

Public Housing & Rental Assistance Committee

September 11, 2018



Agenda

- WELCOME & INTRODUCTIONS
- LEGISLATIVE UPDATE & OUTCOMES
 - Somerville Home Rule Petitions for Clarendon Hill - *Andrew Spofford, Preservation of Affordable Housing*
 - Public Housing Provisions in the Economic Development Bill
 - LHA Tenant Board Members in Towns
- DEVELOPING CHAPA'S POLICY PRIORITIES



Legislative Update & Outcomes

BUDGET OUTCOMES: PUBLIC HOUSING

Housing Bond Bill – \$600 million reauthorization

\$100 million increase over 2013 Housing Bond Bill

Public Housing Operating Subsidy – \$65.5 million

\$1 million increase over FY2018

Public Housing Reform – \$1 million

\$50,000 increase over FY2018



Legislative Update & Outcomes

BUDGET OUTCOMES: RENTAL ASSISTANCE

MRVP – \$100 million

\$7.3 million increase over FY2018

Will support ~200–250 new vouchers

AHVP – \$6.15 million

\$1.15 million increase over FY2018



Legislative Update & Outcomes

SOMERVILLE HOME RULE PETITIONS – CLARENDON HILL *Andrew Spofford, Preservation of Affordable Housing (POAH)*

- Partnership of Somerville Housing Authority, POAH, Somerville Community Corporation, & Gate Residential
- Rehabilitate 216 public housing units; add 539 new mixed-income units, including 70 affordable units
- Home Rule Petitions – H.4580 & H.4