing and Urban  
303 Development; provided further, that financial assistance offered pursuant to this item may be  
304 administered by the department of housing and community development through a contract with  
305 the Massachusetts Housing Partnership Fund, established in section 35 of chapter 405 of the acts  
306 of 1985, which in turn may directly offer financial assistance for the purposes set forth herein or  
307 may enter into subcontracts with non-profit organizations established pursuant to chapter 180 of  
308 the General Laws for the purposes herein; provided further, that the department may provide  
309 financial support to non-profit and for-profit developers that enter into binding agreements to set

310 aside residential units in market-rate, transit-oriented housing, over and above any units required  
311 to be set aside under local zoning or approvals, for rent or sale to income-qualified households at  
312 affordable rents or sale prices, as applicable; and provided further, that the department may  
313 establish additional program requirements through regulations or policy  
314 guidelines..... \$11,700,000

315           7004-0081   For state financial assistance in the form of grants for projects undertaken  
316 pursuant to clause (j) of section 26 of chapter 121B of the General Laws; provided, that contracts  
317 entered into by the department of housing and community development for those projects may  
318 include, but shall not be limited to, projects providing for renovation, remodeling, reconstruction,  
319 redevelopment and hazardous material abatement, including asbestos and lead paint, and for  
320 compliance with state codes and laws and for adaptations necessary for compliance with the  
321 Americans with Disabilities Act of 1990, the provision of day care facilities, learning centers and  
322 teen service centers and the adaptation of units for families and persons with disabilities;  
323 provided further, that priority shall be given to projects undertaken for the purpose of compliance  
324 with state codes and laws or for other purposes related to the health and safety of residents;  
325 provided further, that funds may be expended from this item to make such modifications to  
326 congregate housing units as may be necessary to increase the occupancy rate of those units;  
327 provided further, that the department shall continue to fund a program to provide predictable  
328 funds to be used flexibly by housing authorities for capital improvements to extend the useful  
329 life of state-assisted public housing; and provided further, that not less than 25 per cent of the  
330 funds made available in this item shall be used to fund projects which preserve or produce  
331 housing for families and individuals with incomes of not more than 30 per cent of the area  
332 median income, as defined by the United States Department of Housing and Urban



333 Development; provided further that funds shall be expended for the purposes of establishing a  
334 trust fund for the long term preservation and maintenance of open and green space at state-aided  
335 public housing communities.....\$95,200,000

336           7004-0084    For financial assistance to accelerate and support the creation and  
337 preservation of sustainable and climate resilient affordable multifamily housing; provided, that  
338 such financial assistance shall be made to: (i) incorporate efficient, sustainable and climate-  
339 resilient design practices in affordable residential development to support positive climate  
340 mitigation outcomes; (ii) reduce greenhouse gas emissions and reliance on fossil fuels;  
341 (iii) increase resiliency of existing housing developments to mitigate impacts of climate change,  
342 including flooding and extreme temperatures; and (iv) enhance emergency preparedness,  
343 including sustainable means of power generation to allow for sheltering vulnerable populations  
344 in place; provided further, that financial assistance shall be made available on a competitive basis  
345 to community development corporations, local housing authorities, community action agencies,  
346 community-based or neighborhood-based non-profit housing organizations, other non-profit  
347 organizations and for-profit entities; provided further, that funds may be used to assist units  
348 occupied by and affordable to persons with incomes not more than 110 per cent of the area  
349 median income as defined by the United States Department of Housing and Urban Development  
350 with priority given to projects that provide higher and deeper levels of affordability; provided  
351 further, that not less than 25 per cent of the occupants of housing in projects assisted by this item  
352 shall be persons whose income is not more than 60 per cent of the area median income as defined  
353 by the United States Department of Housing and Urban Development; provided further, that  
354 financial assistance shall be awarded in a manner that promotes geographic, social, racial, and  
355 economic equity provided further, that financial assistance provided pursuant to this section may

356 be administered by the department of housing and community development through contracts  
357 with the Massachusetts Housing Partnership Fund, established in section 35 of chapter 405 of the  
358 acts of 1985, the Massachusetts Housing Finance Agency, established in chapter 708 of the acts  
359 of 1966, or both, which authorities may directly offer financial assistance for the purposes set  
360 forth herein or may enter into subcontracts with non-profit organizations established pursuant to  
361 chapter 180 of the General Laws for those purposes; and provided further, that the administering  
362 agency may establish additional program requirements through regulations or policy  
363 guidelines..... \$1,000,000

364           7004-8026    For the Smart Growth Housing Trust Fund established by section 35AA of  
365 chapter 10 of the General Laws..... \$6,900,000

366           SECTION 2C.

367           EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT

368           XXXX-XXXX For the purposes of hiring an outside vendor to conduct a study on the  
369 effectiveness of career services and workforce development grant programs administered  
370 through the Executive Office of Labor and Workforce Development, including Commonwealth  
371 Corporation and MassHire, including but not limited to the following information: (i) status of  
372 grants awarded under the program; (ii) the number and names of educational and eligible service  
373 providers receiving grants; (iii) the number of participants receiving services under each grant;  
374 (iv) the number of participants placed in employment under each grant; (v) the salary and  
375 benefits that participants receive after placement for each grant; (vi) the average salary and  
376 benefits of participants in each program prior to participation; (vii) the cost per participant for  
377 each grant; (viii) job retention or promotion rates one year after training ends; (ix) job retention

378 or promotion rates three years after training ends; (x) cost effectiveness of each program,  
379 including savings from public assistance and estimates of future tax contributions for  
380 participants; (xi) the number of grants awarded and money given to programs separated by  
381 region; (xii) the number of grants awarded and money given to programs separated by primary  
382 industry sector; (xiii) demographic information of participants for each grant program, including  
383 age, gender, race/ethnicity, educational attainment level, employment status prior to  
384 participation, disability status, income level, and use of public assistance; and (xiv) review of the  
385 grant application process and timeline for dispersing grants to vendors or  
386 applicants.....XXXXXX

387 SECTION 2D.

388 TREASURER AND RECEIVER GENERAL

389 0640-1006 For the water pollution abatement trust established in section 2 of chapter  
390 29C of the General Laws for deposit in the Water Pollution Abatement Revolving Fund  
391 established in section 2L of chapter 29 of the General Laws for application by the trust to the  
392 purposes specified in section 5 of said chapter 29C, any portion of which may be used as a  
393 matching grant by the commonwealth to federal capitalization grants received under Title VI of  
394 the federal Clean Water Act or for deposit in the Drinking Water Revolving Fund established in  
395 section 2QQ of said chapter 29 for application by the trust to the purposes specified in section 18  
396 of said chapter 29C, any portion of which may be used as a matching grant by the  
397 commonwealth to federal capitalization grants received under the federal Safe Drinking Water  
398 Act; provided, that funds may be used to assist homeowners in complying with the revised Title  
399 5 of the state environmental code for subsurface disposal of sanitary waste; provided further, that

400 funds may be expended for the costs of projects and programs included in the Infrastructure and  
401 Investment in Jobs Act of 2021 (IIJA) also known as the Bipartisan Infrastructure Law (BIL),  
402 Public Law No. 117-58;..... \$104,000,000

403 SECTION 3. Chapter 6 of the General Laws is hereby amended by striking out  
404 section 204, as appearing in the 2020 Official Edition, and inserting in place thereof the  
405 following section:-

406 Section 204. (a) There shall be an advisory board on employee ownership, hereinafter  
407 called the board, to consist of nineteen members including the director of the Massachusetts  
408 Office of Business Development or their designee, the Secretary of the Executive Office of  
409 Labor and Workforce Development or their designee, the Director of the Massachusetts Growth  
410 Capital Corporation or their designee, the CEO of Associated Industries of Massachusetts or  
411 their designee, the Director of the Center for Economic Democracy or their designee, the Chapter  
412 President of the New England chapter of the ESOP association or their designee, the President of  
413 AFL-CIO of Massachusetts or their designee, the President of the University of Massachusetts or  
414 their designee, and seven additional members shall be appointed by the Governor who shall  
415 represent separate and distinct corporations, each with not less than 30 per cent of company stock  
416 owned by an employee stock ownership plan or an employee ownership trust, and four additional  
417 members shall be appointed by the Governor who shall represent separate and distinct industrial  
418 or worker cooperatives.

419 (b) Each appointed member shall serve for a term of four years. Upon expiration of the  
420 term of a member, a successor shall be appointed, in the same manner for a like term. Any  
421 member shall be eligible for reappointment, but may not serve for any period longer than eight

422 years consecutively. Vacancies shall be filled in a like manner for the remainder of the unexpired  
423 term. Any member may be removed from their appointment by a vote of the majority of the  
424 advisory board.

425 (c) Ten members of the board shall constitute a quorum and the affirmative vote of ten  
426 members shall be necessary and sufficient for any action to be taken by the board. The board  
427 shall meet not less than three times annually, and remote participation in meetings shall be  
428 allowed. No vacancy in the membership of the board shall impair the right of a quorum to  
429 exercise all the rights and perform all the duties of the board. Any action taken by the board may  
430 be authorized by resolution at any regular or special meeting and shall take effect immediately  
431 unless otherwise provided in the resolution.

432 (d) There shall be a chairperson and a vice chairperson of the board elected annually at  
433 the first meeting of the advisory board. The board may elect such other officers as it deems  
434 necessary.

435 (e) The board shall advise the Governor and the Director of the Massachusetts Center for  
436 Employee Ownership on issues and policy matters pertaining to employee involvement and  
437 ownership in the commonwealth. Staff members of the Massachusetts Center for Employee  
438 Ownership shall support the administrative functions of the board.

439 (f) The board shall advise the Director of the Massachusetts Office of Business  
440 Development on the selection of a Director of the Massachusetts Center for Employee  
441 Ownership.

442 (g) The board shall adopt by-laws, operating rules, procedures and a mission statement.

443 SECTION 4. Subsection (i) of section 16G of chapter 6A of the general laws, as so  
444 appearing in the 2018 official edition, is hereby amended by adding, at the end of the first  
445 paragraph, the following sentence:-

446 The annual report shall include an analysis of the share of economic development funds  
447 administered by state agencies, including loans, grants, tax credits, and technical assistance  
448 services, provided to entities certified under federal or state law as a minority-owned business.

449 SECTION 5. Subsection (i) of section 16G of chapter 6A of the general laws, as so  
450 appearing, is hereby further amended by striking out, in the second paragraph, clauses 8, 9, and  
451 10 and inserting in place thereof the following three clauses:-

452 (8) a report of patents or products resulting from agency-funded activities;

453 (9) a description of technical assistance that the agency provided; and

454 (10) the share of loans, grants, tax credits, or technical assistance services provided to  
455 entities certified under federal or state law as a minority-owned business.

456 SECTION 6. Subsection (l) of section 16G of chapter 6A of the general laws, as so  
457 appearing, is hereby amended by striking out the second paragraph and inserting in place thereof  
458 the following paragraph:-

459 The secretary of housing and economic development, with the assistance of economic  
460 development planning council appointed under this section, shall develop and implement a  
461 written comprehensive economic development policy for the commonwealth and a strategic plan  
462 for implementing the policy. The policy shall set long term goals and measurable benchmarks  
463 which are not limited to a particular gubernatorial administration and shall give consideration to

464 any impacts the plan may have on businesses employing 10 or fewer people. The strategic plan  
465 shall include any major economic development initiatives and programs of the secretariat and  
466 any agencies subject to this section. The strategic plan shall also include an assessment of racial  
467 and ethnic disparities in employment and business ownership and an analysis of how the  
468 economic development initiatives contained in the plan will contribute to reducing such  
469 disparities. In developing the policy, the council shall review the published economic  
470 development policy and plan in effect at the commencement of the governor's term of office and  
471 may hold public hearings throughout the commonwealth. However, the council shall hold at least  
472 one public hearing on the topic of racial and ethnic disparities in employment and business  
473 ownership in the commonwealth.

474 SECTION 7. Chapter 7 of the General Laws is hereby amended by inserting after section  
475 62 the following new section:-

476 Section 63. (a) As used in this section, the following words shall have the following  
477 meanings:—

478 “Anchor institution”, a licensed hospital or college or university physically located in  
479 Massachusetts.

480 “Certified business enterprise”, a state-certified Minority Business Enterprise, Women  
481 Business Enterprise, Veteran Business Enterprise, or Portuguese Business Enterprise or a  
482 business federally certified either by the National Minority Supplier Development Council, the  
483 Women’s Business Enterprise National Council, or the U.S. Small Business Administration.

484 “Operating expenses”, means operating expenses, excluding physician professional fees,  
485 as reflected in the annual financial report submitted to the office.

486 “SDO”, means the Office of Supplier Diversity.

487 “Supplier diversity”, means the procurement of goods and services from certified  
488 business enterprises, as defined in this section.

489 “Supplier diversity policy”, means an organization’s statement of its commitment to  
490 supplier diversity, a description of the goods and services said organization requires from  
491 suppliers in an average fiscal year, and the challenges said organization faces in increasing its  
492 supplier diversity.

493 (b) On or before December 1, 2023, each anchor institution with operating expenses of  
494 \$50,000,000 or more, or \$25,000,000 or more when operating as a component of a larger  
495 hospital or university system, shall submit its supplier diversity policy to the SDO. A larger  
496 hospital or university system shall be in compliance with this section upon submission of a single  
497 supplier diversity policy.

498 (c) There shall be a coordinator within the SDO to assist anchor institutions with  
499 improving their supplier diversity.

