

132nd MAINE LEGISLATURE

FIRST SPECIAL SESSION-2025

Legislative Document	No. 1287

S.P. 516

In Senate, March 25, 2025

An Act to Support Workforce Development by Establishing the Housing Stability Fund

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

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DAREK M. GRANT Secretary of the Senate

Presented by President DAUGHTRY of Cumberland. Cosponsored by Representative GATTINE of Westbrook and Senators: BENNETT of Oxford, DUSON of Cumberland, ROTUNDO of Androscoggin, TALBOT ROSS of Cumberland, Representatives: ABDI of Lewiston, DHALAC of South Portland, RANA of Bangor, YUSUF of Portland.

1	Be it enacted by the People of the State of Maine as follows:			
2	Sec. 1. 30-A MRSA c. 201, sub-c. 3-D is enacted to read:			
3	SUBCHAPTER 3-D			
4	HOUSING STABILITY SUPPORT			
5	§4768. Housing Stability Support Program			
6 7	The Housing Stability Support Program, referred to in this subchapter as "the program," is established within the Maine State Housing Authority.			
8 9 10 11	1. Program. The program provides assistance to prevent eviction of renters with household incomes of less than 30% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended.			
12 13 14 15 16 17 18 19 20 21 22	2. Administration. The Maine State Housing Authority shall delegate administration of the program and provide appropriate funding to one or more of the following: a designated community action agency as described by Title 22, section 5324; a municipal housing authority; or any other qualified entity as determined by the Maine State Housing Authority, including but not limited to a community-based organization. An entity delegated to administer the program must demonstrate experience as an administrator of similar programs and have the ability to provide job-seeking assistance to renters who benefit from the program. An entity delegated to administer the program shall develop a method of verifying a person's eligibility for rental assistance every 6 months after initial approval. An entity delegated to administer the program shall limit administrative costs to 10% or less of distributions received from the fund.			
23 24 25 26	3. Form and amount of assistance. Assistance provided under the program is limited to \$3,000 per household. Assistance must be paid directly to the program participant's landlord in an amount not to exceed \$300 per month, except when the assistance payment is for a security deposit required for a new lease or rental agreement.			
27	4. Eligibility. A person eligible for assistance under the program must:			
28 29 30 31	A. At the time of application, earn less than 30% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended;			
32 33	B. At the time of application, not be using a federal housing voucher to pay rent or live in a subsidized housing unit;			
34 35 36	C. Provide proof of a current landlord-tenant relationship, such as a lease or other documentation sufficient to demonstrate a landlord-tenant relationship, to an entity delegated to administer the program; and			
37 38	D. Have a rental payment within the standard rental payment amount as determined by the housing authority of jurisdiction.			
39	§4769. Housing Stability Fund			

1 2 3	1. Establishment. The Housing Stability Fund, referred to in this subchapter as "the fund," is established within the Maine State Housing Authority for the purpose of supporting the program.				
4 5 6	2. Sources of fund. The fund may receive money from any available state, federal or private source. The fund may not lapse but must be carried forward to carry out the purposes of this subchapter.				
7 8	Sec. 2. Appropriations and allocations. The following appropriations and allocations are made.				
9	HOUSING AUTHORITY, MAINE STATE				
10	Housing Stability Fund N517				
11 12	Initiative: Provides ongoing funds for the Housing Stability Support Program to provide support for eviction prevention.				
13 14 15	GENERAL FUND All Other	2025-26 \$1,900,000	2026-27 \$1,900,000		
16	GENERAL FUND TOTAL	\$1,900,000	\$1,900,000		
17	SUMMARY				
18 19 20 21 22 23 24 25 26 27 28 29	This bill establishes the Housing Stability Support Program and the Housing Stability Fund within the Maine State Housing Authority. The Maine State Housing Authority is required to delegate administration of the program to one or more of the following: a designated community action agency as described by the Maine Revised Statutes, Title 22, section 5324; a municipal housing authority; or any other qualified entity as determined by the Maine State Housing Authority. The program provides rental assistance, paid directly to a landlord, for tenants with household incomes of less than 30% of the median income for the area at the time of application for assistance, except when the assistance payment is for a security deposit required for a new lease or rental agreement. Rental assistance paid through the program may not exceed \$300 per month. The maximum amount of total assistance per household is \$3,000. The bill provides for an ongoing appropriation of \$1,900,000 annually to support the purposes of the program.				