



What is MassNAHRO?

The **Massachusetts Chapter of the National Association of Housing and Redevelopment Officials** (MassNAHRO) is a membership association consisting of **240 local housing authorities** (LHAs). This membership includes over 1,500 publicly elected and appointed officials throughout the Commonwealth. MassNAHRO's

mission is to **educate, support, and advocate** for our member agencies to ensure the **preservation, protection, and expansion of public and affordable housing**. By adhering to the highest industry standards, we provide professional development to create and sustain strong agencies, staff, and boards, resulting in empowered residents and healthy communities. We provide leadership and tools to **build capacity and empower agencies to preserve, protect, and expand inventory**. For more information, go to www.massnahro.org.

Massachusetts Local Housing Authorities

- house low-income **veterans, seniors, families, and people with disabilities**
- range in size from 10 to 20,000+ units
- are authorized by statute (MGL c. 121B) as municipal corporations and are **autonomous units of local government**
- were established by local vote of the local town meeting or city council
- receive community support in the form of donated land, buildings, resources, and services because they **serve local residents through a statutory preference**



Housing Authority Governance & Oversight

- Each housing authority has a **5-member board**, elected in towns and appointed by Mayors in cities
- Board is responsible for setting and enforcing policy, hiring/supervising Executive Director
- Every board is **required by law to include a tenant** of the housing authority.
- **State & federal regulatory agencies** – Mass. Executive Office of Housing & Livable Communities (EOHLC) and the U.S. Department of Housing & Urban Development (HUD)
- Regulatory oversight includes **mandatory performance evaluations, financial audits, and inspections** of units/properties.



The State's Public Housing Portfolio

- Massachusetts is **one of only four states** in the country with a state-funded public housing program (New York, Hawaii, Connecticut)
- More than **70,000 individuals reside in the 43,000 units** of state public housing, two-thirds of whom are seniors or disabled.
- Several LHAs also administer a total of 5,000 state rental assistance vouchers (MRVP)
- 68 LHAs own a total of 38,000 federally-funded housing units
- 120 LHAs administer a total 55,000 federal rental assistance vouchers (Section 8)



State Funding for LHAs

- **Rental Income** – Rents are capped by statute (MGL c. 121B §32). LHA tenants pay between 25%-32% of their income toward rent.
- Average monthly rent is \$466 in elderly units and \$625 in family units.
- **Operating Subsidy** – per state statute should cover actual operating expenses LESS tenant rents but is actually **based on annual appropriations**
- **FY2025 Operating Subsidy = \$113 million**
- **Capital funding** from bond bills, based on formula = \$55 million annually
- Competitive capital funds for special initiatives = \$50 million annually (i.e. elevators, health & safety, energy efficiency)
- Operating & capital dollars are **not interchangeable** (see *Table of Allowable Expenses*)