

**HOUSE . . . . . No. 1312**

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**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 providing upstream homelessness prevention assistance to families, youth, and adults.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>	<i>1/11/2023</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>	<i>1/19/2023</i>
<i>Jack Patrick Lewis</i>	<i>7th Middlesex</i>	<i>1/26/2023</i>
<i>Steven Ultrino</i>	<i>33rd Middlesex</i>	<i>1/26/2023</i>
<i>Frank A. Moran</i>	<i>17th Essex</i>	<i>1/26/2023</i>
<i>Joanne M. Comerford</i>	<i>Hampshire, Franklin and Worcester</i>	<i>1/26/2023</i>
<i>Brian W. Murray</i>	<i>10th Worcester</i>	<i>1/27/2023</i>
<i>Sean Garballey</i>	<i>23rd Middlesex</i>	<i>1/27/2023</i>
<i>Carol A. Doherty</i>	<i>3rd Bristol</i>	<i>1/30/2023</i>
<i>Vanna Howard</i>	<i>17th Middlesex</i>	<i>1/31/2023</i>
<i>Jon Santiago</i>	<i>9th Suffolk</i>	<i>2/6/2023</i>
<i>James C. Arena-DeRosa</i>	<i>8th Middlesex</i>	<i>2/8/2023</i>
<i>Samantha Montaño</i>	<i>15th Suffolk</i>	<i>2/8/2023</i>
<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>	<i>2/8/2023</i>
<i>Jason M. Lewis</i>	<i>Fifth Middlesex</i>	<i>2/9/2023</i>
<i>Paul McMurtry</i>	<i>11th Norfolk</i>	<i>2/9/2023</i>
<i>Erika Uyterhoeven</i>	<i>27th Middlesex</i>	<i>2/13/2023</i>
<i>Adrian C. Madaro</i>	<i>1st Suffolk</i>	<i>2/13/2023</i>

<i>Michelle M. DuBois</i>	<i>10th Plymouth</i>	<i>2/13/2023</i>
<i>Tricia Farley-Bouvier</i>	<i>2nd Berkshire</i>	<i>2/14/2023</i>
<i>Priscila S. Sousa</i>	<i>6th Middlesex</i>	<i>2/14/2023</i>
<i>Susan Williams Gifford</i>	<i>2nd Plymouth</i>	<i>2/16/2023</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>2/16/2023</i>
<i>David Henry Argosky LeBoeuf</i>	<i>17th Worcester</i>	<i>2/17/2023</i>
<i>Daniel Cahill</i>	<i>10th Essex</i>	<i>2/17/2023</i>
<i>James J. O'Day</i>	<i>14th Worcester</i>	<i>2/21/2023</i>
<i>Kate Lipper-Garabedian</i>	<i>32nd Middlesex</i>	<i>2/22/2023</i>
<i>Natalie M. Blais</i>	<i>1st Franklin</i>	<i>2/27/2023</i>
<i>Natalie M. Higgins</i>	<i>4th Worcester</i>	<i>3/1/2023</i>
<i>Rebecca L. Rausch</i>	<i>Norfolk, Worcester and Middlesex</i>	<i>3/2/2023</i>
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>3/8/2023</i>
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>	<i>3/9/2023</i>
<i>Kevin G. Honan</i>	<i>17th Suffolk</i>	<i>3/14/2023</i>

**HOUSE . . . . . No. 1312**

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By Representative Decker of Cambridge, a petition (accompanied by bill, House, No. 1312) of Marjorie C. Decker and others that the Department of Housing and Community Development administer a residential assistance for families in transition homelessness prevention program. Housing.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 1385 OF 2021-2022.]

**The Commonwealth of Massachusetts**

—————  
**In the One Hundred and Ninety-Third General Court  
(2023-2024)**  
—————

An Act providing upstream homelessness prevention assistance to families, youth, and adults.

*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 is hereby amended by inserting after  
2 section 30 the following section:-

3           Section 31. (a) Subject to appropriation, the department of housing and community  
4 development shall administer the residential assistance for families in transition homelessness  
5 prevention program for households whose incomes are at or below 50 per cent of the area  
6 median income and who are at risk of homelessness, eviction, foreclosure or utility shut-off  
7 within the next 12 months. For the purposes of this program, to receive cash benefits or other  
8 services, it is not necessary for a household to have received a shut-off notice from a utility  
9 company, notice to quit or summary process summons and complaint, or otherwise be subject to

10 the summary process pursuant to chapter 239. Risk of eviction, foreclosure and utility shut-off  
11 may be determined by certified statements from the landlord, mortgage holder, utility company,  
12 or the applicant household verifying outstanding rent, mortgage or utility costs and the  
13 household's current inability to pay said fees. The department shall ensure that not less than 50  
14 per cent of the funds be provided to households with incomes not greater than 30 per cent of area  
15 median income. Eligible households shall include, but not be limited to, families with children  
16 under the age of 21, elders, persons with disabilities, and unaccompanied youth. Services and  
17 cash benefits under the program shall be made available to households for the prevention of the  
18 loss of subsidized or unsubsidized housing. Cash benefits for arrearages shall not exceed the  
19 actual liability. Eligible households may receive benefits for short-term rental or utility payments  
20 to offset future costs, and to pay for other expenses that otherwise would leave the household at  
21 risk of homelessness. Funds from this program shall be available to cover up to 12 months in  
22 combined rental arrearage and forward rent payments for eligible households. The department  
23 and administering agencies shall make direct payments available to tenants whose landlords are  
24 unresponsive or refuse payments. In administering the program, the department shall coordinate  
25 with the department of transitional assistance, member agencies and offices of the Massachusetts  
26 interagency council on housing and homelessness, and the agencies contracted to administer the  
27 residential assistance for families in transition program on behalf of eligible households served  
28 by those agencies and offices so as streamline the application process, provide additional support  
29 services, and better promote upstream homelessness prevention and housing stability.

30 (b) The department shall annually, on or before December 31, issue a report on the rental  
31 and mortgage arrearage assistance program created by this section. The report shall be submitted  
32 to the house and senate committees on ways and means, the joint committee on housing, and the

33 clerks of the house of representatives and the senate. The report also shall be posted online in a  
34 timely manner in a searchable format so that such information is available to the public. The  
35 report shall include but not be limited to the following information:

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

38 (ii) the number of applications requested, the number of applications completed, the  
39 number of applications approved;

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

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

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

45 (vi) the housing status of each qualifying household at 6, 12, and 24 months after receipt  
46 of services or cash benefits.