



National Association of
Housing & Redevelopment Officials

Housing Committee Meeting
Tuesday, March 4, 2025 @ 12:00 PM
via Zoom

Representing MassNAHRO Housing Committee: President Michael Lara, Chair Colleen Doherty, Andrew Bailey, David Connor, Jeffrey Driscoll, Cathy Hoog, David Houlden, Jack Nagle, Tom Thibeault, Caileen Foley, David Hedison, Jackie Sullivan, Gina Govoni, Margaret Moran, Paul Nowicki. **MassNAHRO staff:** Donna Brown-Rego, Cylas Martell-Crawford.

Representing EOHLC: Ben Stone, Fatima Razzaq, Chris Devore, Andrew Clinton, Jason Wright, Sarah O'Leary, Greg Abbe, Wayde Porrovecchio, Matthew Martin, Ayo Yakubu-Owolewa, Shan Li.

Budget and Financial Reporting Reminders & Deadlines: Budget Guidelines include chart of due dates for budget submission. Some board members see these deadlines as mandates, however, EOHLC does not penalize LHAs for being late. It is in LHA best interest to get budget submitted as early as possible so it can be approved, and LHA can operate with higher spending levels. Suggestion to amend language in budget guidelines as suggested deadlines. Similarly with financial forms reminders – LHAs asked EOHLC to send reminders for various submissions. Also, suggestion to allow a majority of board members to sign certifications instead of all five. EOHLC will consider internally. Operating Statements must be submitted by the deadline.

No Fault Eviction Priority: A lengthy discussion was held regarding the strict requirement of court order of eviction to get the priority. This is a huge burden on elderly who have fixed incomes, limited transportation options, and limited ability to access zoom. One suggestion was to accept an affidavit from Elder Services that documents the person's situation. It may be discriminatory to change the requirement for a certain population. EOHLC will discuss internally.

Communication Issues with Supportive Housing Vendors: At least one area is experiencing issues with the ASAP not allowing the LHA to be involved in discussions regarding residents unless a release signed by the resident. Issue goes back a couple of years when a general release form was to be developed and shared. EOHLC will reach out to EOEA and set up a meeting to discuss.

Executive Director Salary Published in Ads: Several LHAs received letter from EOHLC reprimanding them that the salary range published in the ad for new E.D. was lower than what was actually offered. Members stated that this is beyond what the guidance states and that EOHLC reviews that the salary is under the maximum allowable salary. Boards should be allowed to negotiate the salary higher than posted as long as they don't exceed the cap. Members asked that if EOHLC is considering revising the guidance to include MassNAHRO in those discussion before issuing. New salary compensation study will be completed in time for FY27 budget guidelines.

LHA 360 Preview: Andy Clinton gave a quick preview of the new CapHub functionality. It will be basically a landing page for all the LHAs information including new HAFIS developments.

Large Building Energy Reporting System to DOER: DOER will reach out to large agencies with more than

20,000 sq. ft. shortly. LHAs should go in to verify all info is correct on their developments (sf/# of buildings/units). Any questions contact Greg Abbe. Also, to receive the budget exemption for heat pumps, info must be in CPS.

Impact of Social Security Fairness Act: Implementation may increase tenant rents retroactively. MassNAHRO will send email to Ben requesting review and guidance.

RCAT Regulations: The Affordable Homes Act provided for expansion of the RCAT to charge large agencies to participate and for RCATs to create new program. Draft regulations have been submitted up the chain of command.

Vacant Units: EOHLC received three responses to the Vacant Unit Task Force RFP. Vacancies are trending upward slightly recently, likely due to lack of resources for the units in worst condition. EOHLC will be issuing guidance/best practices to help LHAs with vacant unit policies (i.e. prioritizing, outsourcing, waivers, etc.)

Guidance on Immigration Personnel at LHAs: MassNAHRO requested EOHLC to provide LHAs guidance on how to handle visits by ICS agents. HLC is working internally with legal counsel on basic information on constitutional rights, right to privacy, etc. MassNAHRO will help disseminate and will present a session at Spring Conference.

Gov. Council on Sexual Assault, Domestic Violence, and Human Trafficking: Committee discussed several recommendations from the Gov. Council, including:

- Training for LHAs similar to VAWA in federal programs
- Allow LHAs to enter into voluntary agreements with other LHAs to transfer a DV victim to another LHA. HLC would provide guidance and allow regulatory waiver to tenant selection.