

Town of Wareham  
Planning Board  
54 Marion Road  
Wareham, MA 02571

Notice is hereby given that the Wareham Planning Board will conduct a public hearing, in room 320 of the Wareham Multi Service Center, 48 Marion Road, Wareham, Massachusetts, on Monday, April 13, 2015 at 7:00pm to discuss the following proposed Town Meeting Article:

**ARTICLE 21 – STREET LAYOUT**

To see if the Town will vote to accept the layout on file with the Town Clerk of the following roads as public ways: Bachant Way and Lynne Road, and further that the Town authorize the Board of Selectmen to take by eminent domain or accept as donations portions of the privately owned property that include the layout of said roadways; or to do or act in any manner relative thereto.

Inserted by Dianne Murphy, et al.

NOTE: this article is reproduced exactly as presented, in accordance with the law.

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**ARTICLE 14 – MANUFACTURED HOMES**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation in substantially the following form, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE BOARD OF APPEALS OF THE TOWN  
OF WAREHAM TO INCLUDE CERTAIN MANUFACTURED HOUSING  
UNITS IN THE DETERMINATION OF THE PERCENTAGE OF LOW OR  
MODERATE INCOME HOUSING UNITS IN THE TOWN OF WAREHAM

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:-

*Notwithstanding any general or special law to the contrary the Board of Appeals of the Town of Wareham, in the determination whether low or moderate income housing exists in the Town of Wareham in excess of ten percent of the housing units reported in the most recent federal decennial census so that requirements or regulations imposed by said board of appeals in a permit after comprehensive hearing shall be deemed consistent with local needs, shall count as low or moderate income housing units manufactured housing units in manufactured housing communities provided:*

- (1) That each qualifying manufactured housing unit has a fair cash value of no more than \$100,000 and is subject to no outstanding Board of Health citations.
- (2) That the total of (1) the average annual rent for a housing site in which a manufactured housing unit is located (2) an annual financing cost for a new manufactured housing unit costing \$100,000 at a then current interest rate charged by an area lender to a credit-worthy borrower and (3) the annual cost of utilities, not included in rent, for a manufactured housing unit in the northeast region, estimated by a manufacturer, trade association or other reliable source, is affordable to a one person household at no more than 80% of area median income, as determined by the federal Department of Housing and Urban Development, paying no more than 30% of income for these expenses.

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

Inserted by the Board of Selectmen