

# DHCD Updates

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MassNAHRO Fall Conference

November 14, 2016

Amy Stitely, Laura Taylor, Cate Mingoya

# Agenda

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- Governor's Initiatives and Current Environment
  - New Laws
  - Capital Programs/Initiatives
  - State Fiscal Environment
- Chapter 235 Progress Updates
  - Regulations
  - Reform Programs/Initiatives



# New Laws & Programs Current Context

# New Laws: State Appointee Vacancies

## Chapter 218 of Acts of 2016: An Act Modernizing Municipal Finance

CHANGE: Ch.121B sec. 5

- Boards of Selectmen and Mayors can appoint if DHCD does not fill a State Appointee seat within 120 days of vacancy.
- Clock begins ticking once LHA notifies DHCD and Town/City Clerk

Want more information?

See PHN 2016-27

Talk to your HMS



# New Laws: Procurement

## Chapter 218 of Acts of 2016: An Act Modernizing Municipal Finance

CHANGE: Ch.30B, Ch.149, Ch.30 sec. 39M

- New advertising requirements and bidding threshold requirements
- DHCD aligned agency policies on small capital projects and 30B services.

Want more information?

See PHN 2016-35

Attend Procurement  
Reform workshop at  
10:45 tomorrow

# New Laws: Veterans Preference & Rent

**An Act Relative To Housing,  
Operations, Military Service, And  
Enrichment**

**CHANGE: Ch. 121B**

For veterans in state-aided public  
housing, new laws regarding:

- Tenant selection
- Rent determination

Want more information?

See PHN 2016-29

Attend DHCD Rent  
Determination

Workshop at 9:00  
tomorrow

Talk to your HMS



# New Laws: Veterans Preference & Rent

Tenant Selection in  
Elderly/Handicapped Housing  
Old Law

**Must reside in the community** in  
order to receive Veterans Preference

Tenant Selection in  
Elderly/Handicapped Housing  
New Law

**Do not have to reside in the  
community** in order to receive Veterans  
Preference.

Note: Applicants must be eligible and qualified to receive preference.

# New Laws: Veterans Preference & Rent

Tenant Selection Where  
No Chapter 200 Family Housing  
Old Law

Veterans Preference was limited to  
20% of the LHA's Chapter 705  
Scattered-Site Family Housing

Tenant Selection Where  
No Chapter 200 Family Housing  
New Law

Veterans Preference must be granted in  
100% of the LHA's Chapter 705  
Scattered-Site Family Housing

Note: Applicants must be eligible and qualified to receive preference.



# New Laws: Veterans Preference & Rent

## Rent Calculation Old Law

LHA in its discretion was permitted to exclude all but \$1,800 of the annual amount received from the federal government (2) (6)

## Rent Calculation New Law

LHA is now required to exclude all federal disability compensation received by unemployable disabled veterans in excess of \$1,800 per month (2)

Note: The Act changed how much of the federal disability compensation paid to a 100% disabled veteran who is unemployable because of a service connected disability is includable for the purpose of rent calculation. This does not apply to other forms of income received by the veteran. No deductions may be applied against the excluded income.

# New Laws: Veterans Preference & Rent

## Frequently Asked Questions

- Does this change to the veterans preference only apply to new applicants?

***NO***

- Does the change apply to applicants currently on the waiting list?

***YES***

Want more information?

See PHN 2016-29

Attend DHCD Rent

Determination

Workshop at 9:00

tomorrow

Talk to your HMS



# New Capital Programs

## Baker-Polito 5-Year Capital Budget

Bond Account	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
<b>Public Housing General</b>	85,000,000	85,000,000	87,000,000	90,000,000	90,000,000
<b>Public Housing Affordable Housing Trust Fund</b>	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
<b>Public Housing Mixed Income Demonstration</b>	-	-	8,500,000	8,500,000	8,500,000
<b>Grand Total</b>	<b>90,000,000</b>	<b>90,000,000</b>	<b>100,500,000</b>	<b>103,500,000</b>	<b>103,500,000</b>

# New Capital Programs:

## Partnership to Expand Housing Opportunities

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### Goals:

- Leverage Private Funds to Preserve Public Housing, while also:
- Expanding Housing Opportunities for All
- Creating new Mixed-Income Communities



# New Capital Programs:

## Partnership to Expand Housing Opportunities

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### How it works:

- Requires 1-for-1 replacement of public housing units.
- LHAs must do an RFP for a Private Developer partner.
- Partners submit an application to DHCD for planning grant.
- Partners have a year to prove feasibility.

