

Regulations Roundup

WHAT'S NEW? HOW DOES IT IMPACT TENANTS?

Mass Union of Public Housing Tenants' Conference
October 17, 2015

Introduction:

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Today's Presentation Agenda:

1. Reform Bill
2. Tenant Participation
 - i. LHA Boards
 - ii. LTO Boards
 - iii. Training and Technical Assistance
3. Modernization and Capital Planning
4. Annual Plan



Questions?

Thank You, Working Group!



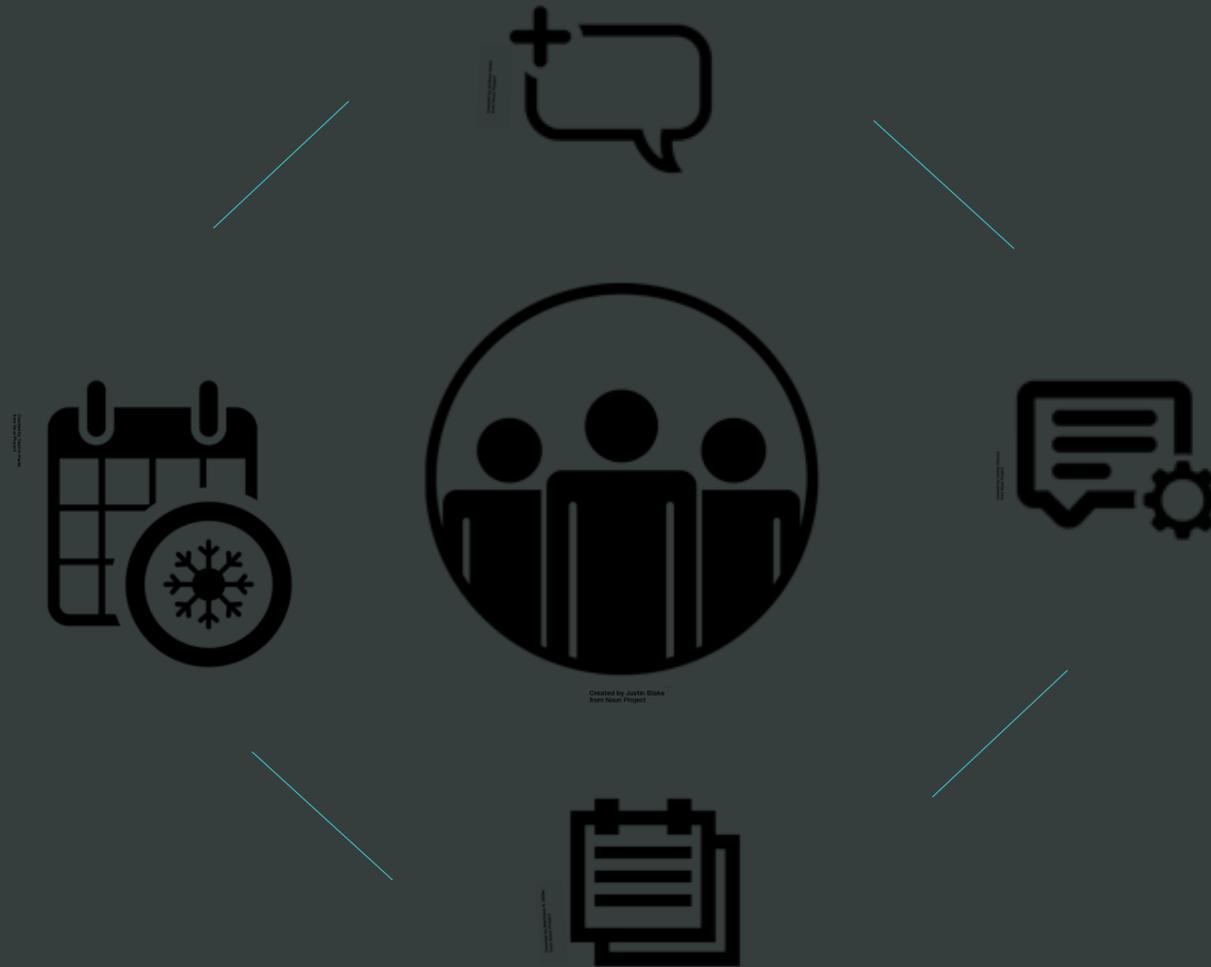
Mass. Union of
Public Housing
Tenants



And Many
More!



Public Comment Period This Winter



Which Regulations Are We Working On?

Regulation 4

- LHA Notices- Web Sites
- Annual Plan

Regulation 6

- Tenant Participation

Regulation 11

- Capital Planning
- Modernization

Special Note: Regulation 5



Highlights: Reform Legislation

Chapter 235 of Acts of 2014

- Yearly Third-Party Financial Review (Agreed Upon Procedures – AUP)
- LHA Performance Monitoring Program – DHCD Site & Desk Reviews
- Centralized Online Waitlist System
- Training for Boards of Commissioners
- Elected Tenant on Every Town LHA Board of Commissioners
- Tenant Survey & Training
- Annual Plan with Public Hearing Process
- Regional Capital Assistance Program for Small LHAs

Questions?

Tenant Organization and Representation

Tenants Required on All LHA Boards

How They Get There

- Tenants Of A “Hard-unit”
- 5-year Term
- Town-wide Public Housing Election
- Appointment Waivers Available If No Candidates



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Tenant!

What They Do

- Create HA Policies And Bylaws
- Monthly Meetings
- Ensuring LHA Compliance
- Overseeing Employment Of ED
- Fiscal Compliance And Certification
- Complete Online And In-person Trainings.

