Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Mitt Romney, Governor ◆ Kerry Healey, Lt. Governor ◆ Jane Wallis Gumble, Director

Public Housing Notice 2004-10

Memorandum

To: All Local Housing Authorities
From: Carole E.Collins, Director, ~~Bureau of~~ Housing Management
Subject: c. 689/167 Program Update
Date: October 8, 2004

As we prepare to issue Budget Guidelines for FY05, we are undertaking certain changes and updates in the c.689/167 program as follows:

DMR c.689 Rents

We are continuing to suspend the automatic rent increases in your Department of Mental Retardation (DMR) c.689 programs until further notice. We are reviewing the 689 rents with DMR to determine which rents are not at the minimum rent as defined in DHCD's annual Budget Guidelines and will work with DMR to determine a system for increasing those rents in the near future.

General Operations of c. 689/167 Programs

We also are continuing the process of reviewing programmatic issues with both DMR and DMH, as first outlined in Public Housing Notice 2003-02. We anticipate changes to the Lease and Management Agreement as a result of this review. We hope these changes will be achieved in the near future and would culminate in the issuance of a revised document. It is also our intent to issue an updated Special Needs Housing Management Handbook, incorporating the program revisions and guidelines.

We continue to work with these state agencies to ensure appropriate payment levels to support operating and capital improvement costs for the program. These partnerships will also focus on any unmet capital needs at c.689/167 properties, and on identifying resources to address them. Toward this end, you are again asked to ensure that both vendor and regional state agency personnel are informed as to operating expenses, reserve levels, and any capital reserves available for each special needs property you own. This information should be exchanged as part of any lease negotiations/renewal that will take place.
Please contact Martin Robb, Housing Management Specialist at 617-573-1239 with any questions you may have.