

Analysis for FY2019 Governor’s House 2 Budget for Building Blocks Priorities

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BUILDING BLOCKS PRIORITIES

Included below are details on the Building Blocks Coalition budget priorities. The budget language is included when comparisons between the FY2018 budget and Governor Baker’s House 2 budget are helpful. Additions and deletions in the line-item language reflect changes Governor Baker made to the FY2018 language.

The Governor’s House 2 budget can be accessed here:

<http://budget.digital.mass.gov/bb/h1/fy19h1/>

Line Item	Program	FY19 Request	Gov's FY19 Budget	FY18 Budget
7004-9024	MRVP	\$120,000,000	\$97,469,569	\$92,734,677
7004-9030	AHVP	\$7,700,000	\$4,600,000	\$5,000,000
7004-9005	Public Housing Operating	\$72,000,000	\$64,500,000	\$64,500,000
7004-9007	Public Housing Reform	\$1,000,000	\$950,000	\$950,000
7004-9316	RAFT	\$18,500,000	\$15,000,000	\$15,000,000
7004-0108	HomeBASE	\$35,000,000	\$30,147,305	\$30,147,305
7006-0011	Foreclosure Prevention	TBD	\$1,550,000	\$2,350,000
0336-0003	Housing Court Expansion	TBD	\$2,600,813	\$1,000,000
7004-3045	Tenancy Preservation Program	\$1,000,000	\$500,000	\$500,000
7004-3036	HCECs	\$2,840,000	\$2,041,992	\$2,221,912
7004-0104	Home & Helathy for Good	\$2,040,000	\$2,040,000	\$2,000,000
4120-4001	MassAccess Registry	\$80,000	\$80,000	\$80,000
4000-0007	Unaccompanied Homeless Youth	\$4,000,000	\$2,000,000	\$675,000
NEW	New Lease	TBD	\$0	\$0
NEW	Fuel Assistance	\$25,000,000		

Massachusetts Rental Voucher Program (7004-9024)

Gov’s House 2:	\$ 97,469,569
FY2018:	\$ 92,734,677
Difference:	\$ 4,734,892

Building Blocks Request: \$ 120,000,000

Description of Changes:

- Changes language requiring that 75% of all new vouchers be targeted to households at or below 30% AMI. New language allows up to 75% of all vouchers to be targeted to those at or below 30% AMI
- If an MRVP project-based voucher is used in conjunction with another federal or state voucher, the rules for the other subsidy regarding maximum tenant payments shall apply

- Allows tenants to pay more than 40% of their income towards rent following the first year of a tenant's participation in MRVP
- Changes the requirement that certain obligations be imposed on program participants back to an option whether those obligations be imposed
- Removes language allowing DHCD to create a homelessness prevention program
- Removes authorization for DHCD to take all steps necessary to move MRVP participants to another housing program
- Removes reporting requirement for MRVP and AHVP

Language:

For a program of rental assistance for low-income families and elderly persons through mobile and project-based vouchers; provided, that such assistance shall only be paid under the Massachusetts rental voucher program; provided further, that the income of eligible households shall not exceed 80 per cent of the area median income; provided further, that the department may require that ~~not less than~~ up to 75 per cent of ~~all new~~the vouchers administered by each administering agency under contract to the department be targeted to households whose income at initial occupancy does not exceed 30 per cent of the area median income; provided further, that the department of housing and community development may award mobile vouchers to eligible households currently occupying project-based units that shall expire due to the nonrenewal of project-based rental assistance contracts; provided further, that the department, as a condition of continued eligibility for vouchers and voucher payments, may require disclosure of social security numbers by participants and members of a participant's household in the Massachusetts rental voucher program for use in verification of income with other agencies, departments and executive offices; provided further, that if a participant or member of a participant's household fails to provide a social security number for use in verifying the household's income and eligibility, then that household shall no longer be eligible for a voucher or to receive benefits from the voucher program; provided further, that the monthly dollar amount of each voucher shall be the department-approved monthly rent of the unit less the monthly amount paid for rent by the household; provided further, that any household that is proven to have caused intentional damage to its rental unit in an amount exceeding 2 months of rent during any 1 year period shall be terminated from the program; provided further, that if ~~the use of~~ a mobile ~~voucher~~voucher's use is or has been discontinued, then the mobile voucher shall be reassigned; provided further, that subsidies shall not be reduced due to the cost of inspections; provided further, that notwithstanding any general or special law to the contrary, each household holding a voucher shall pay at least 30 per cent, ~~but~~ of its income as rent, except that the household payment in any project-based unit that is subsidized under another federal or state subsidy or public housing program shall be subject to applicable limits on tenant-paid rent under such federal or state program; provided further, that at initial occupancy, each household holding a voucher shall pay not more than 40 per cent, ~~of its income as rent~~ of its income as rent; provided further, that following initial occupancy, a household may, but shall not be required to, pay more than 40 per cent of its income as rent in order to maintain occupancy of a particular housing unit where the rent exceeds the department-approved monthly rent;

