

SENATE No. 2829

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Fourth General Court
(2025-2026)

SENATE, December 11, 2025.

The committee on Housing to whom was referred the petition (accompanied by bill, Senate, No. 1011) of Liz Miranda for legislation to promote housing stability for families by strengthening the HomeBASE program, report the accompanying bill (Senate, No. 2829).

For the committee,
Julian Cyr

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**In the One Hundred and Ninety-Fourth General Court
(2025-2026)**

An Act promoting housing stability for families by strengthening the HomeBASE 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. Section 30 of chapter 23B of the General Laws, as appearing in the 2024
2 Official Edition, is hereby amended by inserting after subsection A, paragraph (e) the following
3 subsection:-

4 (f) for short-term housing assistance to help families eligible for temporary emergency
5 shelter under this section in addressing obstacles to maintaining or securing housing; provided,
6 that the assistance shall include not less than 12 months of housing stabilization and economic
7 self-sufficiency case management services for each family receiving benefits under this
8 paragraph; provided further, that families receiving such benefits may receive additional benefits
9 in 12-month, renewable allotments. A family's housing stabilization plan shall adequately
10 accommodate the ages and disabilities of the family members.

11 So long as a family meets the requirements of its housing stabilization plan, a family that
12 receives household assistance under this paragraph whose income increases shall not become
13 ineligible for assistance due to exceeding the income limit. A family shall not be deemed

ineligible as a result of any single violation of a self-sufficiency plan. The executive office shall take all steps necessary to enforce regulations to prevent abuse in the short-term housing transition program, including a wage match agreement with the department of revenue. Families receiving benefits under this program who are found ineligible for continuing benefits shall be eligible for aid pending a timely appeal under chapter 23B. Families who are denied assistance under this paragraph may appeal that denial under said chapter 23B.

The executive office shall promulgate regulations establishing categories of affirmative eligibility for emergency assistance shelter; provided, that families shall not be required to be evicted from their existing housing in order to qualify for assistance under this paragraph.

Families in summary process commenced for a reason determined by the executive office to be a no fault or excused fault reason for eviction can apply and be found eligible for short-term transition program benefits in order to prevent eviction from existing housing or permit the family to relocate to another housing situation. The executive office shall allow families to apply and be found eligible for this short-term housing benefit after the summons and complaint is filed in court. Families shall be found eligible for short-term housing transition benefits if, but for feasible alternative housing, they otherwise meet the eligibility requirements for family shelter.

The executive office shall provide household assistance in an amount up to \$50,000 in the first 24-month period and up to \$25,000 in subsequent 12-month periods to eligible families; provided, that higher caps may be established through annual appropriations.

The executive office shall allow families to combine and maximize benefits under the Massachusetts short-term housing transition program and residential assistance for families in

36 transition funds if families are eligible for both programs, such funds are needed to promote
37 housing stability and the assistance is non-duplicative.

38 The executive office of housing and livable communities and its contracted regional
39 administering agencies may accept applications from landlords on behalf of their tenants under
40 this section.

41 SECTION 2. The executive office of housing and livable communities shall promulgate
42 regulations to carry out this act by December 31, 2027.