



National Association of
Housing & Redevelopment Officials

Housing Committee Meeting

Wednesday, October 29, 2025

1:00 PM

via zoom

AGENDA

Representing MassNAHRO Housing Committee: President Peter Proulx, Chair Colleen Doherty, Jeffrey Driscoll, Caileen Foley, Cathy Hoog, Ken Martin, Margaret Moran, Jack Nagle, Paul Nowicki, Jennifer Polito, William Schrade, Jacqueline Weir, Thomas Thibeault, Candace Avery, Andrew Bailey, Diane Cohen, David Connor, Tina Danzy.

Representing EOHLC: Fatima Razzaq, Courtney Curran, Carrie Sousa, Jason Wright, Matt Martin, Rob Garrett, Andy Clinton, Avalon McLaren.

MassNAHRO Staff: Donna Brown-Rego, Cylas Martell-Crawford

Status of Comp Mod Awards: EOHLC received 15 applications and will award three. Waiting for sign-off from the Governor before they can announce.

Administrative Capacity Vacancy Waivers: Several LHAs have reported that EOHLC has denied their request for 30-day extension of the 90-day waivers, questioning whether there has been a change in policy. Courtney responded that there is no change in policy. There are many reasons for the need for waivers in this category, and HMS may not have had enough information to agree with the need for the extension. If request is denied, LHAs are advised to discuss with HMS and see if more details are needed to document the need for the extension.

Status of Regulations re: Borrowing against Formula Funding: Fatima sent the draft to A&F some time ago; no response to date. She will try to get a timeline from A&F.

Capital Spending Update: The results of the most recent Facilities Conditions Assessment (FCA) are not finalized so they will not affect this year's formula. Therefore, all LHAs will get an increase though not sure how much. Targeted awards will include: paving/accessibility, flood mitigation, elevators, generators for large elderly buildings. Some projects, such as waste pipes, will not be targeted, but EOHLC has resources to fund them as needed.

Executive Director Salary Schedule – Input from LHAs: Chair Doherty asked if there would be an opportunity for input from MassNAHRO and LHAs into the new study. EOHLC plans to use the same consulting firm. Fatima & Jason were not part of the original study so have limited knowledge of the process other than Ben Stone's notes. Colleen & Donna attended a few meetings during the process in 2017 and will have a preliminary call with Jason soon to share their experience.

Status of CAFO Procurement: EOHLC received no responses to the RFR. There were several firms that downloaded the bid documents, but no proposals and none were LHAs. They will send it out again. Once the list of preapproved entities is developed, LHAs with two strikes will be able to hire one from the list for assistance to avoid a third strike.

Formula for Hiring Maintenance Staff: The formula [1 person per 80 elderly units, 1 person per 40 family units] was recently updated from using a 37.5-hour employee to 40-hour employee, as there are no maintenance employees working fewer than 40 hours. Rob Garrett clarified that the formula is a tool only to recommend a staffing level; it is not a minimum or maximum. LHAs can hire the appropriate level of maintenance staff as long as they stay within their ANUEL.

Language Access Plans: A recent audit of EOHLC indicated there are a lot of LHAs missing Attachment A when submitting their plans. EOHLC will send a communication shortly requesting LHAs to submit the attachment ASAP if they haven't already.

Public Housing Reform Line in State Budget: The line (7004-9007) is currently funded at \$1.25M is the administrative line through which EOHLC pays for CHAMP development, ASG, Mass. Union, Mel King, CAFO. The line has not seen much of an increase in the past few budgets. EOHLC is requesting a 2% (\$25,000) increase, and asked MassNAHRO members to consider advocating for an increase; \$1.5M (\$250,000 additional) would be the desired amount to sustain these initiatives.

State Appointed Board Members: The contact person for vacancies and/or questions about the state appointee seat is Seth Nadeau at seth.nadeau@mass.gov.