provided further, that the department shall establish the amounts of the mobile vouchers and the project-based vouchers so that the appropriation in this item ~~shallis~~ not ~~be~~ exceeded by payments for rental assistance and administration; provided further, that the department shall not enter into commitments which shall cause it to exceed the appropriation set forth in this item; provided further, that the department may impose certain obligations for each participant in the Massachusetts rental voucher program through a 12- month contract which shall be executed by the participant and the department; provided further, that such obligations ~~shall~~may include, but shall not be limited to, job training, counseling, household budgeting and education, as defined in regulations promulgated by the department and to the extent these programs are available; provided further, that each participant shall be required to undertake and meet these contractually established obligations as a condition for continued eligibility in the program; provided further, that for continued eligibility, each participant shall execute ~~sueh~~this 12- month contract ~~not~~no later than September 1, ~~2017~~2018 if the ~~participant's~~participant's annual eligibility recertification date occurs between June 30, ~~2017~~2018 and September 1, ~~2017~~2018 and otherwise not later than the annual eligibility recertification date; provided further, that any participant who is over the age of 60 years or who is disabled may be exempt from any obligations unsuitable under particular circumstances; ~~provided further, that the department may assist housing authorities at their written request in the immediate implementation of a homeless prevention program utilizing alternative housing resources available to them for low-income families and the elderly by designating participants in the Massachusetts rental voucher program as at risk of displacement by public action through no fault of their own; provided further, that participating local housing authorities may take all steps necessary to enable them to transfer mobile voucher program participants from the Massachusetts rental voucher program into another housing subsidy program; provided further, that the department shall report to the house and senate committees on ways and means and joint committee on housing not later than December 15, 2017 on the utilization of rental vouchers during the last 3 fiscal years under this item and item 7004-9030; provided further, that the report shall include, but not be limited to, the number and average value of rental vouchers currently distributed in the commonwealth, in each county and in each municipality; provided further, that the report shall comply with state and federal privacy standards; and provided further, that the department may expend funds from this item for costs related to the completion of the voucher management system~~ and provided further, that notwithstanding any special or general law to the contrary, funds may be expended from this item for the costs of a voucher management system

Alternative Housing Voucher Program (7004-9030)

Gov's House 2:	\$ 4,600,000
FY2018:	\$ 5,000,000
Difference:	\$ 400,000

Building Blocks Request: \$ 7,700,000

Description of Changes:

- Clarifying language to program description saying that AHVP is for non-elderly persons with disabilities
- Removes reporting requirements
- Adds language saying AHVP does not create any enforceable legal rights in any party or an enforceable entitlement to any form of housing

Language:

