

**SENATE . . . . . No. 898**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Marc R. Pacheco*

*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 relative to expanding the eligibility of households for inclusion in a municipality's affordable housing inventory.

PETITION OF:

NAME:

*Marc R. Pacheco*

DISTRICT/ADDRESS:

*Third Bristol and Plymouth*

**SENATE . . . . . No. 898**

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By Mr. Pacheco, a petition (accompanied by bill, Senate, No. 898) of Marc R. Pacheco for legislation to expand the eligibility of households for inclusion in a municipality's affordable housing inventory. Housing.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 903 OF 2021-2022.]

**The Commonwealth of Massachusetts**

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

An Act relative to expanding the eligibility of households for inclusion in a municipality's affordable housing inventory.

*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. For the purposes of this act, “manufactured home” shall mean a structure  
2           which is built in conformance to the National Manufactured Home Construction and Safety  
3           Standards, is transportable in 1 or more sections, is 8 body feet or more in width or 40 body feet  
4           or more in length in traveling mode or is 320 or more square feet when erected on site, is  
5           designed to be used as a dwelling unit with or without a permanent foundation when connected  
6           to the required utilities and includes plumbing, heating, air conditioning and electrical systems  
7           therein.

8           SECTION 2. Notwithstanding any general or special law or rule or regulation to the  
9           contrary, the chief executive officer of a municipality may include 50 per cent of the total

10 number of all resident households living in a manufactured home within such municipality as  
11 income eligible households solely for the purpose of counting units for certification of such  
12 municipality's affordable housing plan for submission to the department of housing and  
13 economic development. The chief executive officer of a municipality shall submit such  
14 additional households for inclusion in the municipality's affordable housing plan on a form  
15 designated by the secretary of the department along with any documentation deemed necessary  
16 by the secretary to establish that the total number of such manufactured homes within that  
17 municipality is accurate.

18         The department shall include such households within a municipality's total number of  
19 eligible units for certification, notwithstanding the actual income of such households, upon  
20 satisfaction by the department that the number of reported manufactured homes within that  
21 municipality is accurate.

22         SECTION 3. The secretary of the housing and community development shall adopt  
23 regulations consistent with this act not later than 90 days after its effective date.

24         SECTION 4. Section 3 shall take effect upon its passage. The remainder of this act shall  
25 take effect 90 days after the effective date of this act.