



Commonwealth of Massachusetts
Executive Office of Housing and
Economic Development

EOHLC Updates

NAHRO Fall 2025 Conference





New Staff in Public Housing

- Our new staff are here to help!
- Housing Management
 - Sean Pope
 - Charmaine Massey
 - Gerson Cintron
 - Adrienne Danner
- Capital
 - Chad Howard, Director of Procurement
 - Andrew Bengston, Staff Architect
- POP
 - Trisha Thompson, PH Data Analyst



2026 in Public Housing

FY26: Continued progress on vacancies

- Operational Vacancies down 31% since WBUR article
- New initiatives to move the needle even more

FY26: 16.8% capital funding increase

- \$184M cap and ~\$61M of ARPA left to spend

FY26 Operating Funding

- \$115.6M – highest ever
- 5% increase to per-unit budget caps (ANUEL)

FY26: CHAMP Improvements

- New Applicants Limited to 25 LHAs, other changes related to 760 CMR 5
- Streamlined Vacancy Tracking Leveraging SOHA

Livable Communities

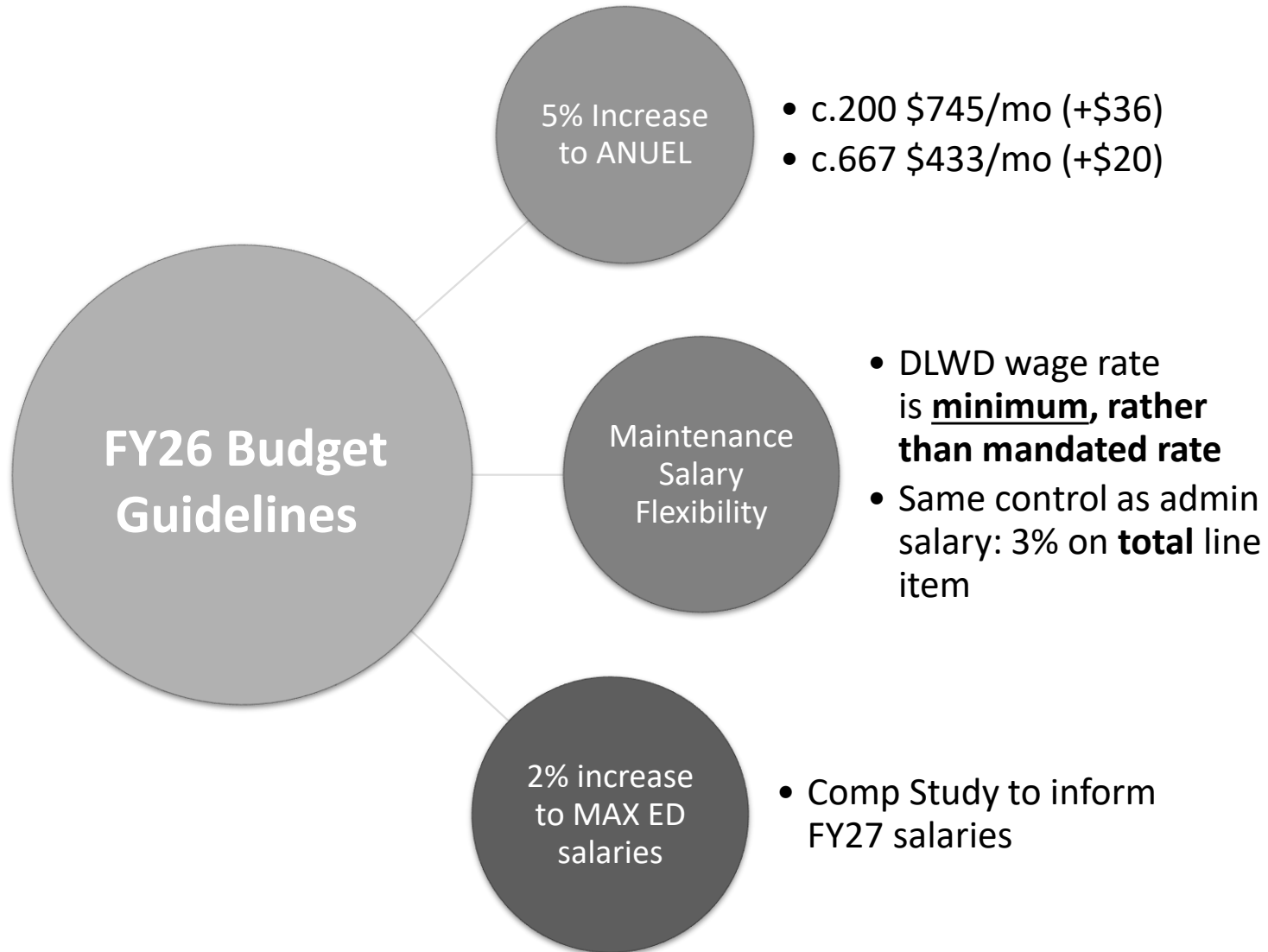
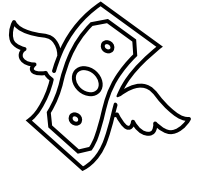
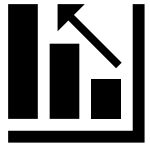
- Expanded Self Sufficiency Program to 5 new sites
- RSCs served 22,646 residents and made 46,526 referrals in 2024