For ~~the~~ a program of rental assistance program for non-elderly persons with disabilities established ~~in section 16 of~~ under chapter 179 of the acts of 1995; provided, that notwithstanding any general or special law to the contrary, ~~the~~ rental assistance ~~program~~ shall be in the form of mobile vouchers; provided further, that the vouchers shall be in varying ~~dollar~~ amounts and set by the department ~~of housing and community development~~ based on considerations including, but not limited to, household size, composition, household income, and geographic location; provided further, that any household ~~that~~ which is proven to have caused intentional damage to its rental unit in an amount exceeding 2 ~~months of~~ months' rent during any 1-year lease period shall be terminated from the program; provided further, that notwithstanding any general or special law to the contrary, there shall be no maximum percentage applicable to the amount of income paid for rent by each household holding a mobile voucher; ~~provided further, that, but~~ each household shall be required to pay not less than 25 per cent of its net income, as defined in regulations ~~promulgated~~ adopted by the department, for units if ~~payment of~~ utilities is ~~are~~ not provided by the unit owner or not less than 30 per cent of its income for units if ~~payment of~~ utilities is ~~are~~ provided by the unit owner; provided further, that payments for ~~the~~ rental assistance ~~program~~ may be provided in advance; provided further, that the department shall establish the amounts of the mobile vouchers, so that ~~the~~ this appropriation ~~in this item~~ is not exceeded by payments for rental assistance and administration; provided further, that the department shall not enter into commitments which ~~shall~~ will cause it to exceed ~~the~~ this appropriation ~~set forth in this item~~; provided further, that the amount of a rental assistance voucher payment for an eligible household shall not exceed the rent less the household's minimum rent obligation; provided further, that the ~~department shall submit an annual report to the secretary of administration and finance and the house and senate committees on ways and means detailing expenditures, the number of outstanding rental vouchers and the number and types of units leased; and provided further, that the~~ word "rent" as used in this item shall mean payments to the landlord or owner of a dwelling unit under a lease or other agreement for a tenant's occupancy of the dwelling unit but shall not include payments made by the tenant separately for the cost of heat, cooking fuel ~~or~~ and electricity; and provided further, that nothing stated in this item shall give rise to or shall be construed as giving rise to enforceable legal rights in any party or an enforceable entitlement to any form of housing

Public Housing Authority Operating Subsidy (7004-9005)

Gov's House 2: \$ 64,500,000

FY2018: \$ 64,500,000
Difference: \$ 0

Building Blocks Request: \$72,000,000

Description of Changes:

- Removes requirement for LHAs to offer a first preference for elderly public housing units to elderly applicants receiving MRVP assistance
- Adds language saying that this line item will not support the income for state employees

Public Housing Reform (7004-9007)

Gov's House 2: \$ 950,000
FY2018: \$ 950,000
Difference: \$ 0

Building Blocks Request: \$1,000,000

Residential Assistance for Families in Transition (7004-9316)

Gov's House 2: \$ 15,000,000
FY2018: \$ 15,000,000
Difference: \$ 0

Building Blocks Request: \$ 18,500,000

Description of Changes:

- Removes the presumption that RAFT payments will enable a family to retain or find new housing
- Removes reporting requirements for RAFT
- Removes the expanded eligibility for RAFT to serve elders, persons with disabilities, and unaccompanied youth

HomeBASE (7004-0108)

Gov's House 2: \$ 30,147,305
FY2018: \$ 30,147,305
Difference: \$ 0

Building Blocks Request: \$ 35,000,000

Description of Changes:

- Removes language that would protect a family from losing eligibility because of a single violation of a self-sufficiency plan
- Adds language preventing elderly or disabled households from being denied HomeBASE if they are compliant with a housing stabilization plan
- Removes language requiring a stabilization worker to be assigned to program participants
- Removes the requirement that the Administration must notify the legislature 90 days before it plans to change eligibility standards or program benefits;
- Removes reporting requirements for the program
- Removes forward funding for HomeBASE
- Removes language allows those participating in family residential treatment or sober living programs from receiving HomeBASE

Language:

