

HOUSE No. 3941

The Commonwealth of Massachusetts

PRESENTED BY:

Mike Connolly

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act financing housing first programs and housing for all in Massachusetts.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>1/20/2023</i>
<i>Bud L. Williams</i>	<i>11th Hampden</i>	<i>1/20/2023</i>

HOUSE No. 3941

By Representative Connolly of Cambridge, a petition (accompanied by bill, House, No. 3941) of Mike Connolly and Bud L. Williams for legislation to authorize supplemental financing of housing first programs, state public housing renovations, and other housing programs and to make related changes in certain laws. Housing.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act financing housing first programs and housing for all in Massachusetts.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to authorize forthwith supplemental financing of housing first programs, state public housing renovations, and other housing programs and to make related changes in certain laws, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

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 capital outlay program to rehabilitate, produce, subsidize
2 and modernize housing developments to achieve functional zero homelessness in the
3 commonwealth and to help resolve the ongoing affordable housing emergency the sums set forth
4 in section 2, for the several purposes and subject to the conditions specified in this act, are
5 hereby made available subject to the laws regulating the disbursement of public funds.

6 SECTION 2.

7 EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES

8 7004-XXXX. For state financial assistance in the form of loans and grants for the
9 development of housing to eliminate homelessness in the commonwealth; provided, that the
10 department may develop or finance such housing or may enter into subcontracts with nonprofit
11 organizations, established pursuant to chapter 180 of the General Laws, or organizations in
12 which such nonprofit corporations have a controlling financial or managerial interest or for-profit
13 organizations; provided, however, that preference for the subcontracts shall be given to nonprofit
14 organizations; provided further, that the department shall consider a balanced geographic plan
15 for such housing when issuing the loans and grants; and provided further, that the department
16 shall promulgate regulations under chapter 30A of the General Laws to implement, administer
17 and enforce this item.....\$2,000,000,000

18 7004-XXXX. For the further capitalization of the proposed Social Housing Production
19 Fund established in section 13C of chapter 708 of the acts of 1966 to provide state financial
20 assistance in the form of loans and grants for the purpose of facilitating the development of
21 mixed income social housing; for the initial costs of establishing a “right to counsel” program in
22 the department for free legal assistance and full representation to eligible individuals in eviction
23 proceedings; provided, that the department shall contract with the Massachusetts Legal
24 Assistance Corporation for the administration of the program; for support of community land
25 trusts; for programs administered by cities and towns throughout the commonwealth for the
26 preservation and production of income restricted housing affordable to households at or below
27 80 per cent of median income; and for the initial costs of an expansion of the Massachusetts
28 rental voucher program and the rental assistance for families in transition program administered
29 by the department; and provided further, that the department shall promulgate regulations under

30 chapter 30A of the General Laws to implement, administer and enforce this
31 item.....\$2,000,000,000

32 7004-XXXX. For renovation, maintenance, and upgrades to state funded public housing,
33 including efforts to address the accumulated backlog of deferred capital projects; and provided
34 further, that the department shall promulgate regulations under chapter 30A of the General Laws
35 to implement, administer and enforce this
36 item.....\$8,500,000,000

37 SECTION 3. Notwithstanding any general or special law to the contrary, to meet the
38 expenditures necessary in carrying out section 2, the state treasurer shall, upon receipt of a
39 request by the governor, issue and sell bonds of the commonwealth in an amount to be specified
40 by the governor from time to time but not exceeding, in the aggregate, \$12,500,000,000. All
41 bonds issued by the commonwealth, as aforesaid, shall be designated on their face
42 “Commonwealth Housing First and Housing for All Act of 2023”, and shall be issued for a
43 maximum term of years, not exceeding 30 years, as the governor may recommend to the general
44 court pursuant to section 3 of Article LXII of the Amendments to the Constitution; provided,
45 however, that all such bonds shall be payable not later than June 30, 2058. All interest and
46 payments on account of principal on such obligations shall be payable from the General Fund.
47 Bonds and interest thereon issued under the authority of this section shall, notwithstanding any
48 other provision of this act, be general obligations of the commonwealth.

49 SECTION 4. (a) Notwithstanding any general or special law to the contrary, any project
50 of construction and development activity pursuant to this act shall be deemed to be a public work
51 under section 26 of chapter 149 of the General Laws and shall be subject to all laws, rules and

52 regulations related to the payment of wages at rates set by the director of the department of labor
53 standards pursuant to said chapter 149.

54 (b) Notwithstanding any general or special law to the contrary, any contract for
55 construction, reconstruction, installation, demolition, maintenance or repair of any building for
56 the purposes of development of social housing pursuant to this act shall be subject to public
57 procurement and bidding laws, including section 44A to section 44J, inclusive, of chapter 149 of
58 the General Laws.