500 (d) The SDO shall maintain a publicly available directory of certified business enterprises  
501 relevant to the supply needs of anchor institutions as outlined in their submitted supplier  
502 diversity policy. Said directory shall including a description of the certified business enterprise’s  
503 geographic location, business size and ability to scale.

504 (e) The SDO shall encourage and facilitate participation between certified business  
505 enterprises and anchor institutions.



506 (f) This section shall not be construed to require quotas, set-asides or preferences in an  
507 anchor institution's goods or services.

508 (g) By January 1, 2024, the SDO shall establish and maintain a link on its internet  
509 website that provides public access to the contents of each anchor institution's supplier diversity  
510 policy. The SDO shall include a statement on its internet website that the information contained  
511 in the anchor institution's supplier diversity policy is provided for informational purposes only.

512 SECTION 8. Chapter 10 of the general laws, as so appearing in the 2018 official edition,  
513 shall be amended by adding, after section 10A, the following new section:-

514 Section 10B. Prior to the state treasurer's deposit of cash reserves to eligible lending and  
515 banking institutions, as defined in section 10A of chapter 10 of the general laws, the treasurer  
516 shall ensure the division of banks, as defined in section 1 of chapter 167 of the general laws, has  
517 collected data required of lending institutions pursuant to section 13A of chapter 167 of the  
518 general laws.

519 SECTION 9. Chapter 10 of the general laws, as appearing in the 2018 edition, is hereby  
520 amended by inserting after section 35LLL, the following new section:

521 Section 35MMM (a) As used in this section, the following words shall, unless the context  
522 requires otherwise, have the following meanings:-

523 "Agency", the Massachusetts Development Finance Agency.

524 "Director" or "Executive Director", the Chief Executive Officer of the Massachusetts  
525 Development Finance Agency.

526 "Fund", the Small Business District Improvement Fund, established under subsection (b)  
527 of section 35MMM of chapter 10 of the general laws.

528 "Dedicated remote retailers sales tax revenue amount", all moneys received by the  
529 commonwealth equal to 5 per cent of the receipts from sales from remote retailers, which include  
530 both remote marketplace sellers and remote marketplace facilitators as defined by 830 CMR  
531 64H.1.9.

532 (b) There is hereby established on the books of the commonwealth a separate fund to be  
533 known as the Small Business District Improvement Fund. There shall be credited to the fund the  
534 dedicated remote retailers sales tax revenue amount. Annual receipts into the fund on account of  
535 any fiscal year shall be considered to meet the full obligation of the commonwealth to the fund  
536 for said fiscal year.

537 (c) Amounts in the fund shall be held by the Massachusetts Development Finance  
538 Agency, as trustee and not on account of the commonwealth, exclusively for the purposes of the  
539 fund, and the agency shall disburse amounts in the fund, without further appropriation, upon the  
540 request from time to time of its executive director. All amounts in the fund, including investment  
541 earnings, shall be available for expenditure by the agency for any lawful purpose.

542 (d) The agency shall report annually on grants dispersed by the fund to the clerks of the  
543 house and senate and to the house and senate committees on ways and means.

544 (e) The agency shall make expenditures from the fund for the following purposes:

545 (1) To provide matching grants to implement district management strategies in  
546 commercial areas, which may include establishing or strengthening a business improvement

547 district as defined in section 1 of chapter 40o of the general laws, a parking benefit district as  
548 defined in section 22A1/2 of chapter 40 of the general laws, a cultural district as defined in  
549 section 58A of chapter 10 of the general laws, or other district management strategy approved by  
550 the agency, provided that the district is located in a municipality certified as a gateway  
551 municipality as defined in section 3A of chapter 23A of the general laws, or a municipality  
552 where at least 20% of the population is non-white, or is a cultural or commercial district whose  
553 mission includes serving a community that is underrepresented in business ownership in the  
554 commonwealth.

555 (2) To provide grants to help local commercial areas and districts expand their customer  
556 base, provided that this financial assistance may be administered through a contract with the  
557 Agency. Said grants shall be for amounts not to exceed \$250,000 and shall be for a term not to  
558 exceed 2 years.

559 (f) Not later than September 1 of each year, the director shall file a report in writing with  
560 the joint committee on community development and small businesses and the house and senate  
561 committees on ways and means concerning the grants made in the fiscal year ending on the  
562 preceding June 30.

563 (g) The director, in consultation with the secretary of housing and economic  
564 development, shall adopt regulations to carry out this section, including providing an application  
565 and selection process.

566 (h) There shall be established a board to be known as the Small District Improvement  
567 Fund Advisory Board. Said board shall consist of 12 members, who shall be citizens of the  
568 commonwealth, and appointed by the director. The members of the board shall include: 3

569 members who shall be selected from a list of 5 individuals recommended by the Massachusetts  
570 Association of Community Development Corporations; 3 members who shall be from a list of 5  
571 individuals recommended by the Massachusetts Retailers Association; 3 members who shall be  
572 selected from a list of 5 individuals recommended by the Black Economic Council of  
573 Massachusetts; and 3 members who shall be from organizations representing business owners of  
574 color. Of the members originally appointed, 3 shall serve a term of 1 year, 3 shall serve a term of  
575 2 years, and 3 shall serve a term of 3 years in a manner determined by the director. Thereafter, as  
576 the terms of said members expire, the director shall appoint members for terms of 2 years.  
577 Vacancies shall be filled by appointment by the director for the remainder of the unexpired term.  
578 All members shall serve until the qualification of their respective successors. Members shall  
579 serve without compensation. The board shall advise the director on the activities and uses of the  
580 fund including, but not limited to: reviewing and making recommendations on grant  
581 requirements and selection criteria, and reviewing grant applications and making  
582 recommendations relative to grant awards. The advisory board shall, from time to time, submit  
583 recommendations to the legislature on any legislative changes it deems necessary for the  
584 successful operation of the fund.

585 (i) The director may contract with a private organization to carry out some or all of the  
586 agency's duties provided in this section.

587 SECTION 10. Chapter 23D of the General Laws, as appearing in the 2020 Official  
588 Edition, is hereby amended in section 16, by striking out the words "director of the industrial  
589 services program" and inserting in place thereof the following words:- Director of the  
590 Massachusetts Center for Employee Ownership.

591 SECTION 11. Chapter 23D of the General Laws is hereby amended by striking out  
592 section 17, as appearing in the 2020 Official Edition, and inserting in place thereof the following  
593 section:-

594 Section 17. (a) There is hereby established a center for employee ownership within the  
595 Massachusetts Office of Business Development established under section 1 of chapter 23A. The  
596 center for employee ownership shall provide education, conduct outreach and promote efforts to  
597 create an overall environment in the commonwealth which will expand and enhance employee  
598 ownership, increase the number of employee owned companies, publicize and promote the  
599 benefits of employee involvement and ownership to policy makers and the general public,  
600 encourage collaborative outreach efforts regarding involvement and ownership in the workplace,  
601 research and evaluate employee involvement and employee ownership in the commonwealth,  
602 showcase employee ownership initiatives in the commonwealth, facilitate and coordinate the  
603 sharing of existing information and resources, and provide grants pursuant to the provisions of  
604 this chapter. The Director of the Massachusetts Center for Employee Ownership shall have the  
605 power to hire staff, appoint any specific committee or task force and to contract with consultants,  
606 agents or advisors deemed necessary to further the purposes of this section.

607 (b) The Director of the Massachusetts Center for Employee Ownership may accept gifts  
608 or grants of money or property from any source to further the work of the Center for Employee  
609 Ownership; provided, however, that any money received shall be deposited with the State  
610 Treasurer to be kept in a separate fund in the treasury to be named the Center for Employee  
611 Ownership Fund dedicated to the Center for Employee Ownership and for expenditure without  
612 appropriation by the Director of the Massachusetts Center for Employee Ownership in  
613 accordance with the conditions of such a gift or grant. Amounts remaining in the fund at the end

614 of a fiscal year shall not revert to the general fund and shall be available for expenditure in the  
615 next fiscal year and thereafter.

616 (c) The Director of the Massachusetts center for Employee Ownership shall issue rules,  
617 regulations and procedures governing the application for and delivery of services which are  
618 deemed necessary for the proper performance of the duties of the center for employee ownership.

619 (d) Annually, the Director of the Massachusetts Center for Employee Ownership shall  
620 file a report with the clerks of the house and senate including an inventory of employee owned  
621 businesses in the state and the specific activities taken by the center to support and promote the  
622 transition of traditionally structured companies to an employee ownership model.

623 (f) The Director of the Massachusetts Center for Employee Ownership shall report  
624 directly to the Director of the Massachusetts Office of Business Development.

625 SECTION 12. Subsection (b) of section 29A of chapter 23G of the General Laws, as so  
626 appearing, is hereby amended by striking out the definition of “Economically distressed area”.

627 SECTION 13. The definition of “Project site” in said subsection (b) of section 29A of  
628 said chapter 23G, as so appearing, is hereby amended by striking out, in line 29, the words  
629 “located within an economically distressed area”.

630 SECTION 14. The definition of “Priority project” in said subsection (b) of said section  
631 29A of said chapter 23G, as so appearing, is hereby further amended by striking out, in line 34,  
632 the words “has made” and inserting in place thereof the following words:- has, or will, make.

633 SECTION 15. Clause (1) of subsection (c) of said section 29A of said chapter 23G,as so  
634 appearing, is hereby amended by striking out, in lines 44 and 45, the words “economically  
635 distressed areas of”.

636 SECTION 16. Clause (1) of subsection (d) of said section 29A of said chapter 23G, as so  
637 appearing, is hereby amended by striking out, in lines 55 and 56, the words “within an  
638 economically distressed area as defined in section 2 of chapter 21E”.

639 SECTION 17. Clause (4) of said subsection (d) of said section 29A of said chapter 23G,  
640 as so appearing, is hereby amended by striking out, in line 66, the figure “\$500,000” and  
641 inserting in place thereof the following figure:- \$750,000.

642 SECTION 18. Clause (5) of said subsection (d) of said section 29A of said chapter 23G,  
643 as so appearing, is hereby amended by striking out, in line 69, the figure “\$100,000” and  
644 inserting in place thereof the following figure:- \$250,000.

645 SECTION 19. Clause (8) of said subsection (d) of said section 29A of said chapter 23G,  
646 as so appearing, is hereby amended by striking out, in line 78, the word “applied;” and inserting  
647 in place thereof the following words:- applied, provided that the required contribution may be in  
648 the form of in-kind services or other non-cash contribution as the agency may determine in its  
649 reasonable discretion;.

650 SECTION 20. Clause (10) of said subsection (d) of said section 29A of said chapter 23G,  
651 as so appearing, is hereby amended by striking out, in line 84, the word “and”.

652 SECTION 21. Clause (11) of said subsection (d) of said section 29A of said chapter 23G,  
653 as so appearing, is hereby amended by striking out, in lines 87 and 88, the words “corporation or

654 an economic development authority.” and inserting in place thereof the following words:-  
655 corporation, economic development authority or a non-profit entity in connection with a project  
656 that has a demonstrable public benefit, provided that the agency shall establish guidelines for  
657 non-profit eligibility; and.

658 SECTION 22. Said subsection (d) of said section 29A of said chapter 23G, as so  
659 appearing, is hereby further amended by adding the following clause:-

660 (12) preference shall be given to projects located within 1 mile of an environmental  
661 justice population as defined in section 62 of chapter 30.

662 SECTION 23. Clause (1) of subsection (e) of said section 29A of said chapter 23G, as so  
663 appearing, is hereby amended by striking out, in lines 97 and 98, the words “economically  
664 distressed”.

665 SECTION 24. Clause (1) of subsection (f) of said section 29A of said chapter 23G, as so  
666 appearing, is hereby amended by striking out, in lines 128 to 130, inclusive, both times they  
667 appear, the words “economically distressed area” and inserting in place thereof, in each instance,  
668 the following word:- municipality.

669 SECTION 25. Subsection (l) of said section 29A of said chapter 23G, as so appearing, is  
670 hereby amended by striking out, in lines 189 and 190, the words “director of economic  
671 development or his” and inserting in place thereof the following words:- secretary of housing and  
672 economic development or the secretary’s.

673 SECTION 26. Subsection (m) of said section 29A of said chapter 23G, as so appearing, is  
674 hereby amended by striking out, in lines 208 to 210, inclusive, the words “in economically



675 distressed areas that are considered by the ombudsman and the department of economic  
676 development” and inserting in place thereof the following words:- that are considered by the  
677 ombudsman and the secretary of housing and economic development.

678 SECTION 27. Section 1 of chapter 23M of the General Laws, as so appearing, is hereby  
679 amended by striking out the definition of “Commercial energy improvements” and inserting in  
680 place thereof the following definition:-

681 “Commercial energy improvements”, (1) any renovation or retrofit of a qualifying  
682 commercial or industrial property to reduce greenhouse gas emissions; (2) any new construction  
683 of a qualifying commercial or industrial property that does not utilize onsite fossil fuel as its  
684 primary heating source and reduces greenhouse gas emissions compared to a baseline established  
685 by the department; or (3) any installation of renewable energy systems to serve qualifying  
686 commercial or industrial property. Such renovation, retrofit or installation must be permanently  
687 fixed to such qualifying commercial or industrial property.

688 SECTION 28. Section 6 of chapter 25A of the General Laws, as so appearing, is hereby  
689 amended by inserting after the word “improvements”, in line 52, the second time it appears, the  
690 following words:-, exceed required energy code requirements at the time of project permitting or  
691 the project meets another nationally-recognized building standard for energy performance as  
692 deemed appropriate by the department of energy resources in coordination with the  
693 Massachusetts Development Finance Agency.

