

# HOUSE . . . . . No. 5276

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## The Commonwealth of Massachusetts

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HOUSE OF REPRESENTATIVES, September 19, 2022.

The committee on Housing, to whom were referred the petition (accompanied by bill, Senate, No. 857) of Joseph A. Boncore for legislation to commission a study to increase regional housing production; the petition (accompanied by bill, Senate, No. 858) of Joseph A. Boncore for legislation relative to zero parking development; the petition (accompanied by bill, Senate, No. 862) of Michael D. Brady and Christopher Hendricks for legislation relative to the use of community preservation funding by local public housing authorities; the petition (accompanied by bill, Senate, No. 864) of Harriette L. Chandler and Michael J. Barrett for legislation to create a multi-family housing incentive pilot program; the petition (accompanied by bill, Senate, No. 875) of Sal N. DiDomenico and James B. Eldridge for legislation relative to reforming the housing development incentive program; the petition (accompanied by bill, Senate, No. 876) of Diana DiZoglio for legislation to promote open space residential development; the petition (accompanied by bill, Senate, No. 877) of Diana DiZoglio for legislation to require the disclosure of services covered by condominium fees and property taxes; the petition (accompanied by bill, Senate, No. 878) of Diana DiZoglio and Joan B. Lovely for legislation to establish a task force on the safety and welfare of elderly and disabled persons residing in public housing; the petition (accompanied by bill, Senate, No. 879) of Diana DiZoglio for legislation relative to access to housing for first responders; the petition (accompanied by bill, Senate, No. 881) of Diana DiZoglio for legislation relative to full disclosure of fees; the petition (accompanied by bill, Senate, No. 882) of Diana DiZoglio for legislation relative to affordable housing; the petition (accompanied by bill, Senate, No. 883) of Brian Coppola for legislation relative to mandated preferences on certain public housing waiting lists; the petition (accompanied by bill, Senate, No. 888) of Adam G. Hinds and Joanne M. Comerford for legislation to promote affordable housing; the petition (accompanied by bill, Senate, No. 892) of John F. Keenan for legislation relative to bed bugs; the petition (accompanied by bill, Senate, No. 895) of Jason M. Lewis for legislation to update Chapter 40B to support the creation of affordable housing while strengthening local oversight; the petition (accompanied by bill,

Senate, No. 896) of Vincent Lawrence Dixon for legislation for Chapter 40B reform and improvement; the petition (accompanied by bill, Senate, No. 897) of Gerry Mroz for legislation to limit the charge for condominium “6(d) certificates”; the petition (accompanied by bill, Senate, No. 901) of Mark C. Montigny and Michael O. Moore for legislation to establish a low-income sewer and water assistance program; the petition (accompanied by bill, Senate, No. 903) of Marc R. Pacheco and Michael D. Brady for legislation to expand the eligibility of households for inclusion in a municipality's affordable housing inventory; the petition (accompanied by bill, Senate, No. 905) of Michael F. Rush for legislation to ensure affordable housing in perpetuity; the petition (accompanied by bill, Senate, No. 906) of Michael F. Rush, James M. Murphy and Patrick M. O'Connor for legislation relative to public housing determination for veterans; the petition (accompanied by bill, Senate, No. 907) of Bruce E. Tarr for legislation to promote savings for first time homebuyers; the petition (accompanied by bill, Senate, No. 909) of Bruce E. Tarr for legislation to promote savings for first time homebuyers; the petition (accompanied by bill, Senate, No. 910) of Bruce E. Tarr for legislation to streamline housing permitting; the petition (accompanied by bill, Senate, No. 1084) of Joan B. Lovely and Thomas P. Walsh for legislation relative to bullying in public housing; the petition (accompanied by bill, House, No. 1375) of Peter Capano, Daniel Cahill and Michelle L. Ciccolo relative to housing development incentive program tax credits; the petition (accompanied by bill, House, No. 1380) of Edward F. Coppinger relative to relief in a tenant counterclaim; the petition (accompanied by resolve, House, No. 1383) of Michael S. Day and others for an investigation by a special commission (including members of the General Court) to study and make recommendations relative to the comprehensive permit law; the petition (accompanied by bill, House, No. 1384) of Michael S. Day and others relative to comprehensive housing needs assessment and the promotion of affordable housing; the petition (accompanied by bill, House, No. 1386) of David F. DeCoste relative to affordable housing; the petition (accompanied by bill, House, No. 1389) of Shawn Dooley relative to correctional facilities under Chapter 40B; the petition (accompanied by bill, House, No. 1390) of Shawn Dooley relative to the pooling of housing inventories by cities, towns and regional school districts for the purposes of calculating percentages of restricted low or moderate income housing; the petition (accompanied by bill, House, No. 1391) of Shawn Dooley for legislation to authorize cities or towns to include workforce housing in housing production plans; the petition (accompanied by bill, House, No. 1392) of Shawn Dooley relative to establishing income reviews for residents of affordable housing; the petition (accompanied by bill, House, No. 1393) of Shawn Dooley and Hannah Kane for legislation to authorize

