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Date: (Filing No. H-)

HOUSING

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
131ST LEGISLATURE
FIRST SPECIAL SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 992, L.D. 1540, “An Act to Create the Stable Home Fund Program”

Amend the bill by striking out the title and substituting the following:

'Resolve, to Establish an Eviction Prevention Pilot Program'

Amend the bill by striking out everything after the title and inserting the following:

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

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

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

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

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

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

Sec. 1. Maine State Housing Authority to develop pilot program. Resolved: That the Maine State Housing Authority is directed to establish a 2-year pilot program designed to provide support for eviction prevention. The pilot program must be designed to provide eligible persons with \$300 per month in rental assistance paid directly to the

COMMITTEE AMENDMENT

1 person's landlord for a period of up to 12 months. Persons eligible for rental assistance
2 must:

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

6 2. At the time of application to the pilot program not be using a federal housing voucher
7 to pay rent or live in a subsidized housing unit;

8 3. Provide proof of a current landlord-tenant relationship such as a lease or other
9 documentation sufficient to demonstrate a landlord-tenant relationship to the administrator
10 of the pilot program; and

11 4. Have a rental payment within the standard rental payment amount of the housing
12 authority of jurisdiction.

13 The Maine State Housing Authority shall delegate administration of the pilot program
14 and provide appropriate funding to one or more of any of the following: a designated
15 community action agency as described by the Maine Revised Statutes, Title 22, section
16 5324; a municipal housing authority; or other qualified entity as determined by the Maine
17 State Housing Authority. An administrator of the pilot program shall develop a method of
18 verifying a person's eligibility for the rental assistance every 6 months after initial approval.
19 An administrative entity delegated to administer the pilot program shall limit administrative
20 costs paid by the fund established in section 2 to 5% or less of distributions received from
21 the fund.

22 **Sec. 2. Fund established within Maine State Housing Authority. Resolved:**
23 That a fund is established within the Maine State Housing Authority for the purposes of
24 administering the pilot program described in section 1. The fund may receive money from
25 any available state, federal or private source. The fund may not lapse for the period of the
26 pilot program.

27 **Sec. 3. Maine State Housing Authority to submit report. Resolved:** That,
28 no later than February 2, 2025, the Maine State Housing Authority or an entity or entities
29 delegated to administer the pilot program described in section 1 shall submit a report on
30 the pilot program, including but not limited to the number of people who received rental
31 assistance, the duration of the assistance and the regions of the State where rental assistance
32 was provided, to the joint standing committee or joint select committee of the Legislature
33 having jurisdiction over housing matters.

34 **Sec. 4. Appropriations and allocations. Resolved:** That the following
35 appropriations and allocations are made.

36 **HOUSING AUTHORITY, MAINE STATE**

37 **Stable Home Fund N466**

38 Initiative: Provides one-time funds for a 2-year pilot program to provide support for
39 eviction prevention.

40 GENERAL FUND	2023-24	2024-25
41 All Other	\$15,000,000	\$15,000,000
42		
43 GENERAL FUND TOTAL	<u>\$15,000,000</u>	<u>\$15,000,000</u>

COMMITTEE AMENDMENT

1 **Emergency clause.** In view of the emergency cited in the preamble, this legislation
 2 takes effect when approved.'

3 Amend the bill by relettering or renumbering any nonconsecutive Part letter or section
 4 number to read consecutively.

5 **SUMMARY**

6 This amendment replaces the bill with a resolve directing the Maine State Housing
 7 Authority to develop a pilot program to provide support for eviction prevention. The pilot
 8 program will provide rental assistance, paid directly to the landlord of an eligible person in
 9 an amount up to \$300 per month for up to 12 months. The resolve establishes eligibility
 10 criteria for assistance under the pilot program. The resolve directs the Maine State Housing
 11 Authority to delegate the administration of the pilot program to one or more of any of the
 12 following: a municipal housing authority, a community action agency or another qualified
 13 entity determined by the Maine State Housing Authority. The resolve establishes a fund
 14 for the purposes of the pilot program and provides a General Fund appropriation.

15 **FISCAL NOTE REQUIRED**

16 **(See attached)**