Training and Technical Assistance

- Very early stages
- Will seek help from Mass Union and others in crafting program
- T.A. available to all board members
- Training available to all residents of public housing (Paper, Web-based, In-person)
- Will convene stakeholder group
- Training available in Spring of 2017

Tenant Survey

- Annual Survey
- Anonymous
- Questions related to: Units, development, management of housing authority, etc.
- Work in progress
- Will start testing questions this spring
- Thank you to working group!



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Questions?

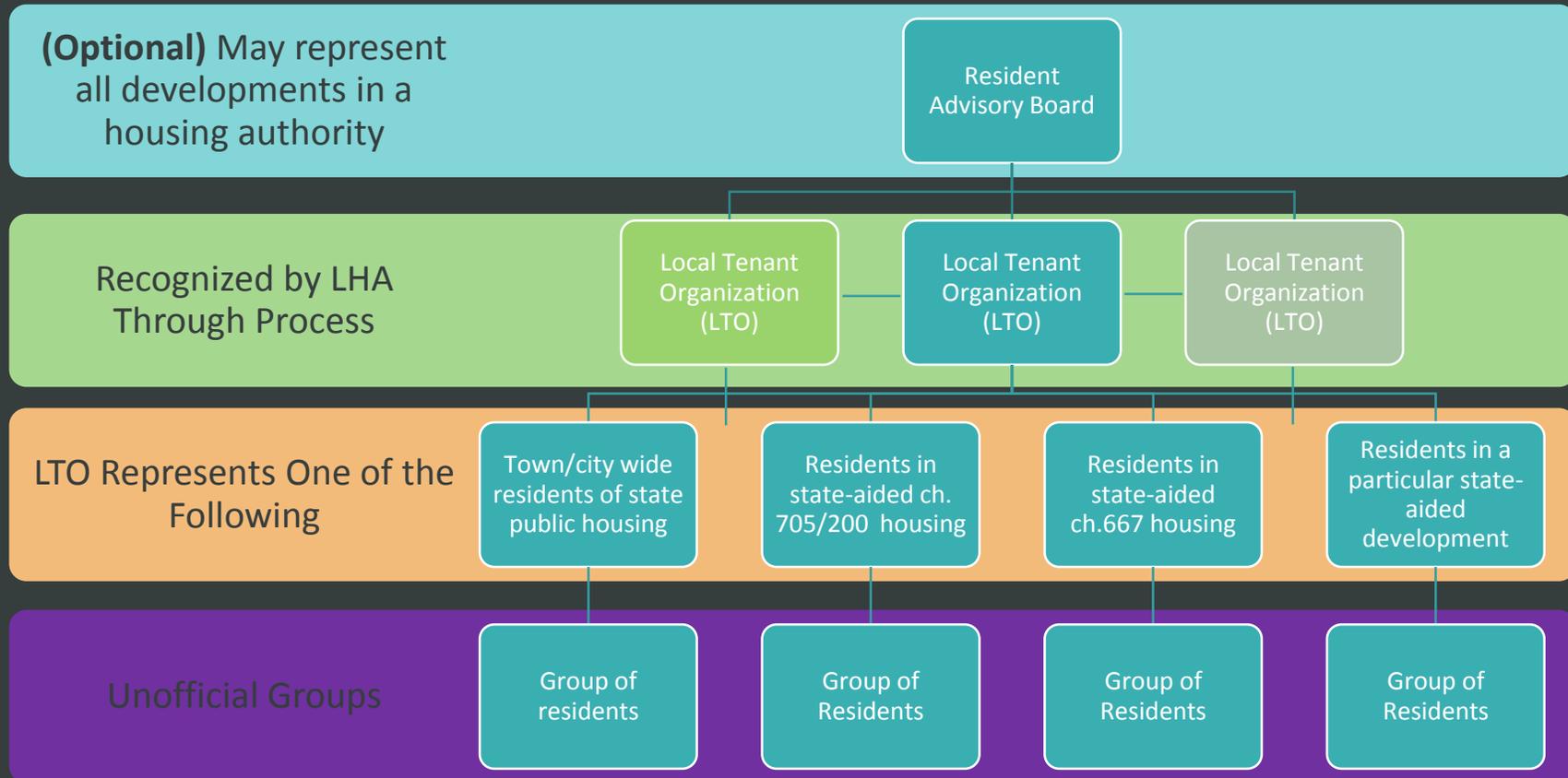
Local Tenant Organizations

- How are they organized?
- Who can organize?
- When can they organize?
- What are their responsibilities?



