

HOUSE No. 1264

The Commonwealth of Massachusetts

PRESENTED BY:

Marjorie C. Decker

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 provide a rental arrearage program.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>
<i>Brian M. Ashe</i>	<i>2nd Hampden</i>
<i>Ruth B. Balsler</i>	<i>12th Middlesex</i>
<i>Christine P. Barber</i>	<i>34th Middlesex</i>
<i>Michael J. Barrett</i>	<i>Third Middlesex</i>
<i>Natalie M. Blais</i>	<i>1st Franklin</i>
<i>William N. Brownsberger</i>	<i>Second Suffolk and Middlesex</i>
<i>Antonio F. D. Cabral</i>	<i>13th Bristol</i>
<i>Daniel Cahill</i>	<i>10th Essex</i>
<i>Peter Capano</i>	<i>11th Essex</i>
<i>Daniel R. Carey</i>	<i>2nd Hampshire</i>
<i>Gerard J. Cassidy</i>	<i>9th Plymouth</i>
<i>Sonia Chang-Diaz</i>	<i>Second Suffolk</i>
<i>Nick Collins</i>	<i>First Suffolk</i>
<i>Joanne M. Comerford</i>	<i>Hampshire, Franklin and Worcester</i>
<i>Mike Connolly</i>	<i>26th Middlesex</i>
<i>William L. Crocker, Jr.</i>	<i>2nd Barnstable</i>
<i>Daniel R. Cullinane</i>	<i>12th Suffolk</i>

<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>
<i>Mindy Domb</i>	<i>3rd Hampshire</i>
<i>Daniel M. Donahue</i>	<i>16th Worcester</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>
<i>Nika C. Elugardo</i>	<i>15th Suffolk</i>
<i>Dylan A. Fernandes</i>	<i>Barnstable, Dukes and Nantucket</i>
<i>Sean Garballey</i>	<i>23rd Middlesex</i>
<i>Carmine Lawrence Gentile</i>	<i>13th Middlesex</i>
<i>Anne M. Gobi</i>	<i>Worcester, Hampden, Hampshire and Middlesex</i>
<i>Carlos González</i>	<i>10th Hampden</i>
<i>Kenneth I. Gordon</i>	<i>21st Middlesex</i>
<i>Tami L. Gouveia</i>	<i>14th Middlesex</i>
<i>James K. Hawkins</i>	<i>2nd Bristol</i>
<i>Jonathan Hecht</i>	<i>29th Middlesex</i>
<i>Natalie M. Higgins</i>	<i>4th Worcester</i>
<i>Russell E. Holmes</i>	<i>6th Suffolk</i>
<i>Steven S. Howitt</i>	<i>4th Bristol</i>
<i>Daniel J. Hunt</i>	<i>13th Suffolk</i>
<i>Randy Hunt</i>	<i>5th Barnstable</i>
<i>Patricia D. Jehlen</i>	<i>Second Middlesex</i>
<i>Mary S. Keefe</i>	<i>15th Worcester</i>
<i>Kay Khan</i>	<i>11th Middlesex</i>
<i>John J. Lawn, Jr.</i>	<i>10th Middlesex</i>
<i>Jack Patrick Lewis</i>	<i>7th Middlesex</i>
<i>Jason M. Lewis</i>	<i>Fifth Middlesex</i>
<i>Adrian C. Madaro</i>	<i>1st Suffolk</i>
<i>Elizabeth A. Malia</i>	<i>11th Suffolk</i>
<i>Paul W. Mark</i>	<i>2nd Berkshire</i>
<i>Joseph W. McGonagle, Jr.</i>	<i>28th Middlesex</i>
<i>Paul McMurtry</i>	<i>11th Norfolk</i>
<i>Christina A. Minicucci</i>	<i>14th Essex</i>
<i>Mathew J. Muratore</i>	<i>1st Plymouth</i>
<i>Brian W. Murray</i>	<i>10th Worcester</i>
<i>Tram T. Nguyen</i>	<i>18th Essex</i>
<i>James J. O'Day</i>	<i>14th Worcester</i>
<i>Sarah K. Peake</i>	<i>4th Barnstable</i>
<i>Elizabeth A. Poirier</i>	<i>14th Bristol</i>
<i>Denise Provost</i>	<i>27th Middlesex</i>

