

**HOUSE . . . . . No. 1323**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Susan Williams Gifford*

*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 affordable housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Susan Williams Gifford</i>	<i>2nd Plymouth</i>	<i>1/17/2023</i>
<i>Joseph D. McKenna</i>	<i>18th Worcester</i>	<i>1/31/2023</i>

**HOUSE . . . . . No. 1323**

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By Representative Gifford of Wareham, a petition (accompanied by bill, House, No. 1323) of Susan Williams Gifford and Joseph D. McKenna relative to affordable housing. Housing.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 1398 OF 2021-2022.]

**The Commonwealth of Massachusetts**

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

An Act relative to affordable housing.

*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. Notwithstanding any general or special law to the contrary, the board of  
2 appeals within a municipality, in the determination of whether low or moderate income housing  
3 exists in a municipality in excess of ten percent of the housing units reported in the most recent  
4 federal decennial census, so that requirements or regulations imposed by said board of appeals in  
5 a permit after comprehensive hearing shall be deemed consistent with local needs, may count as  
6 low or moderate income housing units, manufactured housing units in manufactured housing  
7 communities; provided:

8           (1) That each qualifying manufactured housing unit has a fair cash value of no more than  
9 \$100,000 and is subject to no outstanding board of health citations;

10           (2) That the total of (a) the average annual rent for a housing site in which a  
11 manufactured housing unit is located; (b) an annual financing cost for a new manufactured  
12 housing unit costing \$100,000 at a then current interest rate charged by an area lender to a credit-  
13 worthy borrower; and (c) the annual cost of utilities, not included in the rent, for a manufactured  
14 housing unit in the northeast region, estimated by a manufacturer, trade association or other  
15 reliable source, is affordable to a single person household with an income equal to no more than  
16 80% of area median income, as determined by the federal Department of Housing and Urban  
17 Development, paying no more than 30% of income for these expenses; and

18           (3) That the median income for a household in the census tract in which the manufactured  
19 housing community is located, as computed in the most recent federal decennial census, is less  
20 than 80% of area median income, as computed by the federal Department of Housing and Urban  
21 Development.”