For a program of short-term housing assistance to help families eligible for temporary emergency shelter under item 7004-0101 in addressing obstacles to maintaining or securing housing; provided, that the assistance provided under this item shall include not less than 12 months of housing stabilization and economic self-sufficiency case management services for each family receiving benefits ~~under this item hereunder;~~ provided further, that no other assistance from this item shall exceed \$8,000 in a 12-month period; provided further, that a family shall not receive more than a combined sum of \$8,000 in a 12-month period from this item and item 7004-9316; provided further, that so long as they meet the requirements of their housing stabilization plan, a family that received household assistance ~~under~~ pursuant to this item whose income exceeds 50 per cent of area median income shall not become ineligible for assistance due to exceeding the income limit for a period of 6 months from the date that the 50 per cent level was exceeded; provided further, that ~~a family shall not be deemed ineligible as a result of any single violation of a self-sufficiency plan; provided further, that~~ the department shall take all steps necessary to enforce regulations to prevent abuse in ~~the short-term housing transition program~~ HomeBASE, including a wage match agreement with the department of revenue; provided further, that a family that was terminated from the program or did not make a good faith effort to follow its housing stabilization plan during the term of its assistance shall be ineligible for benefits ~~under said~~ pursuant to item 7004-0101 and this item for 12 months from the last date the family received assistance ~~under said~~ pursuant to item 7004-0101 and this item, including housing stabilization and economic self-sufficiency case management services; provided further, that a family's housing stabilization plan shall adequately accommodate the ages and disabilities of the family members; provided further, that no family with a head of household who is over 60 years of age or who is disabled, who is in compliance with the requirements of a housing stabilization plan that reasonably accommodates disabilities, and who otherwise meets all program eligibility requirements shall be denied short-term housing assistance; provided further, that any such family with a head of household who is over 60 years of age or who is disabled shall not have engaged in, or be engaged in, any activity that threatens the health, safety or security of the family, other program participants or program staff; provided further, that families receiving benefits

under this program who are found ineligible for continuing benefits shall be eligible for aid pending a timely appeal ~~under~~ pursuant to chapter 23B of the General Laws; provided further, that families who are denied assistance ~~under~~ pursuant to this item may appeal that denial ~~under~~ pursuant to said chapter 23B, including subsection (F) of section 30 of said chapter 23B and regulations adopted to implement said chapter 23B; provided further, that benefits under this item shall only be provided to residents of the commonwealth who are citizens of the United States or ~~persons~~ aliens lawfully admitted for permanent residence or otherwise permanently residing under ~~the~~ color of the law in the United States; provided further, that the department, as a condition of continued eligibility for assistance ~~under~~ pursuant to this program, may require disclosure of social security numbers by all members of a family receiving assistance ~~under this item~~ hereunder for use in verification of income with other agencies, departments and executive offices; provided further, that if a family member fails to provide a social security number for use in verifying the family's income and eligibility, then the family shall no longer be eligible to receive benefits from this program; provided further, that the department shall administer this program through the following agencies unless administering agencies are otherwise procured by the department: the Berkshire Housing Development Corporation; Central Massachusetts Housing Alliance, Inc.; Community Teamwork, Inc.; the Housing Assistance Corporation; the Franklin County Regional Housing and Redevelopment Authority; HAP, Inc.; ~~the~~ Metropolitan Boston Housing Partnership, Inc.; the Lynn Housing Authority and Neighborhood Development; ~~the~~ South Middlesex Opportunity Council, Inc.; ~~the~~ Housing Solutions for Southeastern Massachusetts, Inc.; and RCAP Solutions, Inc.; provided further, that the department shall reallocate financing based on performance-based statistics from under-performing service providers to above average service providers in order to move as many families from hotels, motels or shelters into more sustainable housing; provided further, that the department shall use funds provided for this program for stabilization workers to focus efforts on housing retention, and ~~to~~ link households to supports, including job training, education, job search and childcare opportunities available and may enter into agreements with other public and private agencies for the provision of such services ~~and~~; ~~provided further~~, that a stabilization worker shall be assigned to each such household; provided further, that funds shall be used to ~~more rapidly~~ transition families served by the program ~~to more rapidly move~~ them into temporary or permanent sustainable housing; ~~provided further, that notwithstanding any general or special law to the contrary, 90 days before promulgating or amending any regulation, administrative practice or policy that would alter eligibility for or the level of benefits pursuant to this program to less than the benefit level available on June 30, 2017, the department shall file with the house and senate committees on ways and means and the clerks of the house of representatives and senate a report setting forth the justification for such changes including, but not limited to, any determination by the secretary of housing and economic development that available appropriations will be insufficient to meet projected expenses; provided further, that the department shall submit quarterly reports to the house and senate committees on ways and means which shall include the number of families served, the type of assistance given, the number of families assisted through this program, the average, minimum and maximum cost per family of such assistance, the current~~

