

**SENATE . . . . . No. 857**

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**The Commonwealth of Massachusetts**

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PRESENTED BY:

***Brendan P. Crighton***

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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 adoption of the accompanying bill:

An Act ensuring continued rights for public housing residents.

\_\_\_\_\_

PETITION OF:

NAME:

*Brendan P. Crighton*

DISTRICT/ADDRESS:

*Third Essex*

**SENATE . . . . . No. 857**

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By Mr. Crighton, a petition (accompanied by bill, Senate, No. 857) of Brendan P. Crighton for legislation to ensure continued rights for public housing residents. Housing.

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**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninety-Third General Court  
(2023-2024)**  
\_\_\_\_\_

An Act ensuring continued rights for public housing residents.

*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 34 of said chapter 121B is hereby amended by adding the following paragraph:-

2 “Notwithstanding any provision in this section, the tenants of projects transferred under  
3 this section shall, at a minimum, maintain the rights as provided under the provisions of the  
4 federal, state, and local subsidy programs originally applicable to the project including tenant  
5 contribution, lease terms, eviction, right to return, grievance, resident participation, preference in  
6 hiring, and privacy rights, except as may be required to secure financing necessary for the  
7 feasibility of the project, or to meet associated programmatic eligibility requirements subject to  
8 clause (ii) in the following paragraph after notice to affected tenants with an opportunity to  
9 comment. Provided further, the redevelopment shall not be the basis for re-screening of existing  
10 tenants or termination or reduction of assistance or eviction of any tenant in a subject property,  
11 and such a tenant shall not be considered a new admission for any purpose, including compliance  
12 with any income targeting requirements. Provided further, such projects under this section shall

13 have at least the same number of low rent housing as the number of low rent housing in the  
14 existing project.

15           Provided further, the requirements for such projects under this section shall be  
16 implemented through contracts, use agreements, regulations , or other means, as determined by  
17 the department, so long as they remain consistent with this section and all local, state and federal  
18 subsidy programs applicable to the project pursuant to this section and delineate: (i) the roles of  
19 the housing authority and other agencies in monitoring and enforcing compliance, including  
20 tracking temporary and permanent displacement; (ii) how the housing authority will rehouse  
21 tenants so there is no displacement from affordable housing programs operated by the housing  
22 authority, and (iii) how tenants will be provided with technical assistance to allow them  
23 meaningful input into the development of the proposed project; provided further the benefits of  
24 any use agreement shall inure to any tenant who occupied the project at time of redevelopment or  
25 to present or future tenants or applicants of the project, who shall have the right to enforce the  
26 same as third-party beneficiaries provided that nothing in this section is intended to create a  
27 separate or new administrative process of appeal or review for any grievance governed by the  
28 lease of any tenant.

29           Provided further, that there shall be an opportunity for comment from tenants of such  
30 projects to be proposed under this section and an opportunity for public comment to the owners,  
31 controlled entities, designated private entities, or public housing authorities responsible for such  
32 projects with adequate notice.”