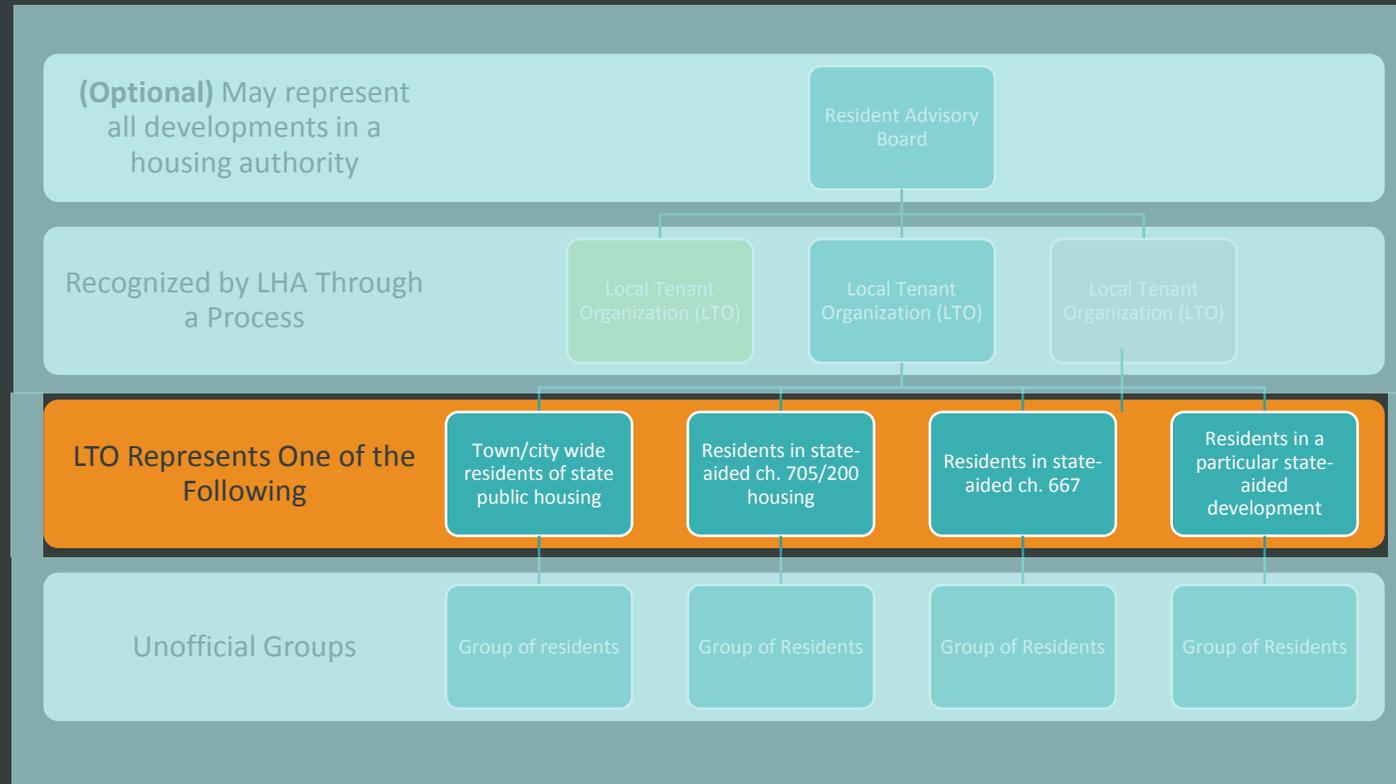
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Tenant-Organizing Structure