694 SECTION 29. Section 22A of chapter 40 of the general laws, as appearing in the 2018  
695 official edition, is hereby amended by inserting after the phrase “improvements to the public

696 realm” in paragraph 1, the following words:- including district management activities and  
697 operations

698 SECTION 30. Section 22C of chapter 40 of the general laws, as appearing in the 2018  
699 official edition, is hereby amended by inserting after the phrase, “public transportation station  
700 accessibility improvements” the following words:- district management activities and operations,

701 SECTION 31. Section 10 of chapter 40G of the General Laws, as so appearing, is hereby  
702 amended by striking out the first sentence and inserting in place thereof the following sentence:-  
703 Any documentary materials or data whatsoever made or received by any member or employee of  
704 the corporation, and consisting of, or to the extent that such material or data consist of, trade  
705 secrets, or commercial or financial information regarding the operation of any business  
706 conducted by an applicant for, or recipient of, any form of assistance which the corporation is  
707 empowered to render, or regarding the competitive position of such applicant in a particular field  
708 of endeavor, shall not be deemed public records of the corporation and specifically shall not be  
709 subject to the provisions of section ten of chapter sixty-six.

710 SECTION 32. Chapter 40J of the General Laws, as so appearing, is hereby amended by  
711 inserting after section 6I the following 2 sections:-

712 Section 6J. (a) There shall be established within the corporation the Massachusetts  
713 Cybersecurity Center, in this section referred to as the center. The purpose of the center shall be  
714 to enhance the conditions for economic growth through outreach to the cybersecurity industry  
715 cluster in the commonwealth and to foster cybersecurity resiliency through communication,  
716 collaboration and outreach with state agencies, municipalities, educational institutions and  
717 private partners.

718 (b) The center shall carry out the purposes of the fund established in section 4H.

719 (c) The center shall be responsible for convening state and local officials and private  
720 sector participants to recommend actions needed to address the cybersecurity resiliency of the  
721 commonwealth. The center may also convene regional hubs for business development to support  
722 cybersecurity entrepreneurs that are establishing innovative technologies to support resiliency.

723 (d) The center shall work in collaboration with private sector entities, educational  
724 institutions, and state and local government to address cybersecurity issues including, but not  
725 limited to: (i) improving the cybersecurity of organizations across the commonwealth, in  
726 particular municipalities, small businesses and non-profits, without access to affordable  
727 resources to defend against cybersecurity threats and to maintain cyber resiliency; (ii) the  
728 shortage of trained workers available to meet the cybersecurity industry's workforce demands,  
729 with a particular focus on increasing the diversity of the cybersecurity workforce; and (iii) the  
730 lack of affordable cybersecurity training for employees in all types of businesses.

731 Section 6K. (a) There shall be established within the corporation the Center for Advanced  
732 Manufacturing, in this section referred to as the center. The purpose of the center shall be to  
733 support companies engaged in manufacturing in Massachusetts and shall be administered in a  
734 manner that takes into account the needs of manufacturers in all regions of the commonwealth  
735 and supports growth in the manufacturing sector statewide. The corporation shall design and  
736 implement the activities of the center, in consultation with the secretary of housing and economic  
737 development and the Massachusetts advanced manufacturing collaborative established pursuant  
738 to section 10B of chapter 23A.

739 (b) The center shall facilitate the growth and competitiveness of the advanced  
740 manufacturing sector in the commonwealth by: (i) aligning investments and programs with the  
741 commonwealth’s priorities for advanced manufacturing; (ii) leveraging existing state and federal  
742 programs that support manufacturers to increase the regional impact of advanced manufacturing;  
743 (iii) fostering collaboration throughout the manufacturing ecosystem; (iv) aligning programs and  
744 investments in support of federal programs to scale critical and secure supply chains; (v)  
745 supporting, coordinating and developing advanced manufacturing workforce training programs;  
746 and (vi) creating initiatives that advance the commonwealth’s manufacturing plan established  
747 pursuant to section 10B of chapter 23A.

748 SECTION 33. Section 2 of chapter 40R of the General Laws, as appearing in the 2020  
749 Official Edition, is hereby amended by striking out the definition of “Approved starter home  
750 zoning district”.

751 SECTION 34. The definition of “Developable land area” in said section 2 of said chapter  
752 40R, as so appearing, is hereby amended by striking out, in line 38, the words “or starter home  
753 zoning”.

754 SECTION 35. The definition of “Eligible locations” in said section 2 of said chapter 40R,  
755 as so appearing, is hereby amended by striking out, in line 56, the words “or starter home zoning  
756 districts”.

757 SECTION 36. The definition of “Letter of eligibility” in said section 2 of said chapter  
758 40R, as so appearing, is hereby amended by striking out, in lines 78 and 79, the words “or starter  
759 home zoning”.

760 SECTION 37. The definition of “New construction” in said section 2 of said chapter, as  
761 so appearing, is hereby amended by striking out, in line 91, the words “under the underlying  
762 zoning” and inserting in place thereof the following words:- without the smart growth zoning  
763 district.

764 SECTION 38. Said section 2 of said chapter 40R, as so appearing, is hereby further  
765 amended by striking out the definitions of “Production bonus payment” to “Starter home zoning  
766 district certificate of compliance”, inclusive, and inserting in place thereof the following 3  
767 definitions:-

768 "Project", a proposed residential or mixed-use development within a smart growth  
769 zoning district.

770 "Smart growth zoning district", a zoning district adopted by a city or town under this  
771 chapter that replaces or is superimposed over 1 or more zoning districts in an eligible location,  
772 within which a developer may elect to either develop a project in accordance with requirements  
773 of the smart growth zoning district ordinance or by-law, or, where superimposed over 1 or more  
774 zoning districts, develop a project in accordance with requirements of the underlying zoning  
775 district.

776 "Smart growth zoning district certificate of compliance", a written certification by the  
777 department in accordance with section 7.

778 SECTION 39. Section 3 of said chapter 40R, as so appearing, is hereby amended by  
779 striking out, in lines 2, 8, and 19 and 20, the words “or starter home zoning district” each time  
780 they appear.

781 SECTION 40. Said section 3 of said chapter 40R, as so appearing, is hereby further  
782 amended by striking out, in line 16, the words “or starter home zoning districts”.

783 SECTION 41. Subsection (a) of section 4 of said chapter 40R, as so appearing, is hereby  
784 amended by striking out, in line 3, the words “or starter home”.

785 SECTION 42. Subsection (b) of said section 4 of said chapter 40R, as so appearing, is  
786 hereby amended by striking out, in line 15, the words “or starter home zoning district”.

787 SECTION 43. Section 5 of said chapter 40R, as so appearing, is hereby amended by  
788 striking out, in lines 2, 7, 9, and 18 and 19, the words “or starter home zoning district” each time  
789 they appear.

790 SECTION 44. Subsection (c) of said section 5 of said chapter 40R, as so appearing, is  
791 hereby amended by striking out, in line 10, the words “as to smart growth zoning districts only,”.

792 SECTION 45. Section 6 of said chapter 40R, as so appearing, is hereby amended by  
793 striking out, in lines 1 to 2, the words ‘or starter home zoning district’.

794 SECTION 46. Clause (3) of subsection (a) of said section 6 of said chapter 40R, as so  
795 appearing, is hereby amended by striking out the second sentence.

796 SECTION 47. Said subsection (a) of said section 6 of said chapter 40R, as so appearing,  
797 is hereby further amended by striking clause (5).

798 SECTION 48. Said subsection (a) of said section 6 of said chapter 40R, as so appearing,  
799 is hereby further amended by striking out, in line 40, the words “(6)” and inserting in place  
800 thereof the following words:- (5).

801 SECTION 49. Said subsection (a) of said section 6 of said chapter 40R, as so appearing,  
802 is hereby further amended by striking out clause (7) and inserting in place thereof the following  
803 clause:-

804 (6) A proposed smart growth zoning district shall not be subject to limitation of the  
805 issuance of building permits for residential uses or a local moratorium on the issuance of such  
806 permits.

807 SECTION 50. Said subsection (a) of said section 6 of said chapter 40R, as so appearing,  
808 is hereby further amended by striking out, in lines 56 and 57, the words “(8) A proposed smart  
809 growth zoning district or starter home zoning district” and inserting in place thereof the  
810 following words:- (7) A proposed smart growth zoning district.

811 SECTION 51. Said subsection (a) of said section 6 of said chapter 40R, as so appearing,  
812 is hereby further amended by striking out, in lines 70 and 71, the words “(9) Housing in a smart  
813 growth zoning district or starter home zoning district” and inserting in place thereof the  
814 following words:- (8) Housing in a smart growth zoning district.

815 SECTION 52. Said subsection (a) of said section 6 of said chapter 40R, as so appearing,  
816 is hereby further amended by striking out, in lines 73 and 74, the words “(10) A proposed smart  
817 growth zoning district or starter home zoning district” and inserting in place thereof the  
818 following words:- (9) A proposed smart growth zoning district.

819 SECTION 53. Said subsection (a) of said section 6 of said chapter 40R, as so appearing,  
820 is hereby further amended by striking out, in lines 78 and 79, the words “(11) The aggregate land  
821 area of all approved smart growth zoning districts and starter home zoning district” and inserting

822 in place thereof the following words:- (10) The aggregate land area of all approved smart growth  
823 zoning districts.

824 SECTION 54. Said subsection (a) of said section 6 of said chapter 40R, as so appearing,  
825 is hereby further amended by striking out, in line 84, the words “(12)” and inserting in place  
826 thereof the following words:- (11).

827 SECTION 55. Said subsection (a) of said section 6 of said chapter 40R, as so appearing,  
828 is hereby further amended by striking out, in lines 88 and 89, the words “(13) A proposed smart  
829 growth zoning district or starter home zoning district” and inserting in place thereof the  
830 following words:- (12) A proposed smart growth zoning district.

831 SECTION 56. Subsection (b) of said section 6 of said chapter 40R, as so appearing, is  
832 hereby amended by striking out the first sentence and inserting in place thereof the following  
833 sentence:- A smart growth zoning district ordinance or by-law may modify or eliminate the city  
834 or town’s dimensional standards in order to support desired densities, mix of uses and physical  
835 character.

836 SECTION 57. Said subsection (b) of said section 6 of said chapter 40R, as so appearing,  
837 is hereby further amended by striking out, in lines 101 and 102, 103, 105 and 106, and 110 and  
838 111, the words “or starter home zoning district” each time they appear.

839 SECTION 58. Subsection (c) of said section 6 of said chapter 40R, as so appearing, is  
840 hereby amended by striking out, in lines 116 and 117, the words “or starter home zoning  
841 district”.



842 SECTION 59. Said subsection (c) of said section 6 of said chapter 40R, as so appearing,  
843 is hereby further amended by striking out the second sentence.

844 SECTION 60. Subsection (d) of said section 6 of said chapter 40R, as so appearing, is  
845 hereby amended by striking out, in lines 122, 125 and 126, and 131, the words “or starter home  
846 zoning district” each time they appear.

847 SECTION 61. Subsection (g) of said section 6 of said chapter 40R, as so appearing, is  
848 hereby further amended by striking out, in lines 149 and 150, the words “or starter home zoning  
849 district”.

850 SECTION 62. Subsection (h) of said section 6 of said chapter 40R, as so appearing, is  
851 hereby further amended by striking out, in lines 165 and 166, the words “or starter home zoning  
852 district”.

853 SECTION 63. Subsection (a) of section 7 of said chapter 40R, as so appearing, is hereby  
854 amended by striking out, in lines 3 and 4, the words “or starter home zoning district certificate of  
855 compliance, as applicable.”.

856 SECTION 64. Clause (1) of said subsection (a) of said section 7 of said chapter 40R, as  
857 so appearing, is hereby amended by striking out, in line 9, the words “or starter home zoning  
858 district, as applicable”.

859 SECTION 65. Clause (4) of said subsection (a) of said section 7 of said chapter 40R, as  
860 so appearing, is hereby amended by striking out, in lines 16 and 17, the words “or starter home  
861 zoning district ordinance or by-law, as applicable.”.

862 SECTION 66. Subsection (b) of said section 7 of said chapter 40R, as so appearing, is  
863 hereby amended by striking out, in lines 29 and 30, the words “or starter home zoning district  
864 ordinance or by-law, as applicable”.

865 SECTION 67. Section 8 of said chapter 40R, as so appearing, is hereby amended by  
866 striking out, in lines 7 and 11, the words “or starter home zoning district” each time they appear.

867 SECTION 68. Section 9 of said chapter 40R, as so appearing, is hereby amended by  
868 striking out, in line 2, the words “or starter home zoning district”.

869 SECTION 69. Subsection (a) of said section 9 of said chapter 40R, as so appearing, is  
870 hereby amended by striking out, in lines 16 and 17 and 20, the words “or starter home zoning  
871 district” both times they appear.

872 SECTION 70. Subsection (b) of said section 9 of said chapter 40R, as so appearing, is  
873 hereby amended by striking out, in lines 24 to 26, inclusive, the words “and a one-time  
874 production bonus payment to each city or town with an approved starter home zoning district”.

875 SECTION 71. Said subsection (b) of said section 9 of said chapter 40R, as so appearing,  
876 is hereby further amended by striking out, in lines 27 to 29, inclusive, the words “and \$3,000 for  
877 each housing unit of new construction created in the starter home zoning district”.

878 SECTION 72. Subsection (c) of said section 9 of said chapter 40R, as so appearing, is  
879 hereby amended by striking out, in line 38, the words “or starter home zoning districts”.

