NAHRO
MASSACHUSETTS CHAPTER

# FY2026 BUDGET REQUESTS:

## Adequate funding increases to support public housing and its residents

# 7004-9005 Public Housing Operating Subsidy - $153,000,000

[$40M increase over FY25]

## ◆ Parity with federal funding = $40M annual increase over 5 years

Federal public housing units serve the same demographics and are managed by the same local housing authorities as the state portfolio.

- **FY2025 state subsidy: $227 unit/month** ($113M for 41,500 units)
- **2024 federal subsidy: $525 unit/month** ($188.9M for 30,000 units)

## ◆ Operating subsidy MUST <u>at least</u> keep up with actual cost increases.

Based on FY2025 budget data from EOHLC, housing authorities' report increases in everyday maintenance supplies and outsourced services (e.g. painting, carpeting, flooring, cleaning, pest control) **essential for vacancy turnovers**.

- **11% increase in maintenance labor and materials**
- **10% increase in maintenance contract costs**

## ◆ Funding operating subsidy as needed greatly improves vacancy turnover times, taking low-income families, seniors, and veterans <u>off waiting lists more quickly</u>.

## ◆ Rents are capped by state statute to protect tenants.

As operating expenses continue to increase, housing authorities cannot raise rents to cover rising costs, unlike private landlords.

## ◆ Years of deferred maintenance due to insufficient funding accelerates the frequency of emergency repairs resulting in <u>unbudgeted</u> extraordinary maintenance expenditures.

Adequate resources will **end the "band-aid" approach** and allow housing authorities to perform preventative maintenance and develop replacement plans for aging components to anticipate and avoid major, costly repairs.

**Extraordinary maintenance costs deplete housing authority resources budgeted for regular maintenance.** Routine vacancy turnovers, repairs, and health and safety items are <u>not eligible for capital dollars</u>.

# 7004-4314 Service Coordinators - $10,000,000

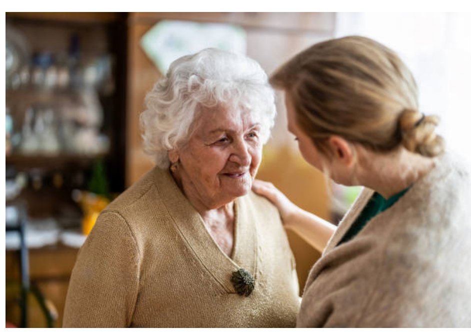
[$3.5M increase over FY25]

◆ **Every additional $1 million increase will <u>fund existing staff</u> for another year <u>and</u> expand the program by 14-16 <u>new</u> RSCs.**

- Between **FY2020-25**, the line item has funded **105 Resident Service Coordinators (RSCs)** serving **128 housing authorities**.
- There are still more than **70 agencies with little or NO service coordinator staff** to provide these vital services.
- RSCs provide a **proven and invaluable return on investment**.

◆ **RSCs improve the lives of residents.**

- Help manage clients better for **more efficient use of other resources.**
- Refer residents allowing them **better access to all services.**
- Allow **seniors to age in place** and avoid or delay long-term care.
- Assist residents to maintain **successful tenancies.**
- Coordinate **access to housing stability resources**, like food & nutrition programs, mediation services, mental health assistance, and healthy environments for kids.
- Connect residents with an array of **local community partners** to access additional resources.



NAHRO
MASSACHUSETTS CHAPTER

617.367.0008 dbrown@massnahro.org

Representing the Commonwealth's 242 local housing authorities.

Doing. Good. Work.