Multiple LTOs in a Single Housing Authority ARE Allowed

If they represent different groups

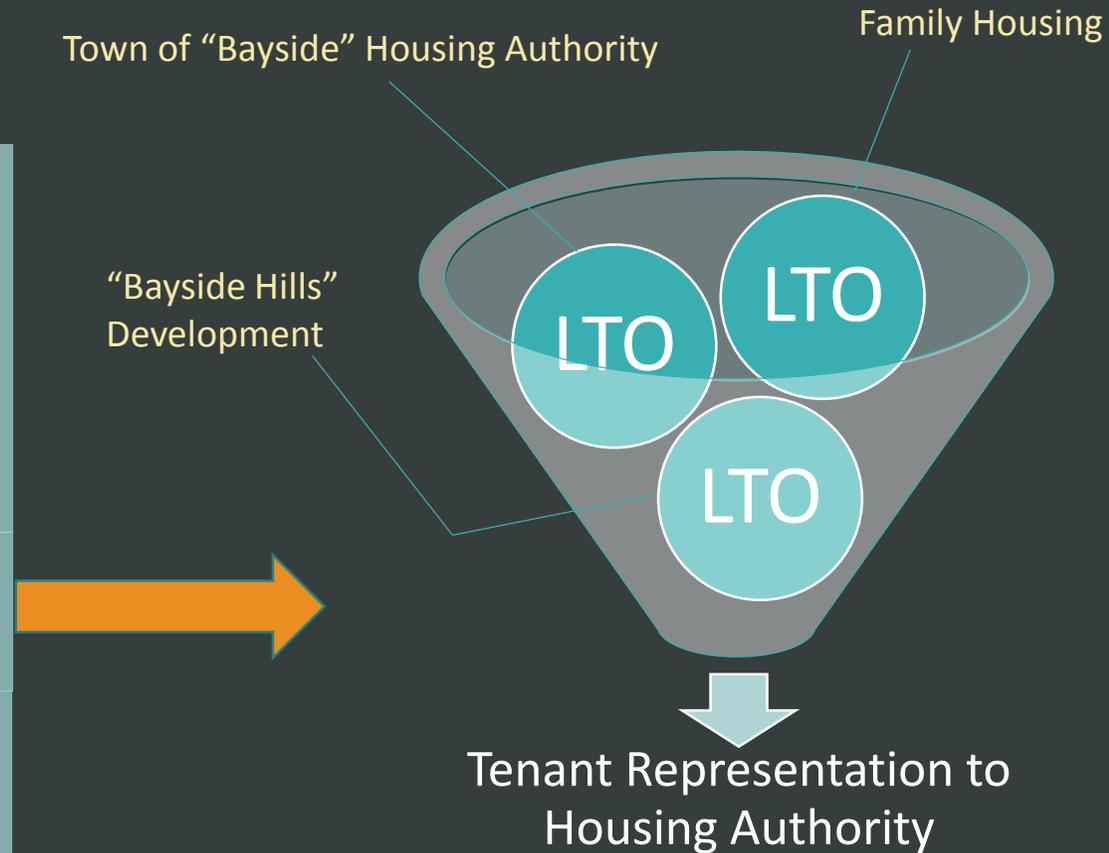
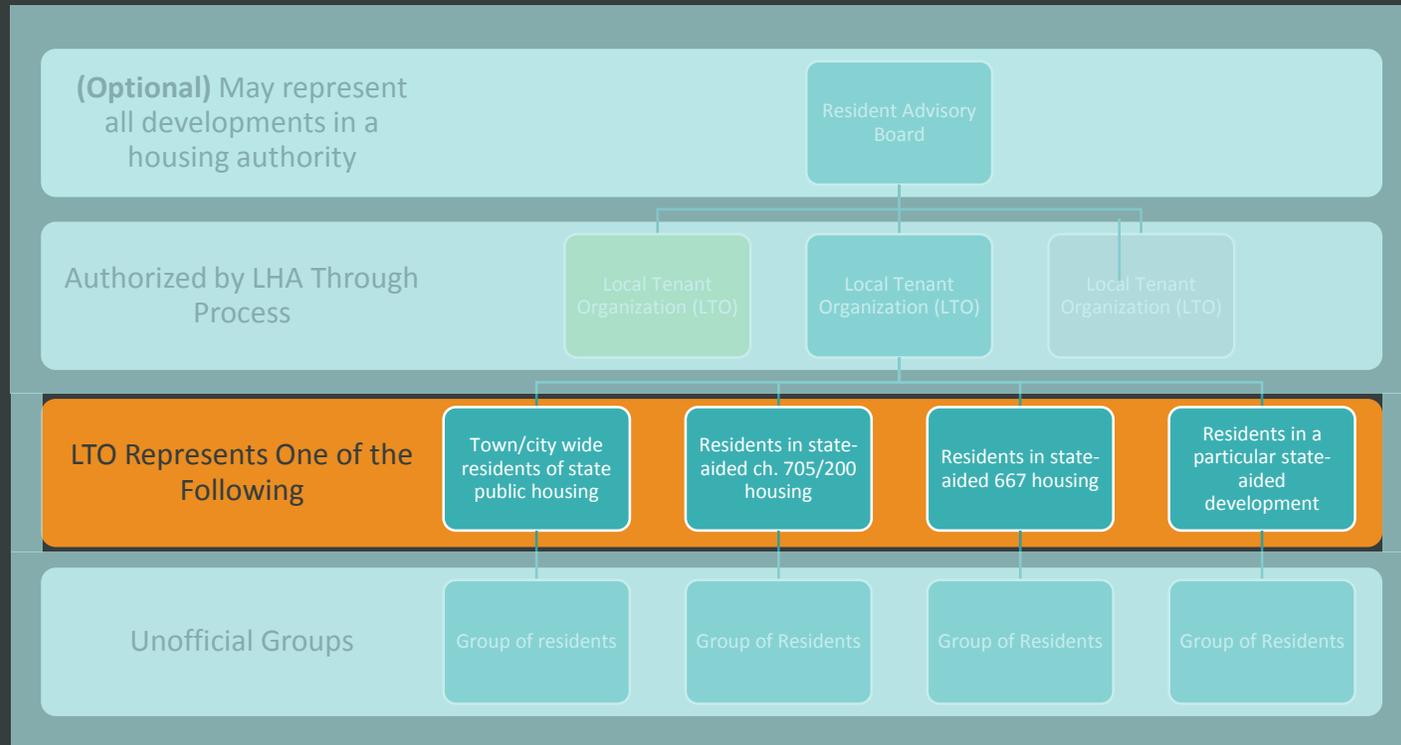