880 SECTION 73. Section 10 of said chapter 40R, as so appearing, is hereby amended by  
881 striking out, in lines 5, 21 and 22, the words “or starter home zoning district” both times they  
882 appear.

883 SECTION 74. Said section 10 of said chapter 40R, as so appearing, is hereby further  
884 amended by striking out, in line 12, the words “In a smart growth zoning district, the” and  
885 inserting in place thereof the following words:- The.

886 SECTION 75. Section 11 of said chapter 40R, as so appearing, is hereby amended by  
887 striking out, in lines 2, 12, 18, 71, 76, and 130 and 131, the words “or starter home zoning  
888 district” each time they appear.

889 SECTION 76. Section 12 of said chapter 40R, as so appearing, is hereby amended by  
890 striking out, in line 3, the words “and starter home zoning district programs” and inserting in  
891 place thereof the following words:- program.

892 SECTION 77. Said section 12 of said chapter 40R, as so appearing, is hereby further  
893 amended by striking out, in lines 7 and 8, the words “or starter home zoning districts”.

894 SECTION 78. Said section 12 of said chapter 40R, as so appearing, is hereby further  
895 amended by striking out, in lines 14 and 15, the words “and starter home zoning districts”.

896 SECTION 79. Said section 12 of said chapter 40R, as so appearing, is hereby further  
897 amended by striking out, in lines 16, and 23 and 24, the words “and one-time production bonus  
898 payments” both times they appear.

899 SECTION 80. Section 14 of said chapter 40R, as so appearing, is hereby further amended  
900 by striking out, in lines 2 and 3, 5 and 6, 8, 15 and 16, and 24, the words “or starter home zoning  
901 district” each time they appear.

902 SECTION 81. Said section 14 of said chapter 40R, as so appearing, is hereby further  
903 amended by striking out, in lines 21 and 22, the words “or starter home zoning”.

904 SECTION 82. Subsection (b) of section 5 of chapter 40V of the General Laws, as  
905 appearing in the 2020 Official Edition, is hereby amended by inserting after the word  
906 “department”, in lines 19 and 20, the words”; provided, however, that any such dollar amount  
907 limit set by the department shall not be less than \$3,000,000”.

908 SECTION 83. The General Laws are hereby further amended by inserting after chapter  
909 40X the following chapter:-

910 CHAPTER 40Y.

911 STARTER HOME ZONING DISTRICTS

912 Section 1. The purpose of this chapter is to increase housing production and  
913 homeownership opportunities in Massachusetts by encouraging the production of smaller and  
914 more affordable single-family homes.

915 Section 2. As used in this chapter, the following words shall have the following  
916 meanings:

917 "Department", the department of housing and community development.

918 "Developable land area", that area within an approved starter home zoning district that  
919 can be feasibly developed into residential or mixed use developments determined in accordance  
920 with regulations of the department. Developable land shall not include: (i) land area that is  
921 already substantially developed, including existing parks and dedicated, perpetual open space  
922 within such substantially developed land area; (ii) open space designated by the city or town as  
923 provided in section 4; or (iii) areas exceeding one-half acre of contiguous land that are unsuitable  
924 for development because of topographic features or for environmental reasons, such as wetlands.

925 Developable land area may include the land area occupied by or associated with underutilized  
926 residential, commercial, industrial or institutional buildings or uses that have the potential to be  
927 recycled or converted into residential or mixed use developments as determined in accordance  
928 with regulations of the department.

929 "Historic district", a local historic district established under chapter 40C.

930 "Open space", shall include, but not be limited to, land to protect existing and future well  
931 fields, aquifers, and recharge areas, watershed land, agricultural land, grasslands, fields, forest  
932 land, fresh and saltwater marshes and other wetlands, ocean, river, stream, lake and pond  
933 frontage, beaches, dunes, and other coastal lands, lands to protect scenic vistas, land for wildlife  
934 or nature preserve and land for recreational use.

935 "Sustainable development standards", provisions in the zoning including but not limited  
936 to requirements that new development projects (i) minimize site disturbance and permanently  
937 preserve undeveloped open space to the greatest extent practicable; and (ii) collect and manage  
938 storm water runoff in accordance with low impact development practices.

939 "Plan approval authority", a board or other unit of municipal government designated by  
940 the city or town to conduct site plan review of proposed starter home projects.

941 "Production bonus payment", a one-time payment to a municipality from the Trust Fund  
942 for each starter home created in a starter home zoning district.

943 "Starter home", a single-family home not exceeding 1,850 square feet in heated living  
944 area.

945 "Starter home zoning district", a base or overlay zoning district adopted in a municipal  
946 zoning ordinance or by-law that complies with the requirements of section 4.

947 "Trust Fund", the Smart Growth Housing Trust Fund, established by section 35AA of  
948 chapter 10.

949 "Zoning incentive payment", a one-time payment to a municipality from the Trust Fund  
950 payable upon the municipality's adoption, and the department's approval, of an approved starter  
951 home zoning district.

952 Section 3. (a) In its zoning ordinance or by-law, a city or town may adopt a starter home  
953 zoning district in any area deemed suitable by the city or town. A starter home zoning district  
954 ordinance or by-law, or any amendment to or repeal of such ordinance or by-law, shall be  
955 adopted in accordance with section 5 of chapter 40A; provided that the ordinance or by-law, or  
956 any amendment to or repeal of such ordinance or by-law, shall be enacted by a simple majority  
957 vote of all the members of the town council, or of the city council where there is a commission  
958 form of government or a single branch, or of each branch where there are 2 branches, or by a  
959 simple majority vote of a town meeting.

960 (b) Prior to the adoption of a proposed starter home zoning district, a city or town  
961 shall request a preliminary determination by the department as to whether the proposed starter  
962 home district will comply with the requirements of this chapter. A request for a preliminary  
963 determination of eligibility shall be submitted by the chief executive of a city or town on a form  
964 prescribed by the department, and shall include: the boundaries of the proposed starter home  
965 zoning district; a map and description of the developable land area within the proposed starter  
966 home zoning district; a copy of the proposed starter home zoning district ordinance or by-law;

967 narrative and exhibits as needed to establish the elements set forth in section 4; and any  
968 additional information the department may require in order to make a preliminary determination  
969 of eligibility. The department shall respond to such a request within 45 days of receipt of all  
970 information required to make such a preliminary determination of compliance.

971 (c) After the adoption of a proposed starter home zoning district, the city or town  
972 shall request from the department a final approval of the starter home zoning district. The  
973 department shall issue a final approval upon finding that the starter home zoning district as  
974 adopted complies in all respects with the requirements of this chapter, subject to any conditions  
975 imposed by the department as a condition of its approval. The department's final approval shall  
976 be required prior to the disbursement of a zoning incentive payment as set forth in section 7.

977 (d) The city or town shall provide written notice to the department not less than 45  
978 days before a vote taken to adopt any amendment to the zoning ordinance or by-law as it applies  
979 to an approved starter home zoning district. Such notice shall state the number of starter homes  
980 that have been built within the district since its adoption and shall include an evaluation the  
981 number of projected starter homes, if any, that will remain developable within the starter home  
982 district after the adoption of the proposed amendment.

983 Section 4. A starter home zoning district shall comply with the following minimum  
984 requirements:

985 (1) Starter homes shall be a use permitted as of right at a density of not fewer than 4  
986 units per acre of developable land. No other single-family residential uses shall be permitted as  
987 of right or by special permit in the starter home zoning district, except the zoning may permit  
988 construction of an accessory dwelling unit of 600 square feet or less on the same lot as a starter

989 home. Accessory commercial and other non-residential uses may be allowed in a starter home  
990 district with the approval of the department.

991 (2) Each starter home district shall incorporate sustainable development standards  
992 that apply to all starter home developments.

993 (3) At least 50 per cent of the starter homes to be developed in a proposed starter  
994 home district, excluding accessory dwelling units, must contain 3 or more bedrooms.

995 (4) The zoning ordinance or by-law for each proposed starter home zoning district  
996 shall provide that, for any proposed development of more than 12 starter homes, not less than 10  
997 per cent of said starter homes shall be affordable to and occupied by individuals and families  
998 whose annual income is less than 110 per cent of the area median income as determined by the  
999 United States Department of Housing and Urban Development. The zoning shall specify the  
1000 mechanism by which the city or town will ensure a project complies with such affordability  
1001 requirements when applicable, and may require the execution and recording of an affordable  
1002 housing restriction, as defined in section 31 of chapter 184.

1003 (5) Proposed starter home zoning district shall not be subject to limitation of the  
1004 issuance of building permits for residential uses or a local moratorium on the issuance of such  
1005 permits. In addition, a proposed starter home zoning district shall not be subject to any municipal  
1006 environmental or health ordinances, bylaws or regulations that exceed applicable requirements of  
1007 state law or regulation and would render infeasible the development contemplated under the  
1008 application for such district, as determined by the department.

1009 (6) A starter home zoning district shall not impose restrictions on age or any other  
1010 occupancy restrictions on the district as a whole or any portion thereof or project therein.



1011           (7)     Housing in a starter home zoning district shall comply with federal, state and local  
1012 fair housing laws.

1013           (8)     The total land area of all starter home zoning districts in a city or town may not  
1014 exceed 15 per cent of the total land area in the city or town. Upon request, the department may  
1015 approve a larger land area if such approval serves the goals and objectives of this chapter.

1016           Section 5. (a) The zoning applicable to a starter home zoning district may require that  
1017 individual projects design site plans in a manner that preserves developable land as open space,  
1018 provided that the zoning allows for 4 starter homes per acre including the developable land  
1019 preserved as open space. The zoning may provide for such open space to be preserved through a  
1020 conservation restriction as defined in section 31 of chapter 184, by the grant of an easement or  
1021 restriction to the municipal conservation commission, or by such other means as is permitted by  
1022 state law.

1023           (b)     A local historic district may overlap with a starter home zoning district in whole  
1024 or in part, so long as the local historic district does not render the city or town noncompliant with  
1025 this chapter, as determined by the department.

1026           (c)     The zoning applicable to a starter home zoning district may include reasonable  
1027 design standards applicable to individual starter home projects, to ensure that the physical  
1028 character of development within the starter home zoning district is complementary to adjacent  
1029 buildings and structures. Such standards may address the scale and proportions of buildings, the  
1030 alignment, the width and grade of streets and sidewalks, the type and location of infrastructure,  
1031 the location of building and garage entrances, off-street parking, the protection of significant  
1032 natural site features, the location and design of on-site open spaces, exterior signs and buffering

1033 in relation to adjacent properties. A design standard shall not be adopted if it will add  
1034 unreasonable costs to starter home developments or unreasonably impair the economic feasibility  
1035 of proposed starter home projects.

1036 (d) The zoning ordinance or by-law may provide for site plan review of proposed  
1037 starter home projects, provided such review is consistent with and subject to the following  
1038 limitations:

1039 (1) The ordinance or by-law may require the applicant to pay for reasonable  
1040 consulting fees to provide peer review of the applications for the benefit of the plan approval  
1041 authority, provided that fees shall be held by the municipality in a separate account and used  
1042 only for expenses associated with the review of the development application by outside  
1043 consultants and any surplus remaining after the completion of such review, including any interest  
1044 accrued, shall be returned to the applicant.

1045 (2) The starter home zoning district ordinance or by-law may provide for the referral  
1046 of the plan to municipal officers, agencies or boards other than the plan approval authority for  
1047 comment, provided that any such board, agency or officer shall provide any comments to the  
1048 plan approval authority within 60 days of its receipt of a copy of the plan.

1049 (3) Notwithstanding any provision in the zoning code or by-law to the contrary, the  
1050 decision of the plan approval authority shall be made, and a written notice of the decision filed  
1051 with the city or town clerk, not later than 120 days after the receipt of a complete application by  
1052 the city or town clerk, unless such timeframe for decision is extended by written agreement  
1053 between the applicant and the plan approval authority. Failure of the plan approval authority to  
1054 take action within said 120 days or extended time, if applicable, shall be deemed to be an

1055 approval of the plan. An applicant who seeks approval of a plan by reason of the failure of the  
1056 plan approval authority to act within said 120 days shall notify the city or town clerk, in writing,  
1057 within 14 days after the expiration of said 120 days or extended time, if applicable. Such notice  
1058 to the city or town clerk shall specify relevant details of the application timeline demonstrating  
1059 the lack of decision.

1060 (4) Notwithstanding anything to the contrary in the zoning ordinance or by-law, the  
1061 plan approval authority may approve a site plan subject only to those conditions that are  
1062 necessary to (i) ensure substantial compliance of the proposed project with the requirements of  
1063 the starter home zoning district ordinance or by-law; (ii) ensure public safety or the safety of  
1064 persons living in or visiting the proposed project, or (iii) mitigate any extraordinary adverse  
1065 impacts of the project on nearby properties.

1066 (5) The department may establish additional standards or limitations for site plan  
1067 review pursuant to this section.

1068 Section 6. Not less frequently than once per year, on or before a date specified by the  
1069 department, each city or town with one or more approved starter home zoning districts shall  
1070 submit to the department the following information:

1071 (1) Whether the city or town has repealed or amended, or proposed to amend or  
1072 repeal, any of the requirements applicable to the starter home zoning district or districts;

1073 (2) Whether there are any pending proposals to construct starter homes within the  
1074 starter home district or districts; and

1075           (3)     Whether any starter homes have been constructed within the starter home district  
1076 or districts, and if so, whether those projects comply with the zoning requirements applicable to  
1077 the district or districts.

