



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lieutenant Governor ♦ Chrystal Komegay, Undersecretary

Public Housing Notice 2016-25

To: Local Housing Authority Executive Directors
From: Sarah Glassman, Associate Director, Public Housing & Rental Assistance
Subject: Regulation Hearings
Date: August 23, 2016

On August 6, 2014, Chapter 235, "An Act Relative to Local Housing Authorities," was signed. This Act represents significant reform to the state public housing system. Included in the new law are a number of provisions that require DHCD to promulgate regulations. These include:

- Regulations establishing election procedures for tenants to elect a tenant as a member of the housing authority in the town and regulations establishing appointment by the board of selectmen of the town, if no election may be held.
- Regulations to increase the salary of the host housing authority director for the regional capital assistance teams.
- Regulations establishing election procedures for the selection of regional capital assistance advisory boards.
- Regulations establishing requirements for housing authorities to post contact information.
- Regulations furthering detailing out the annual plan process.
- Regulations regarding a regional public housing innovation program

In addition to those required in the law, DHCD has taken this opportunity to update outdated regulations relating to modernization and development and tenant participation. Over the past two years DHCD has worked with many stakeholders on these changes, so thank you, for all of your help and time spent. Please note that we are holding back on filing changes needed for the implementation of the centralized waiting list as well as changes regarding the new veterans' preferences and rent exclusion, until we are able to engage stakeholders in a preliminary discussion on these topics.

Under the provisions of M.G.L. c. 30A, § 2, notice is hereby given of the proposed promulgation of amendments to regulations 760 CMR 4.00 – General Administration of Local Housing Authorities, 760 CMR 6.00 – Occupancy Standards and Tenant Participation for State-Aided Housing, 760 CMR 11.00 – Modernization and Development of State-Aided Public Housing, 760 CMR 63.00 – Public Housing Innovation Demonstration Program, and 760 CMR 47.00 – Affirmative Action Regulations Governing

Recipients of EOCD/DCA Financial Assistance. DHCD's regulatory authority for this action is provided under M.G.L. c. 23B, 121B, 151B, Chapter 235 of the Acts of 2014, 42 U.S.C. § 3601 *et seq.*, Executive Order Nos. 390, 526, 559, 565; and St. 2008, c. 119, § 2, budget line item 7004-0034, as revised by St.2013, c.129, § 2, line item 7004-0045. In accordance with M.G.L. c. 30A, § 5, the proposed amendments to the regulations have a minimal or non-existent Small Business Impact. DHCD will hold the following public hearings on these proposed amendments at which time and place interested persons will be afforded an opportunity to present oral testimony:

Tuesday, September 20, 2016 – 1:00 PM
MA Dept. of Housing & Community Development
100 Cambridge Street, 2nd Floor, Room B
Boston, MA 02114

Wednesday, September 21, 2016 – 10:00 AM
Shrewsbury Housing Authority
Community Room
36 North Quinsigamond Avenue
Shrewsbury, MA 01545

Wednesday, September 28, 2016 – 10:00 AM
Bristol Commons Community Center
101 Fairground Avenue
Taunton, MA 02780

Written comments on the proposed amendments may be submitted at any time prior to 5:00 pm on October 5, 2016, by directing the same to the DHCD, 100 Cambridge Street, Suite 300, Boston, MA 02114, Attn.: Ian Meyer or sent electronically to ian.meyer@state.ma.us. Copies of the proposed regulation will be available for inspection at the offices of DHCD during regular business hours 8:45 am - 5:00 pm and are posted on DHCD's website at www.mass.gov/dhcd.