“Bayside” Housing Authority

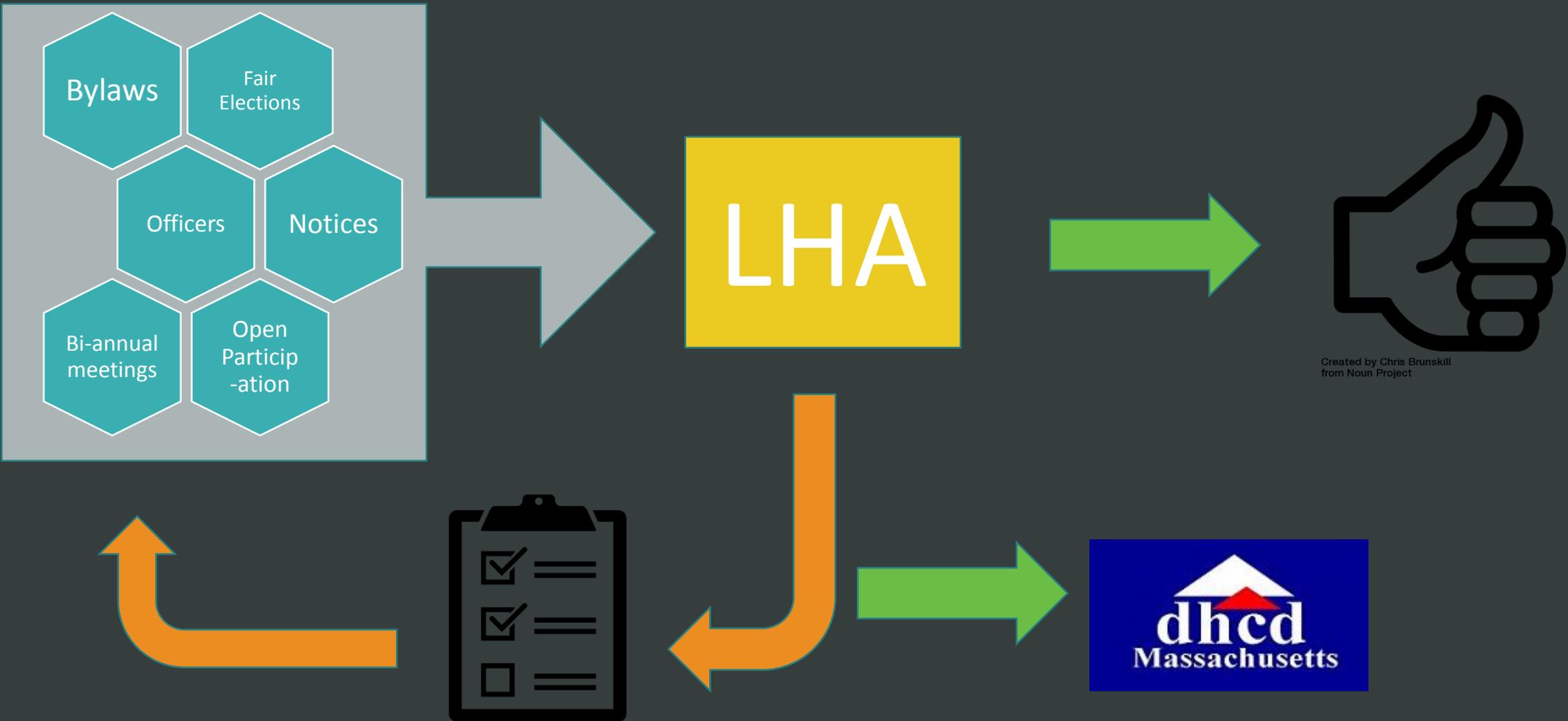


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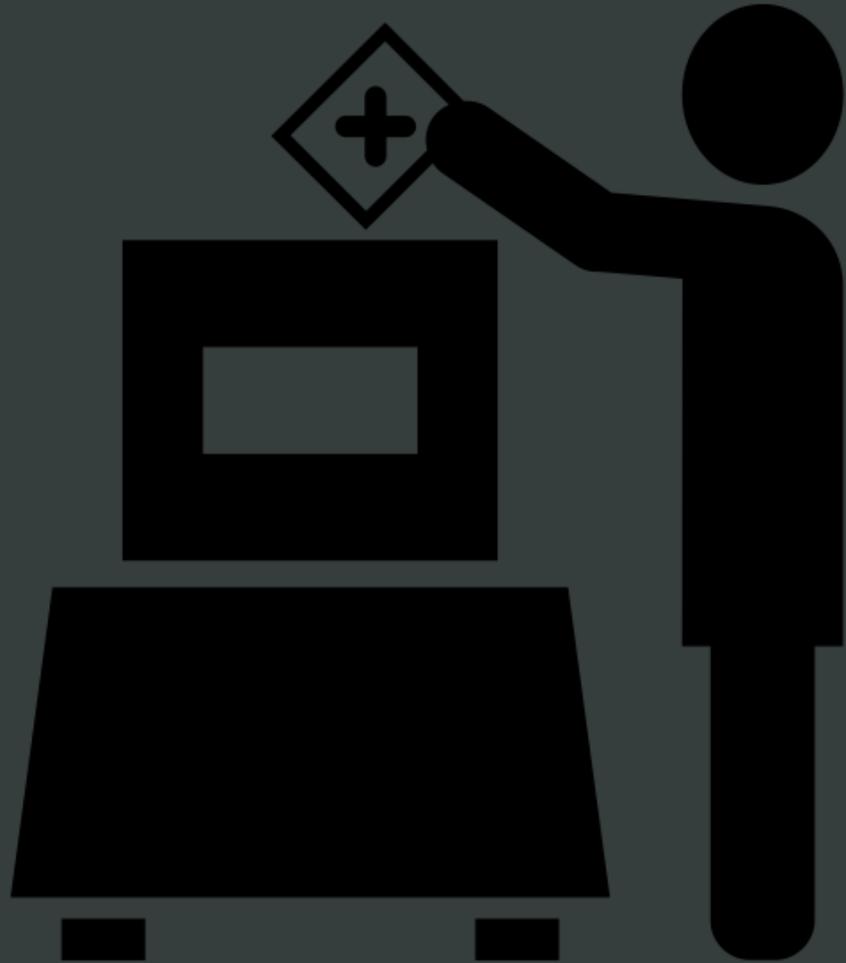
Process for Recognition



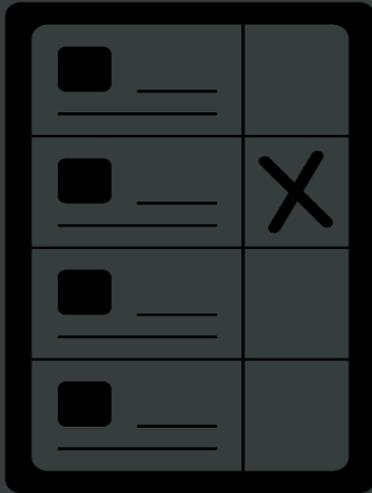
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Elections of Officers Must be Held at Least Once Every Three Years



Recall Elections



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- 10% of Households
- Maximum once Per Year

Revoke LTO Status



Multiple Requests For Recognition?