Want more information?  
See PHN 2015-29

Talk to Paul McPartland

# New Capital Programs: Partnership to Expand Housing Opportunities

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## Two Planning Grants to date

- Chelsea HA with Corcoran
  - Innes (c. 200): 96 → 320 units
- Somerville HA with POAH, SCC, & Gate Residential
  - Clarendon (c. 200): 216 → 526 units





# New Capital Programs: Modernizing Public Housing And Supporting Elders

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## ModPHASE Goals:

- Preserve the c.667 portfolio for Elderly/Disabled
- Expand services to support aging in community



# New Capital Programs: Modernizing Public Housing And Supporting Elders

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## How it works:

- Limited eligibility for c.667 devs with:
  - 15%+ FCI
  - 20+ units
- Must leverage supportive services from a community partner
- 1<sup>st</sup> round applications submitted 9/30/16

Want more information?  
See PHN 2016-21

Talk to Amy Stitely



# Current Context

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- Good News:

- Increased Commitment in Bond Cap
- Steady Commitment to Operating Subsidy
- Continued Commitment to Reform Line

- Unknowns:

- State Budget Shortfall
- Impact on Programs
- Impact on State Workforce

# Questions?



# Chapter 235

# Reform Updates

# Regulations

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- Received comments at hearings and in writing about:
  - Tenant Board Member
  - Annual Plan
  - Tenant Participation & Local Tenant Organizations
- Will release another revision for comment.



# RCAT

## Key Updates

- NOW: Advisory Board Elections (Dec 2 voting deadline)
- NOW: Teams assisting with Capital Plans
- January: Taking on Small Projects (\$50,000+)

Want more information?

Attend RCAT Session  
Today at 10:45

# The Portal (Waitlist)

## Key Updates

- RFP closed in September
- Granted a conditional award to vendor
- In contract negotiations
- January contract start

What's Next?

DHCD Portal Project  
Manager will be  
selectively reaching out



# New Online Vacancy System

- System launched June 2016!
- Thank you for 99% utilization rate!
- First quarterly fee assessment:  
12/31/16
  - Waiver submission deadline: 1/31/17
  - Fees assessed: 2/14/17

Want more information?

Attend PMR, Vacancy,  
and AUP Session  
Today at 3:15

# New Online Vacancy System

- How to Use the New Online Vacancy System?
- Common Issues in the Vacancy System
- Key Dates to Remember
- Waivers
- How to Figure Out Why You Were Assessed Fees


Want more information?

Attend PMR, Vacancy,  
and AUP Session  
Today at 3:15



# Performance Management Review (PMR)

- Thanks to the working group!
- PMR launch FYE 12/31/16
- Planning year:
  - Collect data
  - No results published
  - Make improvements to process


A large, green, multi-pointed starburst graphic that serves as a background for the call-to-action text.

Want to learn more?  
Attend the PMR,  
Vacancy, and AUP  
Session Today at 3:15

# Performance Management Review (PMR)

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- What to expect
- Criteria
- Key dates
- See PHN

A large, green, multi-pointed starburst graphic that serves as a background for the promotional text.

Want to learn more?  
Attend the PMR,  
Vacancy, and AUP  
Session Today at 3:15



# Agreed Upon Procedures (AUP)



- Pre-planning year: 6/30/15 & 9/30/15
  - DHCD review complete
  - Identified common findings
  - Developing technical assistance tools
- Planning year: FYE 12/31/15 - 9/30/16
- Publishing year starts FYE 12/31/16

Want to learn  
more?  
Attend the PMR,  
Vacancy, and  
AUP Session  
Today at 3:15

# Agreed Upon Procedures (AUP)



- Common findings
- Clarifications
- Questions
- See PHN: 2016-XX
- Talk to HMS and Dean Harris

Want to learn  
more?  
Attend the PMR,  
Vacancy, and  
AUP Session  
Today at 3:15



# LHA Board Training: Online

- Thank You for E-mail Addresses!!
- Launch This Winter
- 5 Module Online Training
  - 1. Introduction
  - 2. Governance, Oversight & Staffing
  - 3. Management and Operations
  - 4. Capital Projects and Bidding
  - 5. Resident Participation and Responsibilities



