

**HOUSE . . . . . No. 1259**

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The Commonwealth of Massachusetts

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PRESENTED BY:

*James M. Cantwell*

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*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:

An Act relative to cost certification.

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PETITION OF:

NAME:

*James M. Cantwell*

DISTRICT/ADDRESS:

*4th Plymouth*

**HOUSE . . . . . No. 1259**

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By Mr. Cantwell of Marshfield, a petition (accompanied by bill, House, No. 1259) of James M. Cantwell for legislation to require audits for all affordable housing projects built through the state's comprehensive permit process. Housing.

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The Commonwealth of Massachusetts

An Act relative to cost certification.

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

1 Chapter 40B of the General laws, as appearing in the 2008 Official Edition, is hereby  
2 amended by adding the following new section:-

3 Section 31. The inspector general, in consultation with the attorney general shall enter  
4 into a contract with a third party for the purposes of auditing all affordable housing projects built  
5 through the comprehensive permit process since July 1, 1998 as outlined in sections 20 to 23,  
6 inclusive, of chapter 40B of the General Laws, as appearing in the 2008 Official Edition. The  
7 third party shall be hired through a competitive bidding process and meet minimum professional  
8 qualifications as determined by the inspector general’s office.

9 All audits performed through this section shall be conducted in accordance with generally  
10 accepted auditing standards, and include but not but not be limited to a review of the submitted  
11 cost certification, agreements between the developer and the financing authority, purchase and  
12 sale agreements, any and all documentation relating to the real estate appraisal of the relevant  
13 property or properties, all reported expenses and revenues, all documentation regarding the  
14 purchase, sale or lease, or tall constructed units, and any other matter requested by the inspector  
15 general.

16 At the request of the third party, the inspector general’s office may subpoena the  
17 production of all records, reports, audits, reviews, papers, books, documents, recommendations,  
18 correspondence, and any other data and material relevant to any matter under audit or  
19 investigation, in accordance with section 9 of chapter 12A of the General Laws, as so appearing.