OR



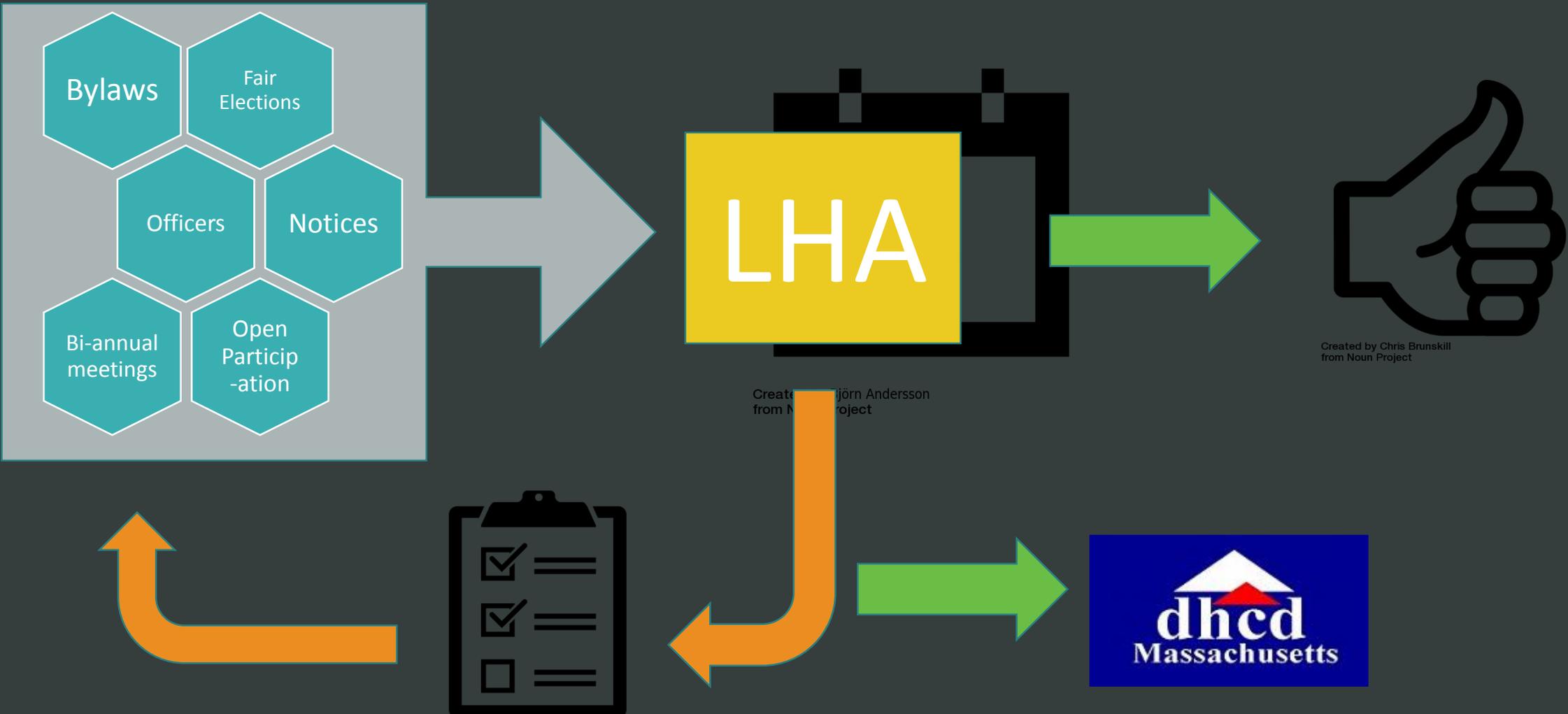
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LHA

LTO Status Lasts for 5-Years



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Considering an Increase in Per-Unit Funding for State-Aided Housing. *



*When multiple, overlapping LTOs exist, per-unit funding will be divided according to LTO agreement. i.e. Elderly/Handicap and HA-wide LTOs? Each group can agree to receive \$X/unit or split money proportionally by number of tenants.

Questions?



NEW Regulations: Annual Plan Required Components

760 CMR 4.19 & 6.09

Operating
Budget

Capital
Improve-
ment Plan
(CIP)

Maint-
enance &
Repair Plan

Narrative:
Summary
of Goals &
Actions

List of LHA
Policies
& Date
Last
Updated/
Issued

Corrective
Action Plan
(only
where
applicable)

NEW Regulations: Annual Plan Hearing and Comment Process

760 CMR 4.19

45 days prior to
Hearing:

- LHA posts notice on LHA website, LHA offices, and community spaces saying where plan will be available for review.

10 working days prior
to Hearing:

- LHA makes plan available to public and to LTO/tenants.

Comment Period:

- Anyone may give oral comments at hearing or submit written comments up until date of hearing.

Submission:

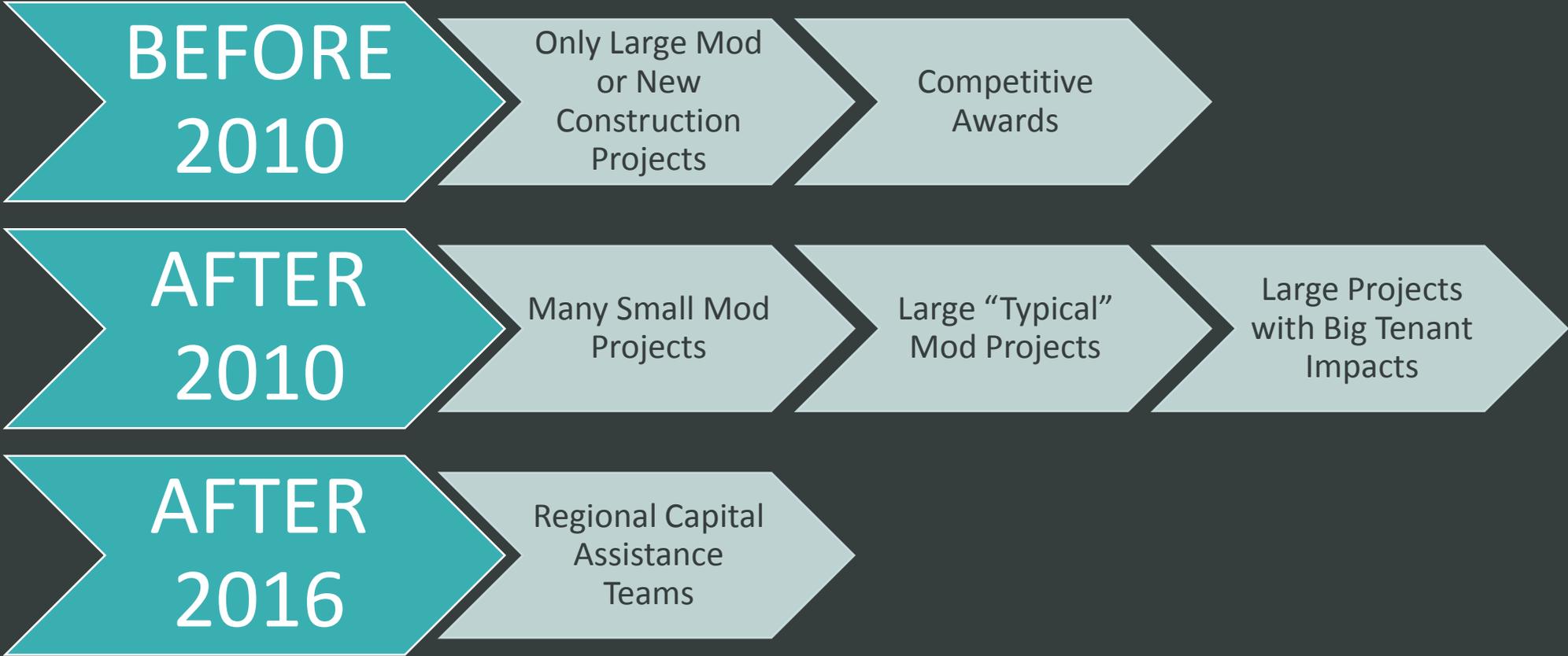
- Summary of comments and LHA's responses to those comments must be submit to DHCD as part of Annual Plan.

Questions?

Modernization



WHY CHANGE: Capital Program Makeover



NEW Regulations: Modernization

760 CMR 11

Annual Capital Improvement Plan (CIP) required

Two funding streams

- Formula Funds
- Special Capital Funds

Difference between Small and Large Projects

REVISED: Tenant Participation in Modernization

760 CMR 6.09

LHA to meet at least quarterly with LTO (or volunteer resident group) to give status on “Standard” Capital Business

- Capital Improvement Plan changes/updates
- Project Status Update (Designs, Contracts, Schedules, Change Orders)
- Applications for funding or waivers

