



## **Housing Services Coordinator (HD.2600)**

*An Act relative to housing services coordinators*

*Sponsored by Rep. Kevin Honan*

This bill creates a housing services coordinator program to assist residents in subsidized housing. The service coordinators will help mediate disputes between landlords and tenants and will help coordinate other economic self-sufficiency services.

Working with residents, the service coordinators will help reduce evictions, increase housing stability, and coordinate residents' access to opportunities for education, job training, and other services that may increase economic mobility.

Residents in developments that participate in this program will be provided the opportunity to meet with the housing service coordinator at least 30 days before a property owner files an eviction case, unless there is an immediate threat to healthy or public safety.

For low-income families—including those with housing subsidies—it can be difficult to stay ahead of expenses, including food, clothing, transportation, school supplies, or unreimbursed health care costs. As a result, many families can fall behind on their rent. Once behind in rent, getting caught up is so difficult that some never manage to catch up and the family faces eviction.

There are no winners when a subsidized family is evicted. The human costs to young children and their parents are evident. The future economic and social costs in responding to these consequences are immense. In Massachusetts, a family receiving a subsidy that is evicted due to nonpayment of rent is not eligible for emergency shelter services for three years. Often, these families are thrust into homelessness with no options for assistance until the three years is up

Evictions can also be expensive for property owners, with legal fees and other expenses costing over \$10,000.

Through housing service coordinators, who have been proven effective at increasing housing stability, this bill will help prevent evictions of families from subsidized housing, benefitting both the residents and property owners.



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