FY26 Funding Levels

Funding Source	FY25	FY26	Increase
Public Housing Operating Subsidy	\$113M	\$115.6M	+ 2.3%
Public Housing Capital	\$157.5M	\$184M	+ 16.8%

FY26 Budget Guidelines





Vacancy Progress

- Vacancy Initiative and Centralized Screening started end of September 2023.
 - Operational Vacancies have decreased 31% since July 2023
 - Average Operational Vacancy turnover time is decreasing
 - 149 days in 2023, 117 days in 2024, 109 days in 2025
- **Continued Work (See PHN 2025-07)**
 - Vacant Unit Taskforce: Taunton and Worcester awarded funding
 - Updated Design Guidance and Best Practices
 - Quick Turnover Incentive Pilot: 5% increase to formula funding and 2% directed exemption **IF** LHAs meet metrics for each of 12 months

Vacancy Definition	7/31/23	7/28/25	Change
Total Vacancies	2,297	2,076	-221
Operational Vacancies*	1,537	1,060	-477

*Excludes funded mod rehab, insurance loss, repurposed



Upcoming Initiatives – More to Come

- Vacant Unit Task Force Launch!
- *HAFIS MODERNIZATION* - bringing HAFIS into CapHUB (and the 21st century)
- CIMS replacement – also brought into CapHUB
- Annual Plan system replacement – simpler for LHAs!
- New FCA rollout---a current take on component life at your LHA!
- Partnership with Mass Cultural Council
- Discount rate auto-enrollment

Secretary on the Road! Visited 180 so far!



GARDNER HOUSING AUTHORITY





Roundtable Discussions



BHDC- Project Management

- Calling all LHA's NOT supported by an RCAT.
 - Are there questions regarding LHA projects \$25K to \$150K? – Administering: Work Order, Design, Contracts, and Construction
- ARPA Spending Deadline - End of December 2026
 - Are any of your ARPA projects not on pace to meet this deadline? Connect with your PM to get your ARPA project back on track.
- Targeted Paving Awards \$5M in FY2026
 - 33 LHA's Awarded a total of \$8M in FY24 and FY25.
 - Got Paving? Start a paving project using formula funding in CIMS. AESU staff will assess your need. AESU and Awards Committee will determine award suitability. We just need a Formula Funding commitment.



- What types of capital projects do you need the most assistance with? How can we better support you in those project areas?
 - a) Architectural b) Engineering c) Site
- What are the most challenging aspects during the project process—planning, designer selection, design, or bidding? In which area would you like more support from AE staff?
- Many complex projects with or without LEAN involvement face challenges with timelines, procurement simplicity, and funding. What has your experience been? How can we make these projects more successful for you?



- Are there things you think the Sustainability program should support, but doesn't?
- How has working with Mass Save/LEAN been? Positives, neutrals, negatives
- Solar- why so little interest?
- How else can we help?
- Updates:
 - Heat Pump rates coming soon!
 - LEAN budget stress



Real Estate & Redevelopment Opportunities

- Does your Housing Authority have any of the following resources?
 - Surplus Land
 - Open or Underutilized land in Existing Developments
 - Vacant Housing Units
- Does your Housing Authority own land/developments adjacent to State-owned land?
 - Is the land owned by a state affiliated agency other than the MBTA or Mass DOT?
 - Is your local municipality in need of housing development to meet their 10% SHI threshold?
- Has any Housing Authority land been rezoned recently?
 - As part of local compliance with the MBTA Communities (3A) Law
 - As part of a Housing Production Plan at the state or local level
- DID YOU KNOW?
 - EOHLC provides free Technical Assistance with Mass Housing Partnership for both new development and redevelopment opportunities
 - Please reach out to Matthew Martin, Real Estate & Redevelopment Specialist if you have property consistent with this criteria



