

HOUSE No. 1160

The Commonwealth of Massachusetts

PRESENTED BY:

Thomas M. Stanley

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 relative to moving to economic opportunity housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>	<i>1/17/2013</i>
<i>Kay Khan</i>	<i>11th Middlesex</i>	

HOUSE No. 1160

By Mr. Stanley of Waltham, a petition (accompanied by bill, House, No. 1160) of Thomas M. Stanley and Kay Khan for legislation to establish a program of rental assistance for certain extremely low-income, working families through mobile and project-based vouchers. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 385 OF 2011-2012.]

The Commonwealth of Massachusetts

In the Year Two Thousand Thirteen

An Act relative to moving to economic opportunity housing.

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. Notwithstanding any general or special law to the contrary, The
2 Department of Housing and Community Development shall establish a program of rental
3 assistance for five hundred extremely low-income, working families, consisting of one or more
4 persons, through mobile and project-based vouchers; provided, that assistance shall be paid
5 under a program to be known as the Massachusetts moving to economic opportunity housing
6 program to be administered by the regional nonprofit housing agencies; provided further, that at
7 initial occupancy a household’s gross annual income shall not exceed 30 per cent of the area
8 median income as determined by the United States Department of Housing and Urban
9 Development, adjusted for household size; provided further, that an adult member of the
10 household must have a work history and be currently employed or seeking employment;
11 provided further, that eligibility may continue for up to six months if the adult member of the
12 household becomes involuntarily unemployed and meets work search or training participation
13 requirements established by the department; provided further, that the initial voucher value shall
14 be the difference between the approved monthly rent less the amount paid by the household;
15 provided further, that a household shall pay thirty per cent of its gross income toward rent;
16 provided further that a household shall receive assistance through this program until the tenant is
17 paying the full amount of the rent without a subsidy for six months or the household’s gross
18 annual income reaches 80 per cent of the area median income, adjusted for household size, or in

19 the case of a project-based voucher attached to a unit subject to different restrictions, the
20 restrictions imposed by such program; provided further, that project-based vouchers may be used
21 to leverage capital funds provided by private foundations and shall be used to increase the
22 affordability of units in any development; provided further, that the initial amount of a
23 household's voucher shall be reduced if the household's income increases; provided further, that
24 if the amount of the voucher is reduced, an amount equal to the reduction shall be placed in an
25 escrow account to be held for the benefit of the household; provided further, that at the
26 expiration of five years from the date of the first rental assistance payment or if the household
27 voluntarily leaves the program prior to the expiration of five years from the date of the first
28 rental assistance payment and the household's program goals have been met, the funds placed in
29 escrow shall be paid to the household; provided further, funds placed in escrow can be used by
30 the household prior to completing the program in efforts to attain their program goals; provided
31 further, that notwithstanding any general or special law to the contrary, the release of the
32 escrowed funds to a household, including interest earned thereon, shall not create any tax
33 liability for the household, and the funds may be counted as the household's contribution toward
34 any match required from an existing individual development account, so-called, or similar
35 program; provided further, that if the household is terminated from the program for cause, the
36 escrowed funds shall revert to the department; provided further, that a household participating in
37 this program shall remain eligible for state and federal assistance programs for which they
38 otherwise qualify; provided further, that each household shall have a stabilization worker, and
39 the department shall use funds provided for this program for stabilization workers who will link
40 households to supports including job training, education, and childcare opportunities available to
41 members of participating households or to facilitate a household's participation in existing
42 programs to the extent such programs are available and may enter into agreements with other
43 public and private agencies for the provision of such services; provided further, that a mobile
44 voucher whose use is or has been discontinued shall be re-assigned or converted to a project-
45 based voucher within 90 days; and provided further, that the department shall pay agencies for
46 the costs of administering the program.