

MAINE STATE LEGISLATURE

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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.

A handwritten signature in black ink, appearing to read "D M Grant", is positioned above the printed name of the Secretary of the Senate.

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 The Housing Stability Support Program, referred to in this subchapter as "the
7 program," is established within the Maine State Housing Authority.

8 **1. Program.** The program provides assistance to prevent eviction of renters with
9 household incomes of less than 30% of the median income for the area as defined by the
10 United States Department of Housing and Urban Development under the United States
11 Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended.

12 **2. Administration.** The Maine State Housing Authority shall delegate administration
13 of the program and provide appropriate funding to one or more of the following: a
14 designated community action agency as described by Title 22, section 5324; a municipal
15 housing authority; or any other qualified entity as determined by the Maine State Housing
16 Authority, including but not limited to a community-based organization. An entity
17 delegated to administer the program must demonstrate experience as an administrator of
18 similar programs and have the ability to provide job-seeking assistance to renters who
19 benefit from the program. An entity delegated to administer the program shall develop a
20 method of verifying a person's eligibility for rental assistance every 6 months after initial
21 approval. An entity delegated to administer the program shall limit administrative costs to
22 10% or less of distributions received from the fund.

23 **3. Form and amount of assistance.** Assistance provided under the program is limited
24 to \$3,000 per household. Assistance must be paid directly to the program participant's
25 landlord in an amount not to exceed \$300 per month, except when the assistance payment
26 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 A. At the time of application, earn less than 30% of the median income for the area as
29 defined by the United States Department of Housing and Urban Development under
30 the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as
31 amended;

32 B. At the time of application, not be using a federal housing voucher to pay rent or live
33 in a subsidized housing unit;

34 C. Provide proof of a current landlord-tenant relationship, such as a lease or other
35 documentation sufficient to demonstrate a landlord-tenant relationship, to an entity
36 delegated to administer the program; and

37 D. Have a rental payment within the standard rental payment amount as determined by
38 the housing authority of jurisdiction.

39 **§4769. Housing Stability Fund**

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.

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.

Sec. 2. Appropriations and allocations. The following appropriations and allocations are made.

HOUSING AUTHORITY, MAINE STATE

Housing Stability Fund N517

Initiative: Provides ongoing funds for the Housing Stability Support Program to provide support for eviction prevention.

GENERAL FUND	2025-26	2026-27
All Other	\$1,900,000	\$1,900,000
GENERAL FUND TOTAL	<u>\$1,900,000</u>	<u>\$1,900,000</u>

SUMMARY

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.