DHCD Updates

MassNAHRO Fall Conference
November 14, 2016
Amy Stitely, Laura Taylor, Cate Mingoya
Agenda

• 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

<table>
<thead>
<tr>
<th>Tenant Selection in Elderly/Handicapped Housing</th>
<th>Tenant Selection in Elderly/Handicapped Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Old Law</strong></td>
<td><strong>New Law</strong></td>
</tr>
<tr>
<td><strong>Must reside in the community in order to receive Veterans Preference</strong></td>
<td><strong>Do not have to reside in the community in order to receive Veterans Preference.</strong></td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Rent Calculation</th>
<th>Rent Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Old Law</strong></td>
<td><strong>New Law</strong></td>
</tr>
<tr>
<td>LHA <em>in its discretion</em> was permitted to exclude all but $1,800 of the annual amount received from the federal government</td>
<td>LHA is <em>now required</em> to exclude all federal disability compensation received by unemployable disabled veterans <em>in excess of $1,800 per month</em></td>
</tr>
</tbody>
</table>

**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.
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

<table>
<thead>
<tr>
<th>Bond Account</th>
<th>FY 2017</th>
<th>FY 2018</th>
<th>FY 2019</th>
<th>FY 2020</th>
<th>FY 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing General</td>
<td>85,000,000</td>
<td>85,000,000</td>
<td>87,000,000</td>
<td>90,000,000</td>
<td>90,000,000</td>
</tr>
<tr>
<td>Public Housing Affordable Housing Trust Fund</td>
<td>5,000,000</td>
<td>5,000,000</td>
<td>5,000,000</td>
<td>5,000,000</td>
<td>5,000,000</td>
</tr>
<tr>
<td>Public Housing Mixed Income Demonstration</td>
<td>-</td>
<td>-</td>
<td>8,500,000</td>
<td>8,500,000</td>
<td>8,500,000</td>
</tr>
<tr>
<td>Grand Total</td>
<td>90,000,000</td>
<td>90,000,000</td>
<td>100,500,000</td>
<td>103,500,000</td>
<td>103,500,000</td>
</tr>
</tbody>
</table>
New Capital Programs: Partnership to Expand Housing Opportunities

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

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

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

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

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

Want more information?
See PHN 2016-21
Talk to Amy Stitely

11/14/2016
Current Context

• 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

- 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

11/14/2016
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

11/14/2016
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

Want to learn more?
Attend the PMR, Vacancy, and AUP Session Today at 3:15
Performance Management Review (PMR)

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

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:

Tenant LHA Board Member

Residents

11/14/2016
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

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

Tenant Technical Assistance Training:

• Working group developing curriculum
• Annual Plan
• Capacity-building
Tenant Survey Questions

- Demographics
- Maintenance & Repair of Units
- Communication
- Safety
- Desired Programming
Tenant Survey

- Winter 2016: 705 & 200
- Fall 2016: 667
- Summer 2017: 667
- Summer 2018: 667
### Tenant Survey (Highlights)

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Sample Size</th>
<th>Responses</th>
<th>Response Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter 200</td>
<td>2,674</td>
<td>1,000</td>
<td>37.4%</td>
</tr>
<tr>
<td>Chapter 705</td>
<td>6,627</td>
<td>2,240</td>
<td>33.8%</td>
</tr>
<tr>
<td>Total</td>
<td>9,301</td>
<td>3,240</td>
<td>34.8%</td>
</tr>
</tbody>
</table>

11/14/2016
## Tenant Survey (Highlights)

<table>
<thead>
<tr>
<th>Question</th>
<th>Ch. 200</th>
<th>Ch. 705</th>
<th>State-wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Felt they were <strong>usually</strong> or <strong>always</strong> treated with courtesy and respect when they contacted management</td>
<td>77%</td>
<td>75%</td>
<td>76%</td>
</tr>
<tr>
<td>Knew the executive director held a meeting with residents in the last 12 months.</td>
<td>22%</td>
<td>21%</td>
<td>21%</td>
</tr>
</tbody>
</table>
Respondents who felt “very safe” or “mostly safe”:

- Going out alone during the day: 82% (Chapter 200), 86% (Chapter 705), 83% (State)
- Going out alone at night: 61% (Chapter 200), 71% (Chapter 705), 64% (State)
- Inside their building: 79% (Chapter 200), 83% (Chapter 705), 80% (State)

Notes: 11/14/2016, 38
Tenant Survey (Highlights)

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

- Building maintenance: 39.0%, 38.0%, 40.0%
- Outdoor space maintenance*: 53.0%, 51.0%
- Illegal activity*: 42.0%, 28.0%, 37.0%
- Strangers hanging around*: 46.0%, 32.0%, 42.0%
Tenant Survey

• 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!)