



# 131st MAINE LEGISLATURE

## FIRST SPECIAL SESSION-2023

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Legislative Document

No. 1540

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H.P. 992

House of Representatives, April 6, 2023

### An Act to Create the Stable Home Fund Program

(EMERGENCY)

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Reference to the Committee on Labor and Housing suggested and ordered printed.

A handwritten signature in cursive script that reads "Robert B. Hunt".

ROBERT B. HUNT  
Clerk

Presented by Representative MILLETT of Cape Elizabeth.  
Cosponsored by Senator VITELLI of Sagadahoc and  
Representatives: GATTINE of Westbrook, GOLEK of Harpswell, KESSLER of South  
Portland, LOOKNER of Portland, PERRY of Calais, RANA of Bangor, WORTH of Ellsworth,  
Senator: PIERCE of Cumberland.

1 **Emergency preamble. Whereas,** acts and resolves of the Legislature do not  
2 become effective until 90 days after adjournment unless enacted as emergencies; and

3 **Whereas,** the State is experiencing the worst housing affordability crisis in its history  
4 and immediate action is necessary; and

5 **Whereas,** in 2021, the median income for renters was \$34,018 compared to \$71,717  
6 for homeowners; and

7 **Whereas,** 41% of renter households are paying more than 30% of their income on  
8 rent, 16% of renters are paying more than 50% of their income on rent and at least 15,000  
9 renter households are on a 3-year to 5-year waiting list for the so-called Section 8 rental  
10 assistance program; and

11 **Whereas,** the months of January and February in 2023 saw more eviction filings for  
12 renters than the previous 10 years; and

13 **Whereas,** in the judgment of the Legislature, these facts create an emergency within  
14 the meaning of the Constitution of Maine and require the following legislation as  
15 immediately necessary for the preservation of the public peace, health and safety; now,  
16 therefore,

17 **Be it enacted by the People of the State of Maine as follows:**

18 **Sec. 1. 30-A MRSA c. 201, sub-c. 3-D** is enacted to read:

19 **SUBCHAPTER 3-D**

20 **STABLE HOME FUND PROGRAM**

21 **§4767. Stable Home Fund Program**

22 **1. Fund established.** The Stable Home Fund, referred to in this subchapter as "the  
23 fund," is established within the Maine State Housing Authority. The fund may receive  
24 money from any available state, federal or private source. The fund may not lapse, but  
25 must be carried forward to carry out the purposes of this subchapter.

26 **2. Program purpose.** The Stable Home Fund Program, referred to in this subchapter  
27 as "the program," is an eviction prevention support program established within the Maine  
28 State Housing Authority. The purpose of the program is to provide eligible persons with  
29 \$300 per month in rental assistance paid directly to the landlord for up to 24 months or  
30 until those persons secure housing by means of a housing voucher program administered  
31 by the United States Department of Housing and Urban Development under the United  
32 States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8 or secure a  
33 subsidized housing unit.

34 **3. Administration.** The Maine State Housing Authority shall administer the program  
35 under this section except that the Maine State Housing Authority may delegate the  
36 administration of the program and provide appropriate funding from the fund to a municipal  
37 housing authority with respect to providing assistance to eligible persons located within the  
38 municipal housing authority's jurisdiction. The administrator of the program may not

1 require an application process for property owners, rental payment standards or unit  
2 inspections.

3 **4. Eligibility.** To be eligible for the program a person must:

4 A. Earn less than 60% of the median income for the area as defined by the United  
5 States Department of Housing and Urban Development under the United States  
6 Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8; and

7 B. At the time of application to the program, not be using a federal housing voucher  
8 to pay rent or live in a subsidized housing unit.

9 **Emergency clause.** In view of the emergency cited in the preamble, this legislation  
10 takes effect when approved.

## 11 SUMMARY

12 This bill, which includes an emergency preamble and emergency clause, creates the  
13 Stable Home Fund and the Stable Home Fund Program within the Maine State Housing  
14 Authority. The purpose of the program is to provide persons earning up to 60% of the  
15 median income for an area as defined by the United States Department of Housing and  
16 Urban Development with \$300 per month in rental assistance paid directly to the landlord  
17 for up to 24 months or until those persons secure housing by means of a housing voucher  
18 program administered by the United States Department of Housing and Urban  
19 Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat.  
20 888, Section 8, as amended, or secure a subsidized housing unit.

21 The bill directs the Maine State Housing Authority to administer the program except  
22 that the Maine State Housing Authority may delegate the administration of the program  
23 and provide appropriate funding from the fund to a municipal housing authority with  
24 respect to eligible persons located within the municipal housing authority's jurisdiction.