To: Local Housing Authorities (LHAs)

From: Fatima Razzaq, Acting Director, Division of Public Housing

Re: EOHLC Vacancy Initiative

Date: September 22, 2023

EOHLC is undertaking a new initiative to significantly reduce the number of state-aided public housing vacancies by January 1, 2024. We recognize the shared responsibility in tackling this challenge and are therefore initiating a 90-day push to assist with reoccupying units. We appreciate the LHAs working in collaboration with us as we work to address this problem from multiple angles, including the impending roll out of Centralized Screening through Archipelago Strategies Group (ASG), updates to the CHAMP system and this initiative.

1. If you have vacancies with an approved waiver in the following categories: unfunded mod rehab, major tenant damage, and/or major unit reconditioning, please be advised that either your assigned Construction Advisor or Facilities Management Specialist will be contacting you to schedule a site visit to assess the unit(s). This visit is intended to result in either, instruction to maintenance staff or the creation of a capital project with a Vacant Unit funding request.
   a. You may request a budget exemption to cover the cost of contracting with another LHA for maintenance/turnover assistance. See attached list of LHAs willing to provide assistance in this regard.

2. If your vacancies are over 5% of total state-aided portfolio as reported in the on-line vacancy system, fall under categories not related to capital work and you would benefit from temporary assistance to push through your backlog, there are several options available to you.
   a. You may request a budget exemption to cover the cost of staff overtime
   b. You may request a budget exemption to cover the cost of contracting with another LHA for assistance. See attached list of LHAs willing to provide tenant selection assistance.
   c. You may request a budget exemption to cover the cost of contracting with MA NAHRO or another mailing vendor for mailings associated with tenant selection.

Budget exemptions will be available to assist with this initiative until January 1, 2024. When requesting budget exemptions, please include a plan which includes estimated hours and cost for your Housing Management Specialist (HMS) to assess.

During this time, HMS will be working closely with those LHAs that have vacancies in excess of 10% of total units. This will include weekly check-ins on progress, technical assistance, and facilitation of the options laid out above.

Thank you again for your collaboration and your hard work to fill these vacancies.

If you have questions, please reach out to your assigned Housing Management Specialist.
Vacant Unit Turnovers

- Taunton Housing Authority
  Colleen Doherty cdoherty@tauntonhousing.com
  508-823-6308

- Worcester Housing Authority
  Alex Corrales Corrales@worcesterha.org
  508-635-3161

- Salem Housing Authority
  Cathy Hoog choog@salemha.org
  978-744-4431 ext. 111

- Framingham Housing Authority
  Paul Landers planders@framha.org
  508-879-7562

- Springfield Housing Authority
  John Healy jhealy@shamass.org
  413-221-1432

- Lawrence Housing Authority
  Erolon@lawrencehousing.org
  978-685-3811

- New Bedford Housing Authority
  Steven.Beauregard@nbha-ma.org
  508-997-4806

Tenant Selection

- Brockton Housing Authority
  Tremeta Rose tremetar@brocktonha.com
  508-427-9000

- Chelsea Housing Authority
  Paul Nowicki pnnowicki@chelseaha.com - Ineudira Barbosa iharbosa@chelseaha.com
  617-438-0615

- Framingham Housing Authority
  Paul Landers planders@framha.org
  508-879-7562

- Somerville Housing Authority
  Diane Cohen dianec@sha-web.org - Cindy Nixon cindyn@sha-web.org
  Kayla O'Regan KaylaO@sha-web.org
  617-625-1152
- Taunton Housing Authority
  Colleen Doherty cdoherty@tauntonhousing.com
  508-823-6308

- Worcester Housing Authority
  Alex Corrales Corrales@worcesterha.org
  508-635-3161

- Wrentham Housing Authority
  Ashley O'Sullivan director@wrenthamha.org
  617-899-2640

- Lawrence Housing Authority
  Delias@lawrencehousing.org

Mailing

- MassNAHRO
  Donna Brown-Rego dbrown@massnahro.org
  617-367-0008