



National Association of
Housing & Redevelopment Officials

Housing Committee Meeting
Thursday, January 23, 2025 – 10:30 AM
via Zoom

Representing MassNAHRO Housing Committee: President Michael Lara, Chair Colleen Doherty, Candace Avery, Andrew Bailey, Diane Cohen, David Connor, Jeffrey Driscoll, Cathy Hoog, David Houlden, Jack Nagle, Tom Thibeault, Caileen Foley, David Hedison. **MassNAHRO staff:** Donna Brown-Rego, Cylas Martell-Crawford.

Representing EOHLC: Ben Stone, Fatima Razzaq, Chris Devore, Andrew Clinton, Jason Wright, Rob Garrett, Carrie Sousa, Cecilia Woodworth, Ashley O'Sullivan, Matthew Martin.

Governor's Budget: \$2.5 million increase to operating subsidy and \$1 million to service coordinators. AHVP/MRVP saw increases but only to maintain and support those currently on the program and out searching. There are more people using these programs than ever before – a testament to the work housing authorities did in issuing vouchers. With all of that said, there will be a freeze on the issuance of any new vouchers issued through CHAMP. While there have been surpluses in past years, there are none this year. There are approximately 10,500 vouchers under lease currently and 11,000 by year end. EOHLC will still have project-based vouchers to issue for new development projects.

Effect on LHAs for Non-compliance with MBTA Communities Act: The Governor's budget does not include a percentage of subsidy coming from the Local Capital Projects Fund, so LHA subsidy will not be affected in noncompliant communities. The intent of the Act is not to punish the LHAs, and the Administration wants to avoid that.

Feedback from Secretary Augustus Visits: The Secretary sees that LHAs do well working on shoestring budgets. His top priorities are vacancies and accessibility. ASG has made some CHAMP improvements. Regarding regionalization, the Secretary is interested in regionalizing functions, not regionalizing housing authorities.

Federal Concerns: To start, there will be some changes around DEI initiatives and that could have an impact on the contracting process. EOHLC will review with their General Counsel; LHAs will await HUD PIH notices for guidance on how various Executive Orders are to be implemented. Additionally, there are concerns about ICE coming onto LHA property and how that is handled. Discussion led to the conclusion that you would treat them the same as other police or law enforcement, cooperate to the degree they have lawful warrants and orders, but not surrender residents' personal information. Also, noted that EDs don't know a resident's immigration status as documentation is not required in state housing. The conclusion was that on this issue guidance is needed and EOHLC will work with their General Counsel on this.

Preventative Maintenance Notice PMR: 6/30/2025 start. EOHLC will look at more units which will be selected randomly. Includes review of the housing authority's schedule of work, which covers 12 months, based on the six components contained in PHN 2022-10:

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- a. Life & Safety
- b. Dwelling Units
- c. Building Envelope
- d. Site & Grounds
- e. Mechanical, Electrical, Building Systems
- f. Vehicles & Equipment

Review will check that work orders were generated and work completed within 90 days. Updated PHN will be coming shortly. Contact fmssupport@mass.gov with questions.

Vendor Payment Backlog Update: As of today, CapHub connects to MARS (state system) directly, and will take weeks off getting money out to LHAs. Update to system also cuts off duplicate reviews between PMs and Finance. HLC also streamlining the process of executing CFAs.

Large Building Energy Reporting System to DOER: LHAs will need to begin reporting energy usage. DOER will hold a webinar on 1/29 at 11 AM.

ASG Update: Screening backlog is done. Since clarifying the language in section 2 of the CHAMP application, there has been a reduction in new claims.

Systems Rollout Update:

- Annual plan system - CHART (Comprehensive Housing Authority Review Tool) includes generating notices, annual plan, LTO comments, QR code on the 1st page instead of link. Similar to the PMR system. Training will be next month, with 9/30 FYE as the first group.
- New HAFIS System - HLC has been working with fee accountants and will reach out to LHAs for feedback. System will allow collecting digital signatures.
- CIMS into CapHub - targeting business processes for more efficiencies.

Upcoming Capital NOFAs/Guidance: Fatima reported there are a few notices coming out shortly:

- Procurement for performing Facilities Conditions Assessment (FCA) – will include assessment of cost of electrification;
- Procurement for Vacant Unit Turnover Task Force;
- NOFA for Comprehensive Mod - expansion of ModPhase for family units, HLC awarding only 1-2 but will do it every year. Due in April. Goal to have it out to bid within 18 months of awards, earlier ones took too long.