

**HOUSE . . . . . No. 1306**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Joseph W. McGonagle, Jr.***

*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 to further protect low-income tenants following termination of affordability restrictions.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Joseph W. McGonagle, Jr.</i>	<i>28th Middlesex</i>	<i>1/17/2019</i>

**HOUSE . . . . . No. 1306**

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By Mr. McGonagle of Everett, a petition (accompanied by bill, House, No. 1306) of Joseph W. McGonagle, Jr., for legislation to further protect low-income tenants following termination of affordability restrictions. Housing.

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**The Commonwealth of Massachusetts**

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**In the One Hundred and Ninety-First General Court  
(2019-2020)**  
\_\_\_\_\_

An Act to further protect low-income tenants following termination of affordability restrictions.

*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. Strike Section 7 of Chapter 40T.

2           Section 2. Insert new Section 7 of Chapter 40T: For 5 years after termination, the rent for  
3 a protected low-income tenant who does not receive an enhanced section 8 voucher shall not be  
4 increased more than once annually by the increase in the consumer price index applicable to the  
5 area in which the publicly-assisted housing is located during the preceding year plus 3 percent.

6 The foregoing shall not apply to a low-income tenant: (i) who is income eligible for an enhanced  
7 section 8 voucher but does not obtain one solely due to some action or inaction of the tenant on  
8 or after the date he is eligible to apply for the enhanced section 8 voucher; or (ii) who would be  
9 eligible for an enhanced section 8 voucher if this provision was not in effect. For a period of 5  
10 years after termination, a protected low income tenant shall not be evicted or involuntarily  
11 displaced from his dwelling except for good cause related to tenant fault.