1078           Section 7. Subject to any conditions imposed by the department as a condition of  
1079 approving a starter home zoning district, each city or town with an approved starter home zoning  
1080 district shall be entitled to a one-time zoning incentive payment upon approval of the district by  
1081 the department in accordance with the schedule set forth in subsection (a) of section 9 of chapter  
1082 40R and a production bonus payment in the amount of \$3,000 for each starter home created in  
1083 the starter home zoning district.

1084           Section 8. (a) The department may revoke its approval of an approved starter home  
1085 zoning district if, at any time, the department determines that:

1086           (1)     A city or town with an approved starter home zoning district has not complied  
1087 with the requirements set forth in this chapter;

1088           (2)     The zoning applicable to an approved starter home zoning district no longer  
1089 complies with the requirements of this chapter;

1090           (3)     The zoning applicable to an approved starter home zoning district has been  
1091 amended in such a way that reduces the number of starter homes that can be developed within  
1092 the starter home district; or

1093           (4)     No building permits have been issued for any starter homes within the starter  
1094 home zoning district within 5 years from the date of the department's approval of the district.

1095           The department may revoke the approval of an approved starter home zoning district only  
1096 after conducting a hearing in accordance with chapter 30A, unless the municipality in writing  
1097 waives its right to such a hearing. The department’s revocation of approval shall not affect the  
1098 validity of the starter home zoning district ordinance or by-law, as applicable, or the application  
1099 of such ordinance or by-law to land, development or proposed development within the starter  
1100 home zoning district.

1101           (b)     If the department revokes its approval of an approved starter home district,  
1102 then the affected city and town shall repay to the department the zoning incentive payment, or  
1103 such portion thereof as the department may specify. All monies repaid to the department under  
1104 this section shall be credited to the funding source from which the payment originated.

1105           Section 9. The department shall have authority to issue regulations and guidelines to  
1106 implement this chapter.

1107           SECTION 84. Section 21C of chapter 59 of the General Laws, as appearing in the 2018  
1108 Official Edition, is hereby amended by adding after subsection (n) the following new  
1109 subsection:-

1110           (o) The local appropriating authority may, by accepting this paragraph, provide that taxes  
1111 may thereafter be assessed in excess of the amount otherwise allowed by this section, solely for  
1112 payment, in whole or in part, of Regional Vocational school debt service charges that the school  
1113 board responsible for determining the debt service charges certifies were not in fiscal year two  
1114 thousand and twenty-one paid by local taxes.

1115           SECTION 85. Section 6 of Chapter 62 of the General Laws, as appearing in the 2020  
1116 Official Edition, is further amended by adding the following subsection:

1117 (x). There shall be established a pilot program for a live theater tax credit program under  
1118 which a live theater company doing business with a Massachusetts based theater venue, theater  
1119 company, theater presenter or producer may be eligible. The credit may be claimed against the  
1120 taxes due pursuant to this chapter. The credit shall be established to support the expansion of  
1121 pre-Broadway, National Tour launches of off-Broadway shows and pre off-Broadway live  
1122 theater and Broadway tour launches and shall assist in the development of long run show  
1123 development and growth.

1124 (1) As used in this section the following words shall, unless the context clearly requires  
1125 otherwise, have the following meanings:

1126 “Commissioner”, the commissioner of revenue.

1127 “Eligible theater production” means a live stage musical, dance or theatrical production  
1128 or tour being presented in a qualified production facility, as defined in this chapter that is either:  
1129 (a) a Pre-Broadway production, or (b) a pre off-Broadway production, or (c) a National Tour  
1130 Launch.

1131 “Eligible theater production certificate” means a certificate issued by the Massachusetts  
1132 Office of Travel and Tourism certifying that the production is an eligible theater production that  
1133 meets the guidelines of this chapter.

1134 “Advertising and public relations expenditure” means costs incurred within the state by  
1135 the Eligible theater productions for goods or services related to the marketing, public relations,  
1136 creation and placement of print, electronic, television, billboards and other forms of advertising  
1137 to promote the Eligible theater production.

1138 “Office” means the Massachusetts Office of Travel and Tourism.

1139 "Payroll" means all salaries, wages, fees, and other compensation wages including, but  
1140 not limited to, taxes, benefits, and any other consideration incurred or paid to talent and non-  
1141 talent employees of the applicant for services rendered within this state to and on behalf of an  
1142 eligible theater production. The expenditure shall be incurred or paid by the applicant for  
1143 services related to any portion of an eligible theater production from its pre-production stages,  
1144 including, but not limited to, (a) the writing of the script, (b) casting, (c) hiring of service  
1145 providers, (d) purchases from vendors, (e) marketing, (f) advertising, (g) public relations, (h)  
1146 load in, (i) rehearsals, (j) performances, (k) other eligible theater production related activities, (l)  
1147 load out; provided further, said labor expenditure shall be directly attributable to the eligible  
1148 theater production and shall be limited to the first \$100,000 of wages incurred or paid to each  
1149 employee of an eligible theater production in each tax year.

1150 “Pre-Broadway Production” means a live stage production that, in its original or adaptive  
1151 version, is performed in a qualified production facility having a presentation scheduled for New  
1152 York City’s Broadway theater district within twenty-four (24) months after its Massachusetts  
1153 presentation.

1154 “Pre-Off Broadway Production” means a live stage production that, in its original or  
1155 adaptive version, is performed in a qualified production facility having a presentation scheduled  
1156 for New York City’s Off-Broadway s theater district within twenty-four (24) months after its  
1157 Massachusetts presentation.

1158           “National Tour Launch” means a live stage production that, in its original or adaptive  
1159 version, is performed in a qualified production facility and opens its National tour in  
1160 Massachusetts.

1161           “Production and Performance Expenditures” means a contemporaneous exchange of cash  
1162 or cash equivalent for goods or services related to development, production, performance or  
1163 operating expenditures incurred in this state for a qualified theater production including, but not  
1164 limited to, expenditures for design, construction and operation, including sets, special and visual  
1165 effects, costumes, wardrobes, make-up, accessories, costs associated with sound, lighting,  
1166 staging, payroll, transportation expenditures, advertising and public relations expenditures,  
1167 facility expenses, rentals, per diems, accommodations and other related costs.

1168           “Qualified Production Facility” means a facility located in the State of Massachusetts in  
1169 which live theatrical productions are, or are intended to be, exclusively presented that contains at  
1170 least one stage, a seating capacity of ninety-nine (99) or more seats, and dressing rooms, storage  
1171 areas, and other ancillary amenities necessary for the Eligible theater production.

1172           “Massachusetts Office of Travel and Tourism” means the office within the secretariat of  
1173 economic development that has been established in order to market Massachusetts as a leisure  
1174 travel destination in order to generate state and local tax revenues, create jobs, and support  
1175 travel-related businesses.

1176           “Transportation expenditures” means expenditures for the packaging, crating, and  
1177 transportation both to the state for use in a qualified theater production of sets, costumes, or other  
1178 tangible property constructed or manufactured out of state, and/or from the state after use in a  
1179 qualified theater production of sets, costumes, or other tangible property constructed or



1180 manufactured in this state and the transportation of the cast and crew to and from the state. Such  
1181 term shall include the packaging, crating, and transporting of property and equipment used for  
1182 special and visual effects, sound, lighting, and staging, costumes, wardrobes, make-up and  
1183 related accessories and materials, as well as any other performance or production-related  
1184 property and equipment.

1185 (2) Any person, firm, partnership, corporation, trust, estate or other entity located outside  
1186 of the City of Boston that receives an eligible theater production certificate shall be allowed a tax  
1187 credit equal to forty percent (40%) of the total in state labor costs and thirty percent (30%) of the  
1188 production and performance expenditures and transportation expenditures as well as all out of  
1189 state labor costs for the eligible theater production and to be computed as provided in this chapter  
1190 against a tax imposed by this chapter. Any person, firm, partnership, corporation, trust, estate or  
1191 other entity located inside the City of Boston that receives an eligible theater production  
1192 certificate shall be allowed a tax credit equal to thirty-five percent (35%) of the total in state  
1193 labor costs and twenty five percent (25%) of the production and performance expenditures and  
1194 transportation expenditures as well as all out of state labor costs for the eligible theater  
1195 production and to be computed as provided in this chapter against a tax imposed by this chapter.  
1196 Said credit shall not exceed five million dollars (\$5,000,000) and shall be limited to certified  
1197 production cost directly attributable to activities in the state and transportation expenditures  
1198 defined above. The total production budget shall be a minimum of one hundred thousand dollars  
1199 (\$100,000).

1200 (3) No more than five million dollars (\$5,000,000) in total may be issued for any tax year  
1201 for musical and theatrical production tax credits pursuant to this chapter. If the total amount of  
1202 allocated credits applied for in any particular year exceeds the aggregate amount of tax credits

1203 allowed for such year under this chapter, such excess shall be treated as having been applied for  
1204 on the first day of the subsequent year.

1205 (4) The tax credit shall be allowed against the tax for the taxable period in which the  
1206 credit is earned and can be carried forward for not more than five (5) succeeding tax years.

1207 (5) Credits allowed to a company, which is a subchapter S corporation, partnership, or a  
1208 limited liability company that is taxed as a partnership, shall be passed through respectively to  
1209 persons designated as partners, members or owners of such companies on a pro rata basis or  
1210 pursuant to an executed agreement among such persons designated as subchapter S corporation  
1211 shareholders, partners, or members documenting an alternate distribution method without regard  
1212 to their sharing of other tax or economic attributes of such entity.

1213 (6) If the company has not claimed the tax credits in whole or part, taxpayers eligible for  
1214 the tax credits may assign, transfer or convey the tax credits, in whole or in part, by sale or  
1215 otherwise to any individual or entity and such assignee of the tax credits that have not claimed  
1216 the tax credits in whole or part may assign, transfer or convey the tax credits, in whole or in part,  
1217 by sale or otherwise to any individual or entity. The assignee of the tax credits may use acquired  
1218 credits to offset up to one hundred percent (100%) of the tax liabilities otherwise imposed  
1219 pursuant to this chapter. The assignee may apply the tax credit against taxes imposed on the  
1220 assignee for not more than five (5) succeeding tax years. The assignor shall perfect the transfer  
1221 by notifying the commissioner of revenue, in writing, within thirty (30) calendar days following  
1222 the effective date of the transfer and shall provide any information as may be required by the  
1223 commissioner to administer and carry out the provisions of this section.

1224 (7) For purposes of this chapter, any assignment or sales proceeds received by the  
1225 assignor for its assignment or sale of the tax credits allowed pursuant to this section shall be  
1226 exempt from tax under this title.

1227 (8) In the case of a corporation, this credit is only allowed against the tax of a corporation  
1228 included in a consolidated return that qualifies for the credit and not against the tax of other  
1229 corporations that may join in the filing of a consolidated tax return, provided, however, that in  
1230 the case of a corporation that files a consolidated return with one or more other corporations with  
1231 operations in Massachusetts, the credit will be allowed to be included in a consolidated return  
1232 with respect to such corporations with operations in Massachusetts only.

1233 (9) The applicant or applicants shall properly prepare, sign and submit to the  
1234 Massachusetts office of travel and tourism an application for initial certification of the theater  
1235 production. The application shall include such information and data as the office deems  
1236 reasonably necessary for the proper evaluation and administration of said application, including,  
1237 but not limited to, any information about the theater production company or their related  
1238 partners/presenters and a specific Massachusetts live theater or musical production. The office  
1239 shall review the completed applications and determine whether it meets the requisite criteria and  
1240 qualifications for the initial certification for the production and/or presentation. If the initial  
1241 certification is granted, the office shall issue a notice of initial certification of the eligible theater  
1242 production and/or presentation to the theater production company, co-producer or presenter and  
1243 to the commissioner. The notice shall state that, after appropriate review, the initial application  
1244 meets the appropriate criteria for conditional eligibility. The notice of initial certification will  
1245 provide a unique identification number for the production/presentation and is only a statement of

1246 conditional eligibility for the production/presentation and, as such, does not grant or convey any  
1247 Massachusetts tax benefits.

1248 (10) Upon completion of an eligible theater production, the applicant or applicants shall  
1249 properly prepare, sign and submit to the office an application for final certification of the eligible  
1250 theater production. The final application shall also contain a cost report and an accountant's  
1251 certification. The office and commissioner may rely without independent investigation, upon the  
1252 accountant s certification, in the form of an opinion, confirming the accuracy of the information  
1253 included in the cost report. Upon review of a duly completed and filed application and upon no  
1254 later than thirty (30) days of submission thereof, the commissioner will make a determination  
1255 pertaining to the final certification of the eligible theater production and the resultant tax credits.

1256 (11) Upon determination that the company qualifies for final certification and the  
1257 resultant tax credits, the commissioner shall issue to the company: (i) an eligible theater  
1258 production certificate; and (ii) a tax credit certificate in an amount in accordance with section (2)  
1259 hereof. A musical and theatrical production company is prohibited from using state funds, state  
1260 loans or state guaranteed loans to qualify for the live theater tax credit. All documents that are  
1261 issued by the office pursuant to this section shall reference the identification number that was  
1262 issued to the production as part of its initial certification.

1263 (12) The Massachusetts office of travel and tourism, in consultation as needed with the  
1264 commissioner of revenue, shall promulgate such rules and regulations as are necessary to carry  
1265 out the intent and purposes of this chapter in accordance with the general guidelines provided  
1266 herein for the certification of the production and the resultant production credit.