~~housing stability of each family who received assistance within the prior 12 months and any obstacles encountered with the administration of this program~~; provided further, that this item shall be subject to appropriation and, in the event of a deficiency, nothing in this item shall give rise to or shall be construed as giving rise to any enforceable right or entitlement to services in excess of the amounts appropriated ~~in this item~~; ~~provided further, that household assistance funds shall be advanced to the administering agencies at the end of each month and before the next month's disbursement, the amount of which shall be estimated based on the prior month's expenditure with a reconciliation not less than annually~~ [herein](#); provided further, the department may expend not more than \$300,000 under item 7004-0108 on families residing in temporary emergency shelters and ~~family~~-residential treatment ~~or sober living~~ programs under items 4512-0200 and 4513-1130, if such families otherwise meet all eligibility requirements applicable to emergency shelter under item 7004-0101, except that, solely for the purpose of this item, the fact that a family is residing in a temporary emergency domestic violence shelter under item 4513-1130 or in a residential treatment ~~or sober living~~ program under item 4512-0200 shall not preclude such family from receiving assistance; and provided further, guidance ~~shall~~ [will](#) be developed by the department in consultation with the department of public health to provide that any unit in such temporary emergency shelter or ~~family~~-residential treatment ~~or sober living~~ program vacated through use of funds under this program has an opportunity to be filled by a family (i) eligible both for emergency shelter under item 7004-0101 and for such domestic violence or ~~family~~-residential treatment ~~or sober living~~ program and (ii) referred to such temporary emergency shelter or ~~family~~-residential treatment ~~or sober living~~ program by the department

Foreclosure Prevention Counseling (7006-0011) – Retained Revenue

Gov's House 2:	\$ 1,550,000
FY2018:	\$ 2,350,000
Difference:	\$ 800,000

Building Blocks Request: TBD

Description of Changes:

- Changes language to create competitive grants for a pilot program for best lending practices, first-time homeowner counseling for non-traditional loans and 10 or more foreclosure education centers

- Removes language that funds HCECs from this line-item

Housing Consumer Education Centers (7004-3036)

Gov's House 2:	\$ 2,041,992
FY2018:	\$ 2,201,572
Difference:	\$ 159,580

This number does not include the \$800,000 lost from the DOB line-item 7006-0011 that funded HCECs. If that is taken into account, the real loss to HCECs = **\$798,008**

Building Blocks Request: \$ 2,840,000

Description of Changes:

- Removes earmarks from the line-item
- Allows funds to be given to other administering agencies, as procured by DHCD, in addition to the regional nonprofit housing authorities
- Removes reporting requirements

Tenancy Preservation Program (TPP) (7004-3045)

Gov's House 2:	\$ 500,000
FY2018:	\$ 500,000
Difference:	\$ 0

Building Blocks Request: \$ 1,000,000

Home and Healthy for Good (7004-0104)

Gov's House 2:	\$ 2,040,000
FY2018:	\$ 2,040,000
Difference:	\$ 0

Building Blocks Request: \$ 2,040,000

Mass. Access Affordable Housing Registry (4120-4001)

Gov's House 2:	\$ 80,000
FY2018:	\$ 80,000
Difference:	\$ 0

Building Blocks Request: \$ 80,000

Fuel Assistance (NEW)

Gov's House 2:	\$ 0
FY2018:	\$ 0
Difference:	\$ 0

Building Blocks Request: \$ 25,000,000

New Lease (NEW)

Gov's House 2:	\$ 0
FY2018:	\$ 0
Difference:	\$ 0

Building Blocks Request: TBD

Unaccompanied Homeless Youth

Gov's House 2:	\$ 2,000,000
FY2018:	\$ 625,000
Difference:	\$ 1,325,000

Building Blocks Request: \$ 4,000,000