

# HOUSE . . . . . No. 1729

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By Representative Spellane of Worcester and Senator Barrios, joint petition of Robert P. Spellane and others relative to employer assisted housing. The Judiciary.

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## The Commonwealth of Massachusetts

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PETITION OF:

Robert P. Spellane	Frank M. Hynes
Jarrett T. Barrios	Barbara A. L'Italien
William N. Brownsberger	William Lantigua

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In the Year Two Thousand and Seven.

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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  
2 contrary, the department of housing and community development  
3 shall establish a program to help businesses develop employer  
4 assisted housing funds; provided, a business' employer assisted  
5 housing fund shall provide grants or loans for housing located in the  
6 state for all employees, including seasonal employees, of the busi-  
7 ness or any subsidiary thereof whose annual household income does  
8 not exceed 120 per cent of the area-wide median income as deter-  
9 mined by the United States Department of Housing and Urban  
10 Development; provided further, that not less than fifty per cent of the  
11 business' employer assisted housing fund shall be for all employees  
12 whose annual household income does not exceed 80 per cent of the  
13 area-wide median income as determined by the United States  
14 Department of Housing and Urban Development. Businesses  
15 offering an employer assisted housing program may establish  
16 requirements for employee participation including incentives that  
17 encourage neighborhood revitalization or encourage employees to  
18 locate housing near their place of work, that are not inconsistent  
19 with the procedures adopted by the department. Grants and loans

20 from any business' employer-assisted housing fund shall be spent in  
 21 this state and may be used for the cost of housing that is to be a prin-  
 22 cipal residence, including cooperative housing, and falls within price  
 23 guidelines established by the department, including 1) purchasing  
 24 costs, including costs for down payments, mortgage interest rate  
 25 buy-downs, closing costs and other costs determined to be eligible  
 26 by the department, provided that no grants or loans from said fund  
 27 may be used for refinancing; 2) rental costs, including payments for  
 28 security deposits, advance rental payments and other costs deter-  
 29 mined to be eligible by the department; and 3) construction costs,  
 30 including initial costs for construction loans and other costs deter-  
 31 mined to be eligible by the department, provided that no grants or  
 32 loans from said fund may be used to finance renovations to a struc-  
 33 ture the employee already owns as a principal residence. The  
 34 department, subject to appropriation, shall contribute to the busi-  
 35 ness' employer assisted housing fund \$1 for every \$2 expended by  
 36 the business from the employer assisted housing fund as provided in  
 37 this act. The assistance granted pursuant to this act to each business  
 38 shall not exceed one hundred thousand dollars annually. The total  
 39 amount of assistance offered to all businesses under this act shall not  
 40 exceed five million dollars annually. No assistance shall be granted  
 41 to any bank, bank and trust company, insurance company, trust com-  
 42 pany, national bank, savings association, or building and loan associ-  
 43 ation or any other business entity for activities that are a part of its  
 44 normal course of business; provided, however, that such businesses  
 45 may receive assistance pursuant to this act for employer assisted  
 46 housing funds for their own employees. The department shall adopt  
 47 written procedures for the establishment and operation of employer  
 48 assisted housing funds eligible for the assistance provided in this act.  
 49 Such procedures shall include provisions for employee eligibility  
 50 and shall specify expenses for which grants and loans may be made  
 51 and provide the documentation and procedures necessary for busi-  
 52 nesses to qualify for the assistance.

1 SECTION 2. 7004-xxxx For the purposes of funding the  
 2 employer assisted housing program established pursuant to section 1  
 3 of this act.....\$5,000,000.