# Tenant Training and Technical Assistance:

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Tenant LHA  
Board Member

Residents



# Tenant Training and Technical Assistance:



- Mel King Institute (Sarah Byrnes):
  - Working group:
    - Tenants
    - Executive Directors
    - DHCD
    - MassNAHRO
    - MassUnion
    - Massachusetts Housing Partnership
    - CDCs
    - MLRI



# Training and Technical Assistance:



## Tenant LHA Board Member

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- **Board Training 1:** Orientation/Peer-to-Peer Support
- **Board Training 2:** Ongoing T.A Around Content and Leadership



# Training and Technical Assistance: Residents

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## Tenant Technical Assistance Training:

- Working group developing curriculum
- Annual Plan
- Capacity-building

# Tenant Survey Questions

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Demographics

Maintenance &  
Repair of Units

Communication

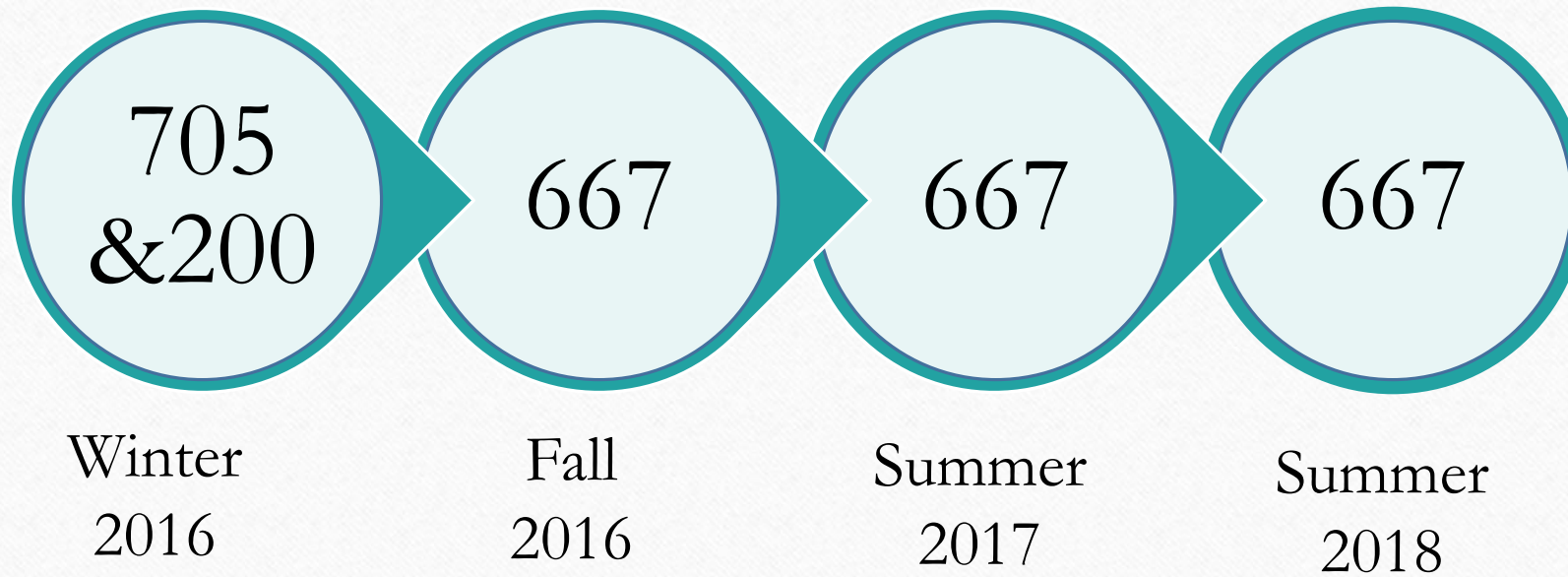
Safety

Desired  
Programming



# Tenant Survey

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# Tenant Survey (Highlights)

Housing Type	Sample Size	Responses	Response Rate
Chapter 200	2,674	1,000	37.4%
Chapter 705	6,627	2,240	33.8%
Total	9,301	3,240	34.8%



