

HOUSE No. 1306

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>1/18/2019</i>

HOUSE No. 1306

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.

The Commonwealth of Massachusetts

**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.