1267 (13) If information comes to the attention of the Massachusetts Office of Travel and  
1268 Tourism that is materially inconsistent with representations made in an application, the office  
1269 may deny the requested certification. In the event that tax credits or a portion of tax credits are  
1270 subject to recapture for ineligible costs and such tax credits have been transferred, assigned  
1271 and/or allocated, the state will pursue its recapture remedies and rights against the applicant of  
1272 the theater production tax credits. No redress shall be sought against assignees, sellers,  
1273 transferees or allocates of such credits.

1274 (14) No credits shall be issued on or after January 1, 2028 unless the production has  
1275 received initial certification under this section prior to January 1, 2028.

1276 (15) The secretary of housing and economic development, in conjunction with the  
1277 commissioner of revenue, shall make a report on the impact of the live theater pilot program and  
1278 deliver report to the president of the state senate, the senate committee on ways and means, the  
1279 speaker of the house of representatives, the house committee on ways and means and the joint  
1280 committee on economic development and emerging technologies by December 31, 2027. The  
1281 secretary and commissioner shall collaborate with the live theater industry to collect the relevant  
1282 data for the report. Said report shall include but not be limited to the following information  
1283 regarding live theater in Massachusetts during the pilot program:

- 1284 1.) The number of shows that have come to Massachusetts since passage of this section.
- 1285 2.) The number of live show days since passage of this section.
- 1286 3.) Analysis of the number of shows and live show days after passage of this section as  
1287 compared to before passage of this section.

1288 4.) Total spending by live theater productions on local businesses and vendors including  
1289 supplies, hotels, car rental, food and beverage, and items related to the live theater production.

1290 5.) Total spending on local labor to set-up, support and take down each production  
1291 including total work hours.

1292 6.) The number of ticket orders from outside Massachusetts.

1293 7.) The number of ticket orders from outside the United States.

1294 8.) The impact on local businesses in proximity to live theaters including hotel room  
1295 nights and restaurants.

1296 SECTION 86. Paragraph (1) of subsection (j) of section 6 of chapter 62 of the General  
1297 Laws, as appearing in the 2020 Official Edition, is hereby amended by striking out, in line 290,  
1298 as so appearing, the figure “2023” and inserting in place thereof the following figure:- 2028.

1299 SECTION 87. Said paragraph (1) of said subsection (j) of said section 6 of said chapter  
1300 62, as so appearing, is hereby further amended by striking out, in line 296, the figure “2024” and  
1301 inserting in place thereof the following figure:- 2029.

1302 SECTION 88. Paragraph (4) of said subsection (j) of said section 6 of said chapter 62, as  
1303 so appearing, is hereby amended by adding the following sentence:- For the purpose of the  
1304 Brownfields Redevelopment Fund, state financial assistance shall mean the amount of any grant  
1305 or principal amount of any loan, but shall not include any loan principal repaid as of the date the  
1306 credit application is filed with the commissioner.

1307 SECTION 89. Paragraph (5) of subsection (q) of said section 6 of said chapter 62, as so  
1308 appearing, is hereby further amended by striking out, in lines 896 to 898, inclusive, the words

1309 “The total amount of credits that may be authorized by DHCD in a calendar year pursuant to this  
1310 subsection and section 38BB of chapter 63 shall not exceed \$10,000,000 and” and inserting in  
1311 place thereof the following 3 sentences:- DHCD may authorize up to \$57,000,000 in credits  
1312 during FY23 and up to \$30,000,000 in credits annually thereafter under this subsection and  
1313 section 38BB of chapter 63. In addition, DHCD may authorize annually (i) any portion of the  
1314 annual cap on credits not authorized by DHCD in the preceding calendar years under this  
1315 subsection or said section 38BB of said chapter 63; and (ii) any credits under this subsection or  
1316 said section 38BB of said chapter 63 returned to DHCD by a certified housing development  
1317 project. The total amount of credits authorized during a year.

1318 SECTION 90. Said paragraph (5) of said subsection (q) of said section 6 of said chapter  
1319 62, as so appearing, is hereby further amended by inserting, in line 900, after the words “chapter  
1320 63;” the following word:- and.

1321 SECTION 91. Said paragraph (5) of said subsection (q) of said section 6 of said chapter  
1322 62, as so appearing, is hereby further amended by striking out, in lines 903 to 905, inclusive, the  
1323 words “Any portion of the \$10,000,000 annual cap not awarded by the DHCD in a calendar year  
1324 shall not be applied to awards in a subsequent year.”

1325 SECTION 92. Said paragraph (5) of said subsection (q) of said section 6 of said chapter  
1326 62, as so appearing, is hereby further amended by striking out, in line 906, the words “The  
1327 DHDC” and inserting in place thereof the following word:- DHCD.

1328 SECTION 93. Paragraph (1) of subsection (v) of said section 6 of said chapter 62, as so  
1329 appearing, is hereby amended by adding, in line 1158, after the words “NAICS code 31-33”, the

1330 following words:- and other expansion industries new to apprenticeship the secretary of labor  
1331 and workforce development identifies as critical to a regional labor market economy.

1332 SECTION 94. Subsection (a) of section 38Q of chapter 63 of the General Laws, as so  
1333 appearing, is hereby amended by striking out, in line 3, the figure “2023” and inserting in place  
1334 thereof the following figure:- 2028.

1335 SECTION 95. Said subsection (a) of said section 38Q of said chapter 63, as so  
1336 appearing, is hereby further amended by striking out, in line 9, the figure “2024” and inserting in  
1337 place thereof the following figure:- 2029.

1338 SECTION 96. Subsection (d) of said section 38Q of said chapter 63, as so appearing, is  
1339 hereby amended by adding the following sentence:- For the purpose of the Brownfields  
1340 Redevelopment Fund, state financial assistance shall mean the amount of any grant or principal  
1341 amount of any loan, but shall not include any loan principal repaid as of the date the credit  
1342 application is filed with the commissioner.

1343 SECTION 97. Subdivision (5) of section 38BB of said chapter 63, as so appearing, is  
1344 hereby amended by striking out, in lines 42 to 44, inclusive, the words “The total amount of  
1345 credits that may be authorized by DHCD in a calendar year under this section and subsection (q)  
1346 of section (6) of chapter 62 shall not exceed \$10,000,000 and” and inserting in place thereof the  
1347 following 3 sentences:- DHCD may authorize up to \$57,000,000 in credits during FY23 and up  
1348 to \$30,000,000 in credits annually thereafter under this section and subsection (q) of section (6)  
1349 of chapter 62. In addition, DHCD may authorize annually (i) any portion of the annual cap on  
1350 credits not authorized by DHCD in the preceding calendar years under this section or said  
1351 subsection (q) of said section (6) of said chapter 62; and (ii) any credits under this section or said



1352 subsection (q) of said section (6) of said chapter 62 returned to DHCD by a certified housing  
1353 development project. The total amount of credits authorized during a year.

1354 SECTION 98. Said subdivision (5) of said section 38BB of said chapter 63, as so  
1355 appearing, is hereby further amended by inserting, in line 46, after the words “chapter 62;” the  
1356 following word:- and.

1357 SECTION 99. Said subdivision (5) of said section 38BB of said chapter 63, as so  
1358 appearing, is hereby further amended by striking out, in lines 50 to 52, inclusive, the words “Any  
1359 portion of the \$10,000,000 annual cap not awarded by DHCD in a calendar year shall not be  
1360 applied to awards in a subsequent year.”

1361 SECTION 100. Subsection (a) of section 38HH of said chapter 63, as so appearing, is  
1362 hereby amended by adding, in line 18, after the words “NAICS code 31-33”, the following  
1363 words:- and other expansion industries new to apprenticeship the secretary of labor and  
1364 workforce development identifies as critical to a regional labor market economy.

1365 SECTION 101. Chapter 69 of the General Laws is hereby amended by adding the  
1366 following four sections:-

1367 Section 37. For the purposes of sections 38 through 42, inclusive, the following terms  
1368 shall have the following meanings, unless the context clearly requires otherwise:-

1369 “Career technical education” or “CTE”, shall have the same meaning as vocational-  
1370 technical education as defined in section 1 of chapter 74.

1371 “Office”, the office of career technical education.

1372           Section 38. There shall be established within the department of elementary and secondary  
1373 education an office of career technical education, which shall be under the supervision and  
1374 management of the deputy commissioner of career technical education. The deputy  
1375 commissioner shall be appointed by the commissioner of elementary and secondary education,  
1376 with the approval of the board. It shall be the duty of the deputy commissioner to improve and  
1377 maximize career technical education throughout the commonwealth, and to collaborate with the  
1378 board to promulgate regulations and develop and implement polices to enhance all career  
1379 technical education programs in the commonwealth, including but not limited to ensuring the  
1380 enforcement of regulations relative to certificates of occupational proficiency.

1381           Section 39. The office, established pursuant to section 38 of this chapter, shall promote  
1382 and support with available resources innovative and collaborative career technical education  
1383 demonstration programs in which students split time between their comprehensive high school  
1384 and a school offering said programs pursuant to chapter 74. Under said programs, participating  
1385 students shall take required academic classes in the morning and vocational courses in the  
1386 afternoon when the equipment is available.

1387           Section 40. (a) The office, established pursuant to section 38 of this chapter, shall  
1388 develop credentials for students graduating from high quality CTE programs in applied  
1389 knowledge, effective relationships, and workplace skills as described in the federal  
1390 Employability Skills Framework.

1391           (b) The office shall ensure instructional ability and competence of CTE instructors  
1392 through the utilization of occupational advisory boards and nationally validated teacher  
1393 competency testing.

1394 (c)The office shall utilize both pre- and post-technical assessment in both cognitive and  
1395 psychomotor domains to determine what students know and are able to do.

1396 (d) The office shall collaborate with recognized industry credential providers to develop  
1397 state-customized credentials to measure career readiness through skill assessments appropriate to  
1398 each tier of CTE.

1399 (e) The office shall consider the use of the 21st Century Skills for Workplace Success  
1400 Credential, which validates overall workplace readiness skills and is aligned to the Employability  
1401 Skills Framework of the federal Office of Career and Technical Adult Education. This credential  
1402 may be utilized to validate basic competencies before participation in externships or school-  
1403 based enterprises, and it may be utilized with state one-stop career centers or as a graduation or  
1404 completion requirement for post-graduate and post-secondary chapter 74 programs.

1405 (f) The office shall support the use of Industry Recognized Credentials, known as IRCs,  
1406 in chapter 74 programs.

1407 (g) The office shall support the use of both longitudinal and pre- and post-student  
1408 assessment as a means of obtaining meaningful data for curricular improvement. Data may be  
1409 utilized for facilities improvement, equipment investments, mission success, and professional  
1410 development.

1411 (h) The office shall engage in statewide data sharing agreements with credential providers  
1412 that include a variety of access portals for a variety of levels of personnel, including but not  
1413 limited to state and local CTE administration, CTE teachers, parents, and students, giving access  
1414 to stakeholders to assess program effectiveness.

1415 (i) The office shall encourage and work to increase the use of articulation agreements  
1416 with community colleges and public universities and other dual credit programs to allow CTE  
1417 students to earn credit and stacked credentials that lead to an associate degree.

1418 (j) The office shall implement and promote efforts, including those related to student  
1419 outreach and retention, to ensure that CTE programs are accessible to all students, including  
1420 English language learners, students with disabilities, and student populations traditionally  
1421 underrepresented in CTE programs.

1422 SECTION 102. Chapter 70 of the General Laws, as most recently amended by chapter  
1423 132 of the Acts of 2019, is hereby further amended by inserting the following new section:-

1424 Section 10A. Expansion Grants for Regional Vocational Schools

1425 (a) In addition to the funding otherwise provided pursuant to this chapter, any regional or  
1426 county vocational or agricultural school shall, subject to appropriation, receive a one-year  
1427 expansion grant in any fiscal year in which its foundation enrollment increases by more than two  
1428 percent over its foundation enrollment for the previous fiscal year.

1429 (b) The amount of said expansion grant shall be calculated by multiplying the number of  
1430 additional students in its foundation enrollment, over its foundation enrollment for the previous  
1431 fiscal year, by its per-student foundation budget amount. The per-student foundation budget  
1432 amount shall be calculated by dividing the district's foundation budget amount for the current  
1433 year by its foundation enrollment for the prior fiscal year.

1434 (c) The department shall annually solicit information from all regional and county  
1435 vocational and agricultural schools as needed to estimate the amounts required to fund expansion

1436 grants in the coming fiscal year for all such schools, and the department shall request  
1437 appropriation of the amount required to fully fund such expansion grants.

1438 (d) If the amount appropriated for expansion grants in a fiscal year is less than the amount  
1439 required to fully fund such grants, then each eligible regional or county vocational or agricultural  
1440 school shall receive a share of the appropriated funds proportional to the share that its expansion  
1441 grant, calculated pursuant to subsection (b), constitutes of the total amount of expansion grants  
1442 for all schools, pursuant to said subsection.

1443 SECTION 103. Section 3A of Chapter 70B of the General Laws, as appearing in the  
1444 2018 Official Edition, is hereby amended by striking the number “17” and inserting “19” in place  
1445 thereof, and further by inserting, after “Fire Chiefs' Association of Massachusetts, Inc.” the  
1446 following:-

1447 “, Massachusetts Association of Vocational Administrators, Inc., Alliance for Vocational  
1448 Technical Education,”

1449 SECTION 104. Subsection (q) of section 16 of chapter 71 of the General Laws, as so  
1450 appearing, is hereby amended by striking out the word “five”, and inserting in place thereof the  
1451 word “twenty-five”.

1452 SECTION 105. Section 127I of chapter 111 of the General Laws, as appearing in the  
1453 2020 Official Edition, is hereby amended by adding the following paragraph:-

1454 Following appointment of a receiver for a vacant residential property, the court, upon  
1455 motion by the receiver with notice to the owner, mortgagee, and all interested parties, may allow  
1456 for the sale of the property to a nonprofit entity for fair market value in its then current condition.