BHDC- Procurement and Capital Planning

- The RCAT program has been incredibly successful assisting smaller LHAs manage and plan their capital needs. Are there any ideas on how the RCAT program could evolve and better assist your LHA? (i.e. help with service contract procurement, bulk procurement of materials)
- Are there capital components (past examples being Federal Pacific panels, Septic Systems) that you would like to see EOHLC do targeted awards for? (Sanitary Lines, Security Cameras)
- Are there aspects of the procurement process that you would like to receive training in?
- We are very excited to launch our Vacant Unit Task Force program with two (2) awards being issued to the Worcester and Taunton Housing Authorities. Would your LHA be interested in receiving assistance in the turnover of vacant units and would you like to see the program expand across the state?
- Are there any questions about the launch of our Vacant Unit Task Force program?



BHDC- Data and Systems

- What are the biggest **pain points** you face when using capital systems (e.g., CapHub, LHA360, CIMS, CPS, DocuSign)?
- How would you rate the **ease of use** of the systems you access (CapHub, LHA360, CIMS, CPS, DocuSign)?
- What **data insights** would help you make better decisions for your housing authority?
- What type of **training** would be most helpful for you and your team (live sessions, recorded videos, quick reference guides)?
- Do you feel you have enough **support resources** when issues arise?

BOHM- HMS



- Changes to PMR are effective for the FYE 6/30/25 cohort forward. Are there any questions about the scoring or changes to component criteria? Are you looking for any training for any of the component criteria?
- Are there components of the required Board Training that need to be enhanced or added? Are there specific topics?
- CapHub will include HAFIS – budget, operating statements, and year end certifications. Many people touch these documents, LHA staff, fee accountants, board members and EOHLC staff. Training will be provided. We are interested in knowing what type of system training works best for you and your staff.
- Applicants in CHAMP can opt for email and texting communication have you found that you are sending fewer letters to fill vacancies?
- ASG has structured their phone tree to have LHA calls move to the top of the call back tree. Have you seen an improvement in timely response?

UPCOMING CHANGES TO THE PMR CRITERIA

- ***EOHLC FMS TEAMS WILL BE LOOKING AT MORE UNITS - training***

Small LHA - 7 units

Medium LHA – 10 units

Large LHA – 15 units

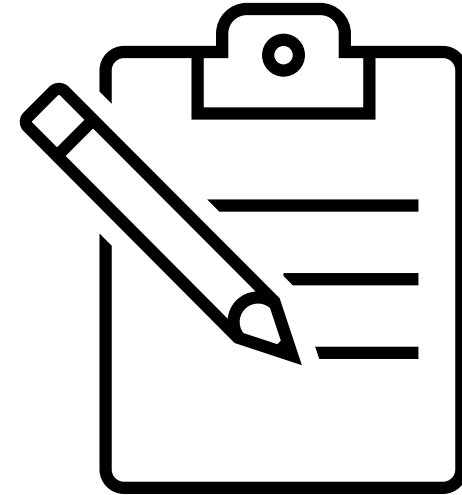
- * Physical inspection of units will be chosen randomly, and outside of the units reported in PMR desk audit

- ***PREVENTIVE MAINTENANCE FOCUS IN PMR – support***

The LHA's Preventive Maintenance plan should encompass twelve (12) months, and be comprehensive, by development, not only describing the necessary task but also citing the frequency and the designated party responsible for completing the required work.

PM work orders should be categorized as "reoccurring," or "preventive maintenance. Please reference *PHN 2025-06* for details about how to prepare and implement your LHA's successful preventive maintenance plan.

- ***What are your suggestions for FMS office hour topics and on-site training?***



- What is one example of a partnership with a community group that has successfully connected your residents with critical services (e.g., childcare, transportation)? What made this collaboration successful?
- How have your residents' most critical needs changed or evolved since the first rounds of RSC/SSP funding in 2020?.
- How do you try to help participants meet these needs? What other resources do you feel that you need to do this work effectively?
- What are some challenges to engaging participants in programming? What strategies do you employ to recruit and maintain participation in resident service programs?



Thank you!