



National Association of
Housing & Redevelopment Officials

Housing Committee Meeting
Wednesday, June 11, 2025 – 10:30 AM
via Zoom

Representing MassNAHRO Housing Committee: Chair Colleen Doherty, Candace Avery, Diane Cohen, Caileen Foley, Gina Govoni, Cathy Hoog, David Hedison, Jack Nagle, Paul Nowicki, Jackie Sullivan, Andrew Bailey, Tina Danzy, Jeffrey Driscoll, Michael Lara, Ken Martin, Margaret Moran, Jen Polito, Peter Proulx, William Schrade, Tom Thibeault.

MassNAHRO staff: Donna Brown-Rego, Cylas Martell-Crawford.

Representing EOHLC: Fatima Razzaq, Greg Abbe, Andrew Clinton, Courtney Curran, Avalon McLaren, Sarah O’Leary, Jason Wright, Rob Garrett, Chris DeVore, Ashley O’Sullivan, Matt Martin,

PMR Concerns:

Board Member Training: There are concerns that all board members are not being notified. List of board members comes from attendance records submitted by the E.D. EOHLC is moving to LHA360 system soon. LHAs can log in and check/update the list of board members and email addresses.

Adjusted Net Income Criteria: Starting with June 30 LHAs, if FYE Operating Statement is submitted late, LHA will receive a finding for Certifications and submissions. However, since the Operating Reserve and ANI can be calculated after the late submission of the Operating Statement, the LHA will receive a score for those based on the threshold set for those criteria. Change to ANI will be 15% instead of 10%.

Numeric Score for PMR: If LHA wants the actual numeric score, they can request it from EOHLC.

Chief Administrative and Financial Officer Program (CAFO): See PHN 2024-10

Analysis of Utility Savings after ASHP Installs: Members reported that some tenants have seen significantly higher electric bills since the install of Air Source Heat Pumps. Greg Abbe said this varies building by building and unit by unit. He provided data from a few LHA developments showing trends based on rates and consumption. The state wants to electrify wherever possible. LHAs have some options to control rates including solar or Community Electricity Aggregation (CEA).

Potential HUD Budget Cuts: MassNAHRO is meeting with the Secretary to share intel on federal level. EOHLC has direct to Governor to report anything they are hearing or seeing. If at some point members need to move people off their federal programs, Fatima offered HLC’s assistance with any flexibilities or waivers it can provide on state programs.

Proposed Tenant Selection Regulations Changes: EOHLC issued a Public Notice of changes to [760 CMR 5.00](#) with deadline for public comment June 16. The notice contains a link to the proposed changes. Changes include a cap on the number of housing authorities an applicant can apply to in CHAMP. New applicant screens include a “Housing Finder” which shows a map of where communities are in relation to where the applicant is.

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FY2026 Budget Guidelines: EOHLC is beginning the process of developing the budget guidelines. Any suggestions members have for changes or additions, please let Fatima know.

Vacancy Initiative 2.0: EOHLC will issue a notice announcing financial incentives if LHA meets certain metrics, including a 5% increase to formula funding for one year and 2% increase to ANUEL for one year.

UMass Donahue Institute CHAMP Study: UMDI has completed its study. It will be available shortly.

Procurement of Additional Attorneys for Regional Legal Program: Sarah O'Leary posted the Request for Responses on [CommBuys](#) and is doing a lot of marketing to increase the list of attorneys available.