1457 Any such sale shall be conditioned upon the court finding that the nonprofit will correct all  
1458 outstanding state sanitary code violations and rehabilitate the property for affordable sale to a  
1459 first-time homebuyer from a household whose income is not more than 120 per cent of median  
1460 income as determined by the federal Department of Housing and Urban Development, and  
1461 further that the nonprofit has the expertise and resources necessary to do so. Any such motion  
1462 filed by the receiver under this section shall not be heard by the court for at least thirty days  
1463 following the filing date, during which period the owner, mortgagee, and any other interest  
1464 parties may join a motion for leave to correct all state sanitary code violations at the property.  
1465 Upon finding that the owner, mortgagee, or other interested party has the intention and ability to  
1466 correct the code violations, the court shall stay hearing on the receiver’s motion for a reasonable  
1467 period of time to allow the owner, mortgagee, or other interested party to do so.

1468 SECTION 106. Section 1 of chapter 121B of the General Laws, as so appearing, is  
1469 hereby amended by inserting, after the definition of “Blighted open area,” the following  
1470 definition:-

1471 “Capital funds”, funds advanced by the department to a housing authority financing  
1472 capital outlays for housing production or preservation from proceeds of a bond authorization as  
1473 defined in section 1 of chapter 29.

1474 SECTION 107. Said section 1 of said chapter 121B, as so appearing, is hereby further  
1475 amended by inserting, after the definition of “Relocation project,” the following definition:-

1476 “Replacement units”, low rent housing created to replace an existing housing project that  
1477 is demolished or disposed of under subsection (k) of section 26; such units may be included  
1478 within a privately owned mixed-income development that also includes dwellings that are not

1479 low rent housing, provided that the use and occupancy of the replacement units is subject to a  
1480 binding legal contract and land use restriction under paragraph (7) of subsection (k) of section  
1481 26.

1482 SECTION 108. Section 11 of said chapter 121B, as so appearing, is hereby amended by  
1483 adding the following paragraph:-

1484 Notwithstanding any general or special law to the contrary, a housing authority, with the  
1485 approval of the department, shall have the power to secure indebtedness incurred for the  
1486 preservation, modernization and maintenance of one or more of its low-rent housing  
1487 developments assisted under section 32 or section 34 of chapter 121B by a pledge of a portion of  
1488 capital funds awarded to it for improvements to be carried out pursuant to a department-approved  
1489 capital improvement plan in accordance with department regulations governing capital projects.  
1490 The department shall promulgate regulations establishing limitations on the percentage of  
1491 awarded capital funds that may be pledged to secure indebtedness, describing permitted terms for  
1492 borrowing and repayment, and establishing criteria for housing authorities that will be permitted  
1493 to incur indebtedness secured by a pledge of capital funds. Any pledge of future year capital  
1494 funds under this section is subject to the availability of funds under the department's capital  
1495 spending plan as approved by the governor for that year. All financing documents related to  
1496 future year capital fund amounts must include a statement that the credit of commonwealth is not  
1497 pledged and that the pledging of funds is subject to the availability of funds under the  
1498 department's capital spending plan as approved by the governor.

1499 SECTION 109. Subsection (k) of section 26 of said chapter 121B, as amended by section  
1500 72 of chapter 39 of the acts of 2021, is hereby further amended by inserting, in line 91, after the  
1501 word “sale,” the following words:- or other disposition.

1502 SECTION 110. Said subsection (k) of said section 26 of said chapter 121B, as so  
1503 amended, is hereby further amended by striking out paragraphs (1) through (4), inclusive, and  
1504 inserting in place thereof the following 4 paragraphs:-

1505 (1) found that all or a substantial portion of such existing housing project or part thereof  
1506 requires such substantial modernization or rehabilitation to continue to provide decent, safe and  
1507 sanitary housing that, in the judgment of the department, the required substantial modernization  
1508 or rehabilitation cannot feasibly be executed by the housing authority pursuant to the provisions  
1509 of this chapter;

1510 (2) approved the proposed project, including a relocation plan for occupants of the  
1511 existing project and a plan to make housing available on the land where the existing project is  
1512 situated, in which the number of replacement units restricted as low rent housing for occupancy  
1513 by low income persons or families shall be the same as the number of low rent housing units in  
1514 the existing housing project or part thereof that is subject to demolition or disposition, unless the  
1515 department determines that (i) a shortage of low-rent housing no longer exists in the applicable  
1516 city or town, or (ii) the reduction in the number of units is necessary to increase the number of  
1517 units that are accessible for persons with disabilities, which project may include plans to use a  
1518 portion of such land for market-rate housing or for a public purpose ancillary to such  
1519 development and approved by the department;



1520 (3) approved the sale or other disposition and the terms thereof, which shall be at a value  
1521 determined through procedures customarily accepted by the appraising profession as valid,  
1522 unless the department determines that a below-market disposition would be in the public interest  
1523 in order to support the continued occupancy of dwelling units in the new development by  
1524 families of low income;

1525 (4) determined that the availability of funds to the housing authority for such project is  
1526 conditioned upon the occurrence of the initial mortgage loan closing for the development of new  
1527 or rehabilitated housing on the land where the existing project is situated; and the housing  
1528 authority has selected, through a qualifications-based competitive procurement process approved  
1529 by the department, a developer best qualified to develop, own and operate the new or  
1530 rehabilitated housing on the existing land, to provide for such development of the new housing  
1531 within a reasonable time in accordance with department-approved contracts, and to assure  
1532 continued occupancy of the required number of replacement units in the new development by  
1533 families of low income in accordance with the requirements of this chapter.

1534 SECTION 111. Said subsection (k) of said section 26 of said chapter 121B, as so  
1535 amended, is hereby further amended by adding the following paragraph:-

1536 (7) approved a binding legal contract and land use restriction to be entered into by the  
1537 transferee of the property in favor of the local housing authority and the department of housing  
1538 and community development that requires compliance with this chapter and the department's  
1539 regulations in so far as the statute and regulations apply to tenancy at and application to public  
1540 housing, as determined by the department, with respect to the replacement units in the same  
1541 manner and to the same effect as if such entity were a housing authority, subject to such

1542 regulatory waivers given by the department of housing and community development as may be  
1543 necessary to secure financing. The contract shall require compliance in perpetuity unless the  
1544 department determines that the project financing requires the use of Federal low income housing  
1545 tax credits and that compliance in perpetuity would make it infeasible to comply with Internal  
1546 Revenue Service requirements with respect to the low income housing tax credit program.

1547 SECTION 112. Subsection (p) of said section 26 of said chapter 121B, as so appearing in  
1548 the 2020 Official Edition, is hereby further amended by striking out, in line 243, the words  
1549 “section or section 34” and inserting in place thereof the following words:- any provision of this  
1550 chapter.

1551 SECTION 113. Said subsection (p) of said section 26 of said chapter 121B, as so  
1552 appearing, is hereby further amended by inserting, in line 248, after the words “feasible to”, the  
1553 following words:- maintain or to.

1554 SECTION 114. Said subsection (p) of said section 26 of said chapter 121B, as so  
1555 appearing, is hereby further amended by inserting, in line 252, after the word “demolition”, the  
1556 following words:- or other disposition.

1557 SECTION 115. Said subsection (p) of said section 26 of said chapter 121B, as so  
1558 appearing, is hereby further amended by striking out, in line 254, the words “as of November 1,  
1559 2012”, and inserting in place thereof the following words:- for reasons DHCD has determined  
1560 not to be the fault of the housing authority for at least 2 years,.

1561 SECTION 116. Said section 26 of said chapter 121B, as so appearing, is hereby further  
1562 amended by adding the following subsection:-

1563 (q) Notwithstanding any general or special law to the contrary, including without  
1564 limitation section 16 of chapter 30B, a housing authority may dispose of property pursuant to this  
1565 section or section 34 to a developer selected by competitive, qualifications-based procurement  
1566 without separately soliciting proposals for the property disposition, provided that the developer  
1567 procurement declares the property available for disposition and that, in the case of a disposition  
1568 of property pursuant to subsection (k), the number of replacement units required under paragraph  
1569 (2) of said subsection (k) are provided. Without limiting the generality of the foregoing:

1570 (1) A housing authority shall not be required to determine the value of the property prior  
1571 to soliciting proposals for selection of a developer best qualified to develop, own and operate the  
1572 new or rehabilitated housing on the land. Prior to disposition of property by deed or other  
1573 instrument, the housing authority shall determine the value of the property through procedures  
1574 customarily accepted by the appraising profession as valid prior to the sale or other disposition of  
1575 the property, and if, with the approval of the department, the housing authority decides to dispose  
1576 of the property at a price less than the value as so determined, the housing authority shall publish  
1577 notice of its decision in the central register, explaining the reasons for its decision and disclosing  
1578 the difference between such value and the price to be received; and

1579 (2) A housing authority shall not be required to specify all of the restrictions that may be  
1580 placed on the subsequent use of property prior to selecting a developer through a qualifications-  
1581 based competitive procurement process, provided that the developer procurement identifies the  
1582 minimum number of dwelling units in the new development that must be occupied by families of  
1583 low income. In the case of a disposition pursuant to subsection (k), such minimum number must  
1584 conform to the requirements of paragraph (2) of said subsection (k).

1585 SECTION 117. Section 29 of said chapter 121B, as so appearing, is hereby amended by  
1586 adding the following paragraph:-

1587 Notwithstanding any provision to the contrary in this section or elsewhere in this chapter,  
1588 if a housing authority does not own, lease or manage any housing project eligible to receive  
1589 ongoing capital or operating assistance under sections 32 or 34, the department shall not  
1590 investigate such housing authority's budgets, finances, dealings, transactions and relationships or  
1591 other affairs, nor shall the department require periodic reporting by any such housing authority.  
1592 Without limiting the generality of the foregoing, a housing authority that does not own, lease or  
1593 manage any housing project eligible to receive ongoing capital or operating assistance under said  
1594 sections 32 or 34 shall not be required to: (i) participate in a training program under section 5B;  
1595 (ii) submit contracts with its executive director to the department for review pursuant to section  
1596 7A; (iii) participate in the performance-based monitoring program established pursuant to section  
1597 26B; (iv) participate in the regional capital assistance team program established pursuant to  
1598 section 26C; (v) prepare and submit an annual plan pursuant to section 28A and this section; or  
1599 (vi) prepare and submit, or make available, a written report and agreed upon procedures for  
1600 review of housing authority financial records pursuant to this section.

1601 SECTION 118. Section 34 of said chapter 121B, as so appearing, is hereby amended by  
1602 striking out the fifth paragraph and inserting in place thereof the following paragraph:-

1603 The proceeds of any sale or other disposition of such project in excess of the total of all  
1604 obligations of the housing authority with respect to such project shall, after the payment of all  
1605 bonds issued by the housing authority to finance the cost of such project and payment of the  
1606 costs of the sale or disposition, be retained by the housing authority for the preservation,

1607 modernization and maintenance of its public housing assisted under this chapter as approved by  
1608 the department, or where the housing authority has no public housing assisted under this chapter,  
1609 such proceeds shall be paid to the department to fund capital improvements for the preservation,  
1610 modernization and maintenance of state-aided public housing.

1611 SECTION 119. Said section 34 of said chapter 121B, as so appearing, is hereby further  
1612 amended by striking out the tenth paragraph and inserting in place thereof the following  
1613 paragraph:-

1614 Whenever a housing authority shall determine that land acquired by it under clause (d) of  
1615 section 11 for the purpose of this section is in excess of or no longer required for such purposes it  
1616 may, upon approval by the department, sell or otherwise dispose of such land by deed or  
1617 instrument approved as to form by the attorney general. If the housing authority is disposing of  
1618 such land for purposes of housing development, it may do so in accordance with section 26. So  
1619 long as any bonds issued by a housing authority to finance the cost of a project under this section  
1620 or section 35 and guaranteed by the commonwealth are outstanding, funds received from a  
1621 disposition of land as provided in this chapter shall be applied in accordance with the fourth  
1622 paragraph of this section. After the payment of all bonds issued by the housing authority to  
1623 finance the cost of such project, funds received shall be applied in accordance with the fifth  
1624 paragraph of this section.

1625 SECTION 120. Said section 34 of said chapter 121B, as so appearing, is hereby further  
1626 amended by adding the following paragraph:-

1627 Notwithstanding any general or special law to the contrary, construction and development  
1628 activity related to redevelopment of state-aided or federally-aided public housing projects where

1629 the land, buildings or structures associated with the housing project have been conveyed or  
1630 transferred to an affiliated non-profit or private entity for purposes of completing the  
1631 redevelopment shall not be subject to any general or special law related to the procurement and  
1632 award of contracts for the planning, design, construction management, construction,  
1633 reconstruction, installation, demolition, maintenance or repair of buildings by a public agency,  
1634 provided that the department shall review and approve the procurement processes used to  
1635 undertake this redevelopment in accordance with subsection (q) of section 26. Provided further  
1636 that all construction, reconstruction, alteration, installation, demolition, maintenance or repair  
1637 shall be subject to sections 26 to 27F, inclusive, and section 29 of chapter 149. The Department  
1638 shall request rates and updates from the Division of Labor Standards for these projects.

