

HOUSE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Kevin G. Honan

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 passage of the accompanying bill:

An Act relative to employer assisted housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
Kevin G. Honan	17th Suffolk
Mayor Thomas M. Menino	One City Hall Square, Suite 500 Boston, MA 02201
Willie Mae Allen	6th Suffolk
Gloria L. Fox	7th Suffolk

The Commonwealth of Massachusetts

In the Year Two Thousand and Nine

AN ACT RELATIVE TO EMPLOYER ASSISTED 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 department
2 of housing and community development shall establish a program to help businesses develop
3 employer assisted housing funds; provided, a business' employer assisted housing fund shall
4 provide grants or loans for housing located in the state for all employees, including seasonal
5 employees, of the business or any subsidiary thereof whose annual household income does not
6 exceed 120 per cent of the area-wide median income as determined by the United States
7 Department of Housing and Urban Development; provided further, that not less than fifty per
8 cent of the business' employer assisted housing fund shall be for all employees whose annual
9 household income does not exceed 80 per cent of the area-wide median income as determined by
10 the United States Department of Housing and Urban Development. Businesses offering an
11 employer assisted housing program may establish requirements for employee participation
12 including incentives that encourage neighborhood revitalization or encourage employees to
13 locate housing near their place of work, that are not inconsistent with the procedures adopted by
14 the department. Grants and loans from the business' employer assisted housing fund shall be
15 spent in this state and may be used for (i) the cost to purchase housing that is to be a principal
16 residence, including cooperative housing, and falls within price guidelines established by the
17 department, including costs for down payments, mortgage interest rate buy-downs, closing costs
18 and other costs determined to be eligible by the department, (ii) payments for security deposits
19 and advance payments for rental housing, and (iii) to contribute to the production of housing

20 units that fall within price guidelines and that meet other requirements that may be established by
21 the department. The department, subject to appropriation, shall contribute to the business'
22 employer assisted housing fund \$1 for every \$2 expended by the business from the employer
23 assisted housing fund as provided in this act. The assistance granted pursuant to this act to each
24 business shall not exceed one hundred thousand dollars annually. The total amount of assistance
25 offered to all businesses under this act shall not exceed five million dollars annually. No
26 assistance shall be granted to any bank, bank and trust company, insurance company, trust
27 company, national bank, savings association, or building and loan association or any other
28 business entity for activities that are a part of its normal course of business; provided, however,
29 that such businesses may receive assistance pursuant to this act for employer assisted housing
30 funds for their own employees. The department shall adopt written procedures for the
31 establishment and operation of employer assisted housing funds eligible for the assistance
32 provided in this act. Such procedures shall include provisions for employee eligibility and shall
33 specify expenses for which grants and loans may be made and provide the documentation and
34 procedures necessary for businesses to qualify for the assistance.

35

36 SECTION 2. For the purposes of funding the employer assisted housing program established
37 pursuant to section 1 of this act\$5,000,000.