REVISED: Tenant Participation in Modernization

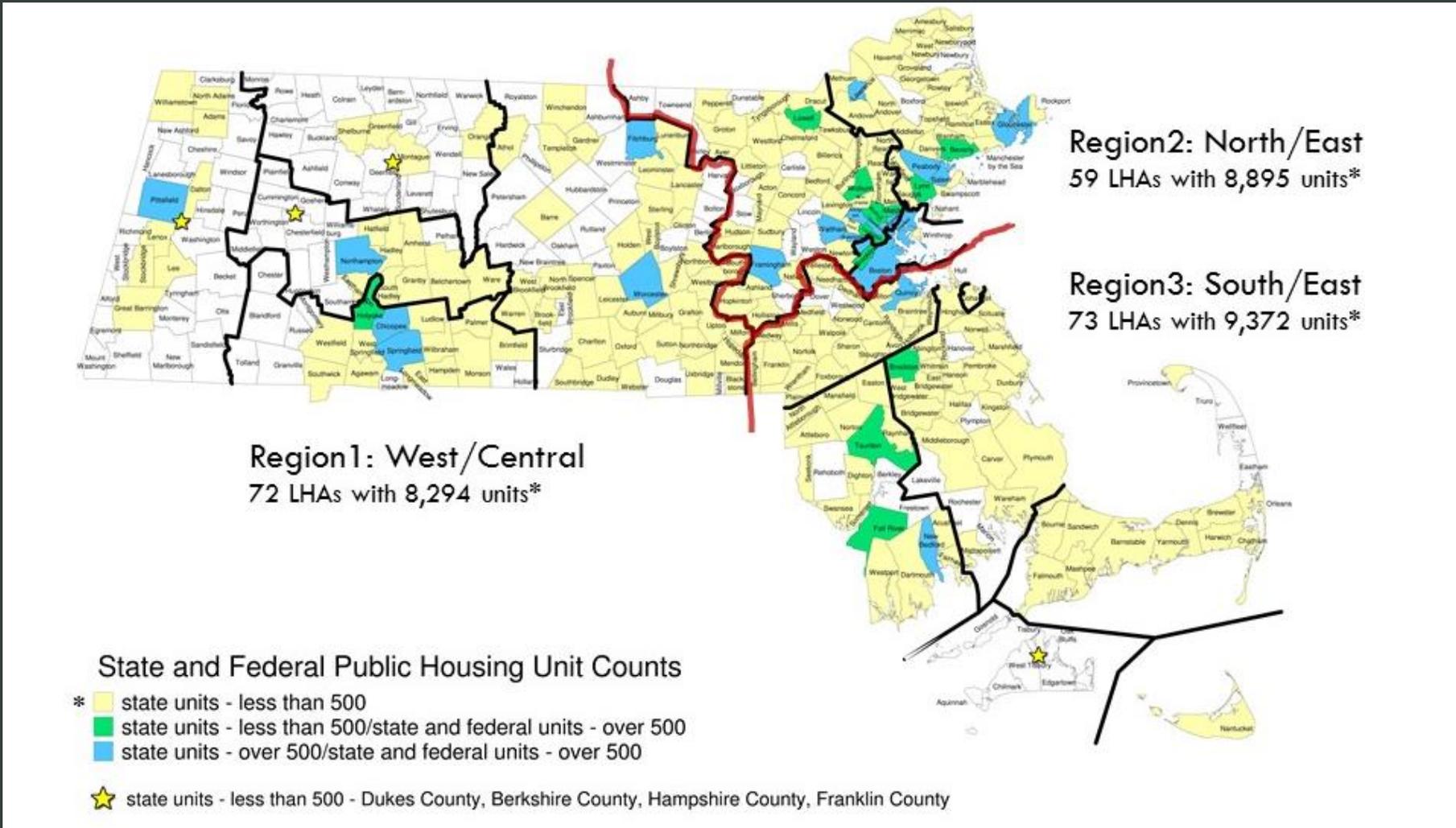
760 CMR 11.09 AND 6.09

For Large Projects involving: Demolition, Relocation, Unit Reconfiguration, New Construction

- LHA must tell LTO when contract is awarded and the proposed schedule.
- Where tenant coordinator, no LTO officers can be paid \$ in this role.
- Two LTO reps invited to:
 - Attend designer interviews
 - Attend Design, Pre-construction, and Construction conferences
 - Submit comments prior to bidding

NEW Regulations: Regional Capital Assistance Teams

760 CMR 11



NEW Regulations: Regional Capital Assistance Teams

760 CMR 11

11-member Advisory Board for each RCAT Region

DHCD
appointment

Host Housing
Authority
appointment

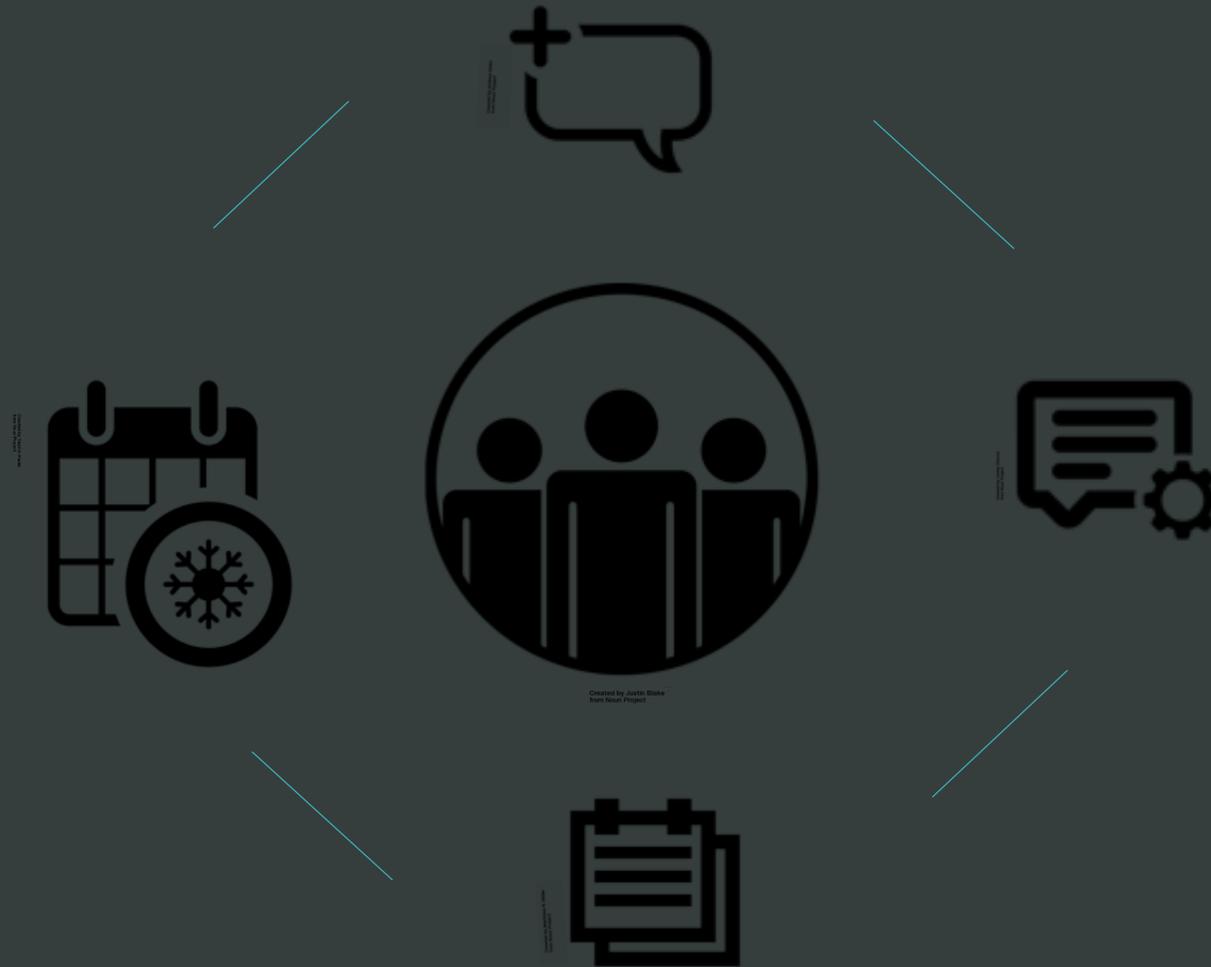
Elected tenant
board
member

+ 8 other
elected board
members



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Public Comment Period This Winter



Questions?