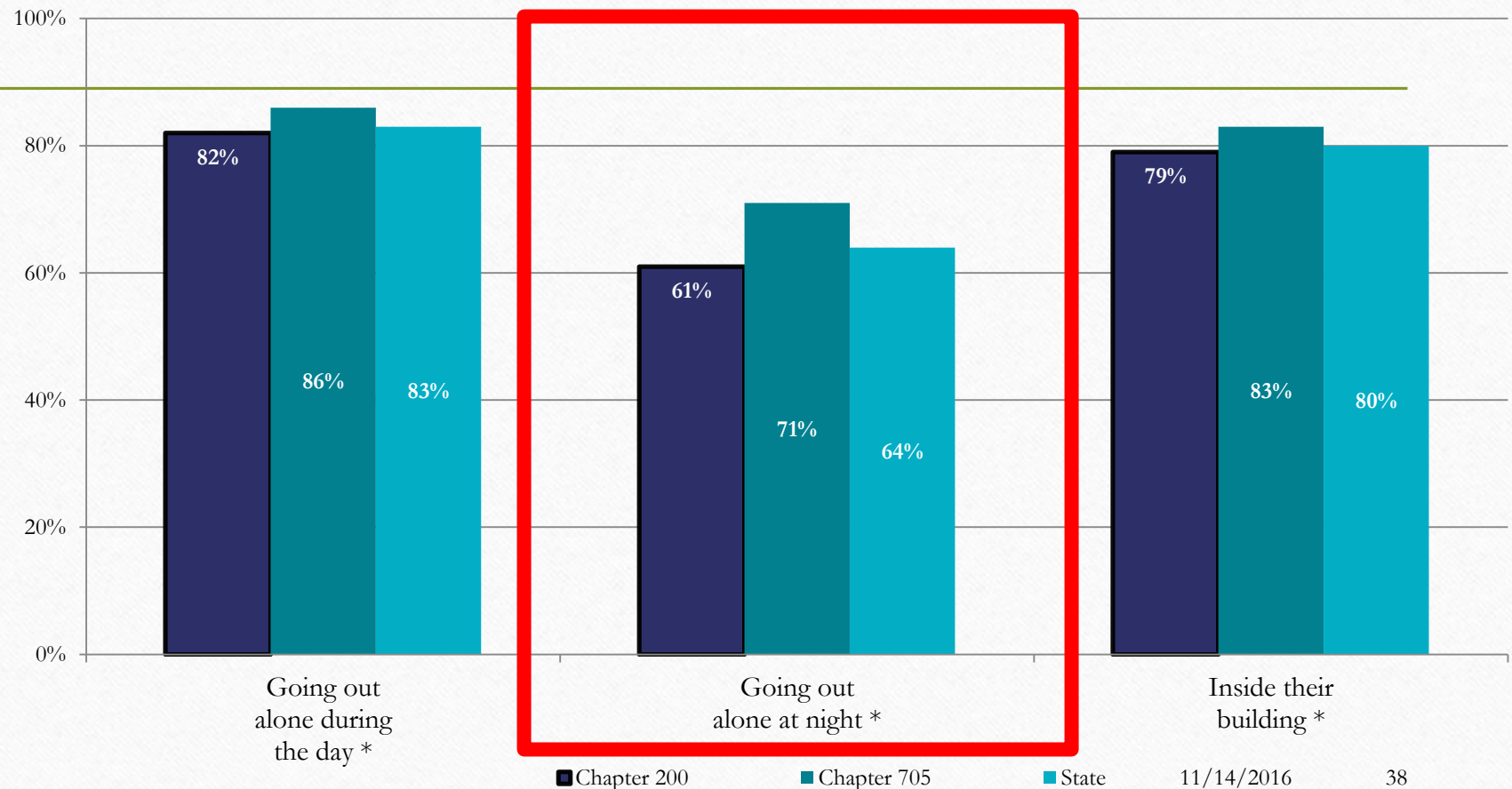
# Tenant Survey (Highlights)

Question	Ch. 200	Ch. 705	State-wide
Felt they were <u>usually</u> or <u>always</u> treated with courtesy and respect when they contacted management	77%	75%	76%
Knew the executive director held a meeting with residents in the last 12 months.	22%	21%	21%

# Tenant Survey (Highlights)



Respondents  
who felt  
“very safe” or  
“mostly safe”:

