Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING & LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

January 31, 2025

Candace Avery
Executive Director
Millis Housing Authority
310 Exchange Street
Millis, MA 02054
millishousing@comcast.net

Re: Regulatory Waivers of Provisions of 760 CMR 4.00 to Temporarily Allow Executive Director Family Members to Assume Emergency Maintenance Responsibilities

Dear Executive Director Avery:

The Massachusetts Executive Office of Housing and Livable Communities (EOHLC) is in receipt of the Millis Housing Authority's (MHA) request for a regulatory waiver to allow your husband and son to provide temporary emergency maintenance assistance while the MHA undergoes the process to hire a permanent Maintenance Supervisor for the Medfield Housing Authority.

The MHA is the managing agent for the Medfield Housing Authority. On January 24, 2025 the MHA terminated the employment of the Medfield Housing Authority's Maintenance Supervisor. On January 31, 2025, the MHA will run advertisements to hire a new Maintenance Supervisor for the Medfield Housing Authority. The hiring process will take approximately two weeks, during which time the Medfield Housing Authority will be without adequate maintenance staff. Accordingly, you have requested that during the hiring process your husband, Harry Avery, and your son, Jonathan Loewen, assist with Medfield Housing Authority maintenance issues. You have stated that this temporary assistance is necessary due to severe weather events and pending unit turnovers.

In recognition of the safety risks presented by the Medfield Housing Authority operating without adequate maintenance staff, EOHLC is approving the MHA's request to allow Mr. Avery and Mr. Loewen to temporarily perform maintenance responsibilities at the Medfield Housing Authority. In order to accomplish this goal, the below provisions of 760 CMR 4.00 are hereby waived:

1. 4.03(2)(d) Ineligibility of Family Members for Employment: EOHLC waives its regulation at 760 CMR 4.03(2)(d) prohibiting immediate family members of LHA Board members or administrative or supervisory employees from employment to allow for the temporary

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hiring of Harry Avery and Joanathan Loewen while the MHA undergoes the process of hiring a permanent Maintenance Supervisor for the Medfield Housing Authority. In accordance with the requirements of 4.03(2)(d), EOHLC has determined that the hiring of Mr. Avery and Mr. Loewen complied with all pertinent hiring standards, Mr. Avery and Mr. Loewen are qualified for the position, and the appointment has not been influenced by any consideration other than merit.

2. 4.03(2)(e) Restrictions on Supervision of Family Members: EOHLC waives its regulation at 760 CMR 4.03(2)(d) prohibiting LHA employees from directly supervising family members to allow Executive Director Avery to temporarily supervise Harry Avery and Jonathan Loewen while the MHA undergoes the process of hiring a permanent Maintenance Supervisor for the Medfield Housing Authority.

This regulatory waiver shall expire upon the earlier of the hiring of a new Medfield Housing Authority Maintenance Supervisor or February 21, 2025. If the MHA has not hired a permanent Maintenance Supervisor by February 21, 2025, the MHA must submit a new waiver request to EOHLC accompanied by a vote of the MHA and Medfield Housing Authority Boards.

If you have any question related to these waivers, please contact Christine DeVore, Director, Bureau of Housing Management, at christine.devore@mass.gov.

Sincerely,

Benjamin Stone
Undersecretary of Public Housing and Rental Assistance

CC: Christine DeVore
Courtney Curran, EOHLC
Kaliah Graham, EOHLC
Wilzor Exantus, EOHLC