

# SENATE, NO. 2325

## AN ACT PROVIDING FOR HOMEOWNERSHIP OPPORTUNITIES IN WEAK MARKETS

*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. Section 3 of chapter 23B of the General Laws, as appearing in the 2006 Official  
2 Edition, is hereby amended by inserting after subsection (v) the following new subsection:—

3 (w) stabilize and promote reinvestment by increasing homeownership in neighborhoods that the  
4 department has determined to be weak markets. The director may waive housing production  
5 program requirements found to be inconsistent with promoting homeownership in weak markets  
6 and take other steps necessary to promote homeownership in the weak market including, but not  
7 limited to, reducing the length of time for which housing must be affordable to not less than 10  
8 years and permitting the funded property to be purchased by a household whose income at the  
9 time of purchase does not exceed 135 per cent of the area median income, adjusted for family  
10 size, or both; but the purchaser must own and occupy the property as the purchaser's primary  
11 residence. The department shall develop criteria to determine whether a weak market exists,  
12 which may include, but need not be limited to, a high concentration of assisted rental housing, a  
13 low rate of homeownership, a median household income that is less than the area median

14 household income, low average sales prices, high levels of unpaid property taxes, or vacant or  
15 abandoned buildings.

16 SECTION 2. Section 7 of chapter 53 of the Acts of 2005 is hereby amended by adding the  
17 following paragraph:-

18 Notwithstanding the restrictions described in this section, not more than \$5,000,000 from the  
19 housing stabilization and investment program shall be expended to stabilize and promote  
20 reinvestment, through homeownership, in areas determined by the department to be weak  
21 markets as indicated by a high concentration of assisted rental housing or low rate of  
22 homeownership or low median family income or low average sales prices or high levels of  
23 unpaid property taxes or vacant or abandoned buildings, and after such finding, the director may  
24 waive requirements of this section found to be inconsistent with promoting homeownership in  
25 weak markets and take other steps necessary to promote homeownership in the weak market  
26 including, but not limited to, reducing the length of required affordability to not less than 10  
27 years and permitting the funded property to be purchased by a household whose income at the  
28 time of purchase does not exceed 135 per cent of the area median income, adjusted for family  
29 size, or both; however, the purchaser must own and occupy the property as the purchaser's  
30 primary residence.