1639 SECTION 121. Chapter 167 of the General Laws, as so appearing in the 2018 Official  
1640 Edition, shall be amended by adding, after section 13 the following new section:-

1641 Section 13A. (a) The division of banks shall require the collection of small business  
1642 lending data from all lenders, including online lenders, and small businesses on an annual basis.  
1643 The division shall also analyze the impacts that lenders, including online lenders, and their  
1644 practices have on minority borrowers in the Commonwealth.

1645 (b) The division shall promulgate regulations relative to the required collection of small  
1646 business lending data. Said regulations shall include, but not be limited to the following:

1647 (1) the establishment of a central depository of the collection and analysis of small  
1648 business lending data, to include, but not be limited to the following: lending and banking  
1649 institutions' average annual percent rates, default rates, and fees.

1650 (2) procedures for the solicitation and acceptance of reports regarding small businesses'  
1651 incidents of predatory lending practices.

1652 (3) procedures for assessing the credibility and accuracy of reports of small business  
1653 lending data from lending institutions.

1654 (c) The division shall file an annual report with the information obtained pursuant to  
1655 subsections (a) and (b) as well as recommendations for best practices for small business  
1656 borrower lending with the house and senate clerks and the house and senate chairs of the joint  
1657 committee on financial services not later than July 1.

1658 SECTION 122. Sections 46, 48, 61, 63 and 124A of chapter 287 of the acts of 2014, as  
1659 most recently amended by section 26 of chapter 99 of the acts of 2018, are hereby repealed.

1660 SECTION 123. Notwithstanding any general or special law to the contrary, the  
1661 commissioner of conservation and recreation is authorized to amend and extend for a 30-year  
1662 period the existing lease authorized under chapter 287 of the acts of 1977.

1663 SECTION 124. Notwithstanding any general or special law to the contrary, to meet the  
1664 expenditures necessary in carrying out section 2A, the state treasurer shall, upon receipt of a  
1665 request by the governor, issue and sell bonds of the commonwealth in an amount to be specified  
1666 by the governor from time to time but not exceeding, in the aggregate, \$883,000,000 All bonds  
1667 issued by the commonwealth, as aforesaid, shall be designated on their face "Commonwealth  
1668 Economic Development Act of 2022", and shall be issued for a maximum term of years, not  
1669 exceeding 30 years, as the governor may recommend to the general court pursuant to section 3 of  
1670 Article LXII of the Amendments to the Constitution; provided, however, that all such bonds shall  
1671 be payable not later than June 30, 2057. All interest and payments on account of principal on

1672 such obligations shall be payable from the General Fund. Bonds and interest thereon issued  
1673 under the authority of this section shall, notwithstanding any other provision of this act, be  
1674 general obligations of the commonwealth.

1675 SECTION 125. Notwithstanding any general or special law to the contrary, to meet the  
1676 expenditures necessary in carrying out section 2B, the state treasurer shall, upon receipt of a  
1677 request by the governor, issue and sell bonds of the commonwealth in an amount to be specified  
1678 by the governor from time to time but not exceeding, in the aggregate, \$268,800,000. All bonds  
1679 issued by the commonwealth, as aforesaid, shall be designated on their face "Commonwealth  
1680 Economic Development Act of 2022", and shall be issued for a maximum term of years, not  
1681 exceeding 30 years, as the governor may recommend to the general court pursuant to section 3 of  
1682 Article LXII of the Amendments to the Constitution; provided, however, that all such bonds shall  
1683 be payable not later than June 30, 2057. All interest and payments on account of principal on  
1684 such obligations shall be payable from the General Fund. Bonds and interest thereon issued  
1685 under the authority of this section shall, notwithstanding any other provision of this act, be  
1686 general obligations of the commonwealth.

1687 SECTION 126. Notwithstanding any general or special law to the contrary, to meet the  
1688 expenditures necessary in carrying out section 2C, the state treasurer shall, upon receipt of a  
1689 request by the governor, issue and sell bonds of the commonwealth in an amount to be specified  
1690 by the governor from time to time but not exceeding, in the aggregate, \$XXXXXXX. All bonds  
1691 issued by the commonwealth, as aforesaid, shall be designated on their face "Commonwealth  
1692 Economic Development Act of 2022", and shall be issued for a maximum term of years, not  
1693 exceeding 30 years, as the governor may recommend to the general court pursuant to section 3 of  
1694 Article LXII of the Amendments to the Constitution; provided, however, that all such bonds shall



1695 be payable not later than June 30, 2057. All interest and payments on account of principal on  
1696 such obligations shall be payable from the General Fund. Bonds and interest thereon issued  
1697 under the authority of this section shall, notwithstanding any other provision of this act, be  
1698 general obligations of the commonwealth.

1699 SECTION 127. Notwithstanding any general or special law to the contrary, to meet the  
1700 expenditures necessary in carrying out section 2D, the state treasurer shall, upon receipt of a  
1701 request by the governor, issue and sell bonds of the commonwealth in an amount to be specified  
1702 by the governor from time to time but not exceeding, in the aggregate, \$104,000,000. All bonds  
1703 issued by the commonwealth, as aforesaid, shall be designated on their face "Commonwealth  
1704 Economic Development Act of 2022", and shall be issued for a maximum term of years, not  
1705 exceeding 30 years, as the governor may recommend to the general court pursuant to section 3 of  
1706 Article LXII of the Amendments to the Constitution; provided, however, that all such bonds shall  
1707 be payable not later than June 30, 2057. All interest and payments on account of principal on  
1708 such obligations shall be payable from the General Fund. Bonds and interest thereon issued  
1709 under the authority of this section shall, notwithstanding any other provision of this act, be  
1710 general obligations of the commonwealth.

1711 SECTION 128. (a) The Massachusetts Convention Center Authority shall update and  
1712 supplement the report entitled "BCEC Expansion 2019 Project Report" and dated January 2020  
1713 to account for changes in the convention, venue management and hospitality industry that have  
1714 developed since January 2020, including changes resulting from the outbreak of the 2019 novel  
1715 coronavirus and subsequent variants, also known as COVID-19, and shall file the same with the  
1716 clerks of the house of representatives and senate, the house and senate committees on ways and  
1717 means, the joint committee on economic development and emerging technologies and the joint

1718 committee on state administration and regulatory oversight; provided, that the update and  
1719 supplement shall include but not be limited to, the following: (i) the competitiveness of the city  
1720 of Boston and the commonwealth nationally and globally as a destination for conventions,  
1721 gatherings, and similar public meetings; (ii) the needs of the Boston Convention and Exhibition  
1722 Center to accommodate conventions, gatherings and public meetings; (iii) how conventions,  
1723 gatherings and public meetings will take place going forward, including safety and public health  
1724 considerations for COVID-19 and possible future public health crises; and, (iv) technology, air  
1725 filtration and any other physical plant enhancements. The Massachusetts Convention Center  
1726 Authority shall file the update and supplement with the clerks of the senate and house of  
1727 representatives, the house and senate committees on ways and means, the joint committee on  
1728 economic development and emerging technologies and the joint committee on state  
1729 administration and regulatory oversight

1730 (b) The authority shall establish a director of diversity, equity and inclusion position who  
1731 shall be responsible for, at a minimum, ensuring the authority follows the massport model for  
1732 any and all land dispositions; the authority shall appoint a community advisory group made of  
1733 South Boston residents to advise the authority on the impacts an expansion of the Boston  
1734 convention and exhibition center would have on the local community including public access  
1735 and community use of the Lawn on D and a buffer zone park along Cypher Street.

1736 SECTION 129. The secretary of administration and finance, the secretary of housing and  
1737 economic development, 1 persons appointed by the president of the Massachusetts state senate, 1  
1738 persons appointed by the speaker of the house of representatives, and 1 person appointed by the  
1739 mayor of Boston shall jointly conduct a study into the feasibility of the sale, lease, transfer or  
1740 other disposition of the land and improvements comprising the Hynes convention center or any

1741 interest therein, or if it would be in the best interest of the commonwealth to retain the Hynes  
1742 convention center and make recommendations on attracting more business and events to the  
1743 Hynes convention center. The study shall concern issues including, but not limited to: (i) the  
1744 economic effects to the property of a sale, lease, transfer or other disposition; (ii) the economic  
1745 effects to the businesses of the Back Bay neighborhood of a sale, lease, transfer or other  
1746 disposition; (iii) the economic effects to the city of Boston of a sale, lease, transfer or other  
1747 disposition; (iv) the number of jobs lost as a result of a sale, lease, transfer or other disposition;  
1748 (v) plans to mitigate the effects of jobs lost as a result of a sale, lease, transfer or other  
1749 disposition; and (vi) the economic effects the current operation of the Hynes has to the Back Bay  
1750 neighborhood, to the city of Boston and the commonwealth. A report on the study's findings  
1751 shall be reported to the clerks of the house and senate, the house and senate committees on ways  
1752 and means and the joint committee on economic development and emerging technologies no  
1753 later than December 31, 2023.

1754 SECTION 130. (a) There shall hereby be established a commission to be known as the  
1755 CTE Funding Commission, to study funding options for career technical education, or CTE,  
1756 programs. The commission shall consist of four representatives of the department of elementary  
1757 and secondary education, to be appointed by the deputy commissioner of the office of career  
1758 technical education, provided that one appointee shall be the secretary of education or a  
1759 designee, who shall serve as chair, and three representatives of the executive office of labor and  
1760 workforce development, to be appointed by the secretary of labor and workforce development.  
1761 The commission shall identify the use of funds for changing market needs. This commission  
1762 shall make recommendations, which shall include but not be limited to, the following:

1763 (1) whether the Massachusetts school building authority may spend money on equipment  
1764 only, or if they are limited to funding for education structures;

1765 (2) whether the Massachusetts school building authority should add incentives for the  
1766 approved chapter 74 educational spaces in programs that align to labor market demand;

1767 (3) how to simplify state law, particularly section 16 of chapter 71 of the General Laws,  
1768 so that all regional school districts can secure bonding for critical capital projects through the  
1769 district-wide referendum process outlined in subsection (n) of said section 16 of said chapter 71  
1770 of the General Laws;

1771 (4) how to change language in subsection (d) of said section 16 of said chapter 71 of the  
1772 General Laws to allow all regional school districts the option to secure project bonding approval  
1773 upon a two-thirds vote of approval of each legislative body of a municipality comprising the  
1774 district; and

1775 (5) any other recommendations relative to CTE funding at the commission's discretion.

1776 (b) The commission shall submit a report, which shall include the findings of the study  
1777 and all such recommendations and any proposed drafts of legislation, not later than one year after  
1778 the effective date of this act.

1779 SECTION 131. (a) Notwithstanding any general or special law to the contrary, all  
1780 appointive boards and commissions in the commonwealth established by the Massachusetts  
1781 general laws, including boards and commissions of a political subdivision of the state, if not  
1782 otherwise provided by law, shall adopt policies and practices designed to increase the racial and  
1783 ethnic diversity of their board membership and commission membership. To meet this goal, said

1784 boards and commissions shall report on an annual basis to the secretary of state and the office of  
1785 the governor the following: (i) data on specific qualifications, skills and experience that the  
1786 board appointees considers for its board of directors and nominees for the board of directors and  
1787 commissions; (ii) the self-identified race and ethnicity of each member of said board of directors  
1788 and commissions; (iii) the number of total individuals on said boards and commissions; iv) a  
1789 description of the process of said board or commission for identifying, evaluating, and  
1790 determining nominees and appointees including, but not limited to, how demographic diversity is  
1791 considered; and (v) a description of the policies and practices of said boards and commissions for  
1792 promoting diversity, equity and inclusion among said boards and commissions and (vi) the total  
1793 number of people of color and the total number of individuals who serve as members on all  
1794 boards and commissions in the commonwealth.

1795 (b) To track and measure progress, an annual report shall be published by the office of  
1796 the governor, annually, not later than July 1, that provides: (i) demographic data provided by all  
1797 public board and commission applicants, including boards and commissions of a political  
1798 subdivision of the state, relative to ethnicity and race; and (ii) demographic data provided by all  
1799 public board and commission nominees or appointees, including boards and commissions of a  
1800 political subdivision of the state, relative to ethnicity and race, pursuant to section (a) of this act.  
1801 Any demographic data disclosed or released pursuant to this section shall be anonymized to the  
1802 extent practicable and shall not identify an individual applicant, nominee or appointed board  
1803 member or commissioner. Said demographic data shall also disclose aggregated statistical data  
1804 by commission or board sector and by secretariat that governs said board or commission, if  
1805 applicable.

1806 (c) Notwithstanding any general or special law to the contrary, and pursuant to any  
1807 established appointment procedures of individual boards or commissions in the commonwealth,  
1808 racial diversity shall be considered in any subsequent appointments made after July 1, 2021, to  
1809 any public boards and commissions in the commonwealth.

1810 (d) By January 1, 2025 all boards and commissions shall, to the extent feasible, broadly  
1811 reflect the general public of the commonwealth, including the percentage of racial and ethnic  
1812 minorities in the general population.

1813 SECTION 132. To provide for the continued availability of a bond-funded spending  
1814 authorization that otherwise would expire, the balance of item 7002-0016 of section 2 of chapter  
1815 112 of the acts of 2018, as amended by section 46 of chapter 102 of the acts of 2021 and any  
1816 allocations thereof shall be extended to June 30, 2025 for the purposes of and subject to the  
1817 conditions stated for the item in the original authorization, and any amendments to such  
1818 authorization.

1819 SECTION 133. Sections 89 to 92, inclusive, and sections 97 to 99, inclusive, shall apply  
1820 to tax years beginning on or after January 1, 2023.

1821 SECTION 134. Sections 7 and 131 shall take effect on July 1, 2022.

1822 SECTION 135. Section 85 shall take effect on January 1, 2023.