municipalities to use manufactured housing as affordable housing; the petition (accompanied by bill, House, No. 1394) of Shawn Dooley relative to the definition of consistent with local needs under the affordable housing law; the petition (accompanied by bill, House, No. 1395) of Nika C. Elugardo, Carlos González and Christopher Hendricks relative to enabling municipal housing agencies to enter enforceable deed restriction agreements with small property owners in good standing as part of zoning variance approval; the petition (accompanied by bill, House, No. 1397) of Jessica Ann Giannino relative to heat in condominium units; the petition (accompanied by bill, House, No. 1398) of Susan Williams Gifford and others relative to affordable housing; the petition (accompanied by bill, House, No. 1399) of Susan Williams Gifford and others for legislation to establish a special commission (including members of the General Court) to study the definition of affordable housing; the petition (accompanied by bill, House, No. 1400) of Susan Williams Gifford and others relative to the definition of low and moderate income housing; the petition (accompanied by bill, House, No. 1403) of David Rosa relative to housing developments in communities with a population less than 30,000 persons; the petition (accompanied by bill, House, No. 1405) of Bradford Hill relative to local considerations for housing development; the petition (accompanied by bill, House, No. 1406) of Bradford Hill relative to local considerations for housing development; the petition (accompanied by bill, House, No. 1414) of Kevin G. Honan relative to multifamily housing construction; the petition (accompanied by bill, House, No. 1418) of Bradley H. Jones, Jr. and others for an investigation by a special commission (including members of the General Court) relative to low and moderate income housing qualifications and recertification; the petition (accompanied by bill, House, No. 1419) of Bradley H. Jones, Jr. and others for legislation to prohibit access for convicted level 2 or level 3 sex offenses to certain public housing subsidized by the Commonwealth; the petition (accompanied by bill, House, No. 1420) of Bradley H. Jones, Jr. and others for legislation to require local housing authorities to deny certain convicted sex offenders access to state-subsidized public housing facilities; the petition (accompanied by bill, House, No. 1421) of Bradley H. Jones, Jr. and others relative to affordable housing and the preservation of community water resources; the petition (accompanied by bill, House, No. 1422) of Bradley H. Jones, Jr. and others relative to public housing restrictions; the petition (accompanied by bill, House, No. 1423) of Hannah Kane and Mathew J. Muratore relative to condominium elections; the petition (accompanied by bill, House, No. 1424) of Hannah Kane and others for an investigation by a special commission (including members of the General Court) relative to the condominium laws; the joint petition (accompanied by bill, House, No. 1425) of

Hannah Kane and Michael O. Moore (by vote of the town) relative to affordable housing in the town of Shrewsbury; the petition (accompanied by bill, House, No. 1427) of Marc T. Lombardo relative to affordable housing units; the petition (accompanied by bill, House, No. 1430) of Lenny Mirra and Thomas M. Stanley for legislation to prohibit construction of certain structures within 500 feet of the border of wildlife management areas; the petition (accompanied by bill, House, No. 1431) of Lenny Mirra and James M. Kelcourse for legislation to increase access and financing for smart growth developments; the petition (accompanied by bill, House, No. 1432) of Lenny Mirra and James M. Kelcourse relative to local control over low and moderate income housing eligibility standards for affordable rental and purchase prices; the petition (accompanied by bill, House, No. 1433) of Lenny Mirra and David Allen Robertson relative to the penalty for withholding low income housing development excess profits; the petition (accompanied by bill, House, No. 1435) of David K. Muradian, Jr., and others relative to the display of the flag of the United States by certain condominium owners; the petition (accompanied by bill, House, No. 1443) of Jeffrey N. Roy relative to requiring notice to landlords relating to gas or electric shutoffs; the petition (accompanied by bill, House, No. 1445) of Paul A. Schmid, III and others for legislation to exclude certain veterans' benefits in calculating housing assistance benefits; the petition (accompanied by bill, House, No. 1446) of Thomas M. Stanley, Kate Lipper-Garabedian and Michelle L. Ciccolo relative to fair housing assessments for large-scale housing developments; the petition (accompanied by bill, House, No. 1449) of Tommy Vitolo relative to showing residential property during the current declared state of emergency; and the petition (accompanied by bill, House, No. 1450) of Bud L. Williams relative to reducing damage caused by the current foreclosure crisis in the historic districts of the Commonwealth, reports the accompanying order (House, No. 5276) ought to be adopted.

For the committee,

JAMES ARCIERO.

**The Commonwealth of Massachusetts**



*House of Representatives, September 19, 2022.*

1           *Ordered,* That the committee on Housing be authorized to sit during a recess of the  
2 General Court to make an investigation and study of Senate documents numbered 857, 858, 862,  
3 864, 875, 876, 877, 878, 879, 881, 882, 883, 888, 892, 895, 896, 897, 901, 903, 905, 906, 907,  
4 909, 910 and 1084 and House documents numbered 1375, 1380, 1383, 1384, 1386, 1389, 1390,  
5 1391, 1392, 1393, 1394, 1395, 1397, 1398, 1399, 1400, 1403, 1405, 1406, 1414, 1418, 1419,  
6 1420, 1421, 1422, 1423, 1424, 1425, 1427, 1430, 1431, 1432, 1433, 1435, 1443, 1445, 1446,  
7 1449 and 1450, relative to housing matters.

8           Said committee shall report to the General Court the results of its investigation and study  
9 and its recommendations, if any, together with drafts of legislation necessary to carry such  
10 recommendations into effect, by filing the same with the Clerk of the House of Representatives  
11 on or before December 31, 2022.