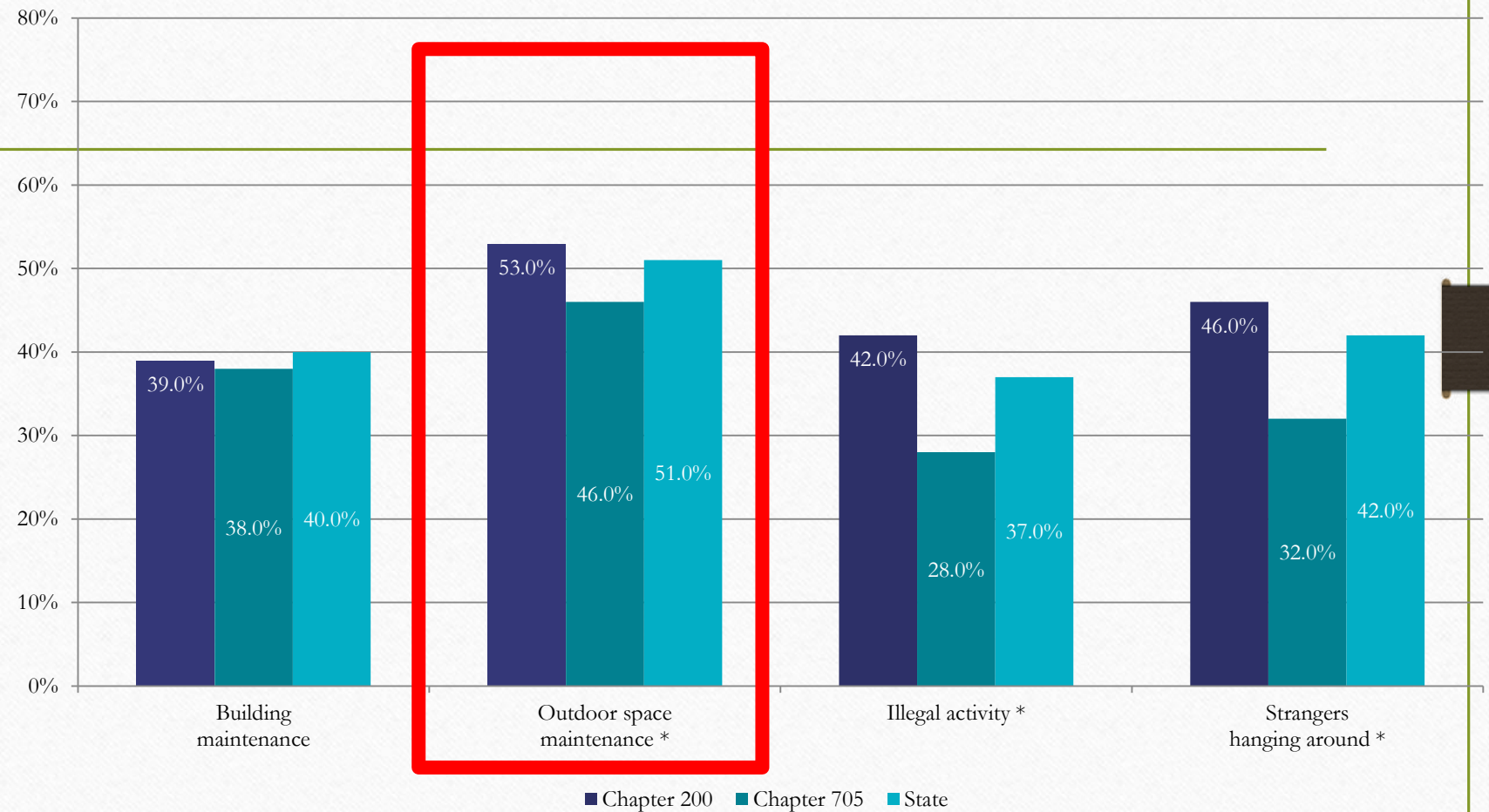




# Tenant Survey (Highlights)



Respondents who “always” or “sometimes” have problems with:



# Tenant Survey

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- Results will be e-mailed to ED in December.
  - IF: Sample size large enough to guarantee anonymity  
AND
    - Response rate large enough to guarantee anonymity
    - If not- we'll combine 705, 200 and 667 results
- ED may respond in writing.
- Results AND response letter will be posted online this spring.



# Questions?

# Thank you!

(See you in the resource room!)