<i>Rebecca L. Rausch</i>	<i>Norfolk, Bristol and Middlesex</i>
<i>David Allen Robertson</i>	<i>19th Middlesex</i>
<i>David M. Rogers</i>	<i>24th Middlesex</i>
<i>Michael F. Rush</i>	<i>Norfolk and Suffolk</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>
<i>Jon Santiago</i>	<i>9th Suffolk</i>
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>
<i>Bruce E. Tarr</i>	<i>First Essex and Middlesex</i>
<i>José F. Tosado</i>	<i>9th Hampden</i>
<i>Chynah Tyler</i>	<i>7th Suffolk</i>
<i>Steven Ultrino</i>	<i>33rd Middlesex</i>
<i>Andres X. Vargas</i>	<i>3rd Essex</i>
<i>David T. Vieira</i>	<i>3rd Barnstable</i>
<i>Tommy Vitolo</i>	<i>15th Norfolk</i>
<i>James T. Welch</i>	<i>Hampden</i>
<i>Bud L. Williams</i>	<i>11th Hampden</i>

HOUSE No. 1264

By Ms. Decker of Cambridge, a petition (accompanied by bill, House, No. 1264) of Marjorie C. Decker and others relative to rental and mortgage arrearage assistance programs for certain households at risk of eviction or foreclosure. Housing.

The Commonwealth of Massachusetts

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

An Act to further provide a rental arrearage program.

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. Chapter 23B of the General Laws, as appearing in the 2016 Official
2 Edition, is hereby amended by inserting after section 30 the following section:-
3 Section 31. (a) Subject to appropriation, the department of housing and community
4 development shall administer a rental and mortgage arrearage assistance program for households
5 whose incomes are at or below 50 per cent of the area median income and who are at risk of
6 eviction or foreclosure within the next 12 months. For the purposes of this program, to receive
7 cash benefits or other services, it is not necessary for a household to be subject to summary
8 process under chapter 239, and risk of eviction or foreclosure may be determined by certified
9 statements from the landlord or mortgage holder, and the applicant household verifying
10 outstanding rent or mortgage and the household’s current inability to pay said fees. The
11 department shall ensure that not less than 50 per cent of the funds be provided to households
12 with incomes not greater than 30 per cent of area median income. Eligible households shall

13 include, but not be limited to, families with children under the age of 21, elders, persons with
14 disabilities, and unaccompanied youth. Services and cash benefits under the arrearage program
15 shall be made available to households for the prevention of the loss of subsidized or
16 unsubsidized housing. Cash benefits shall not exceed the actual liability or four times the
17 monthly rental or mortgage liability, whichever is less. Such benefits shall be paid directly to the
18 landlord or mortgage holder. In administering the program, the department shall coordinate with
19 the department of transitional assistance, member agencies and offices of the Massachusetts
20 interagency council on housing and homelessness and the agencies contracted to administer the
21 residential assistance for families in transition program on behalf of eligible households served
22 by those agencies and offices so as streamline the application process, provide additional support
23 services, and better promote upstream homelessness prevention and housing stability.

24 (b) The department shall annually, on or before December thirty-first, issue a report on
25 the rental and mortgage arrearage assistance program created by this section. The report shall be
26 submitted to the House and Senate Committees on Ways and Means; the Joint Committee on
27 Housing; and the House and Senate Clerks. The report shall include but not be limited to the
28 following information:

29 (i) the referral source for each household and number of households referred by said
30 source;

31 (ii) the number of applications requested, the number of applications completed, the
32 number of applications approved;

33 (iii) the number of applications rejected and the reasons for denial;

34 (iv) the household income and demographic information for each qualifying household
35 and its members. This information shall be provided by zip code and cumulatively;

36 (v) the monthly rent or mortgage liability for each qualifying household and the amount
37 of each arrearage payment; and

38 (vi) the housing status of each qualifying household at six, twelve, and twenty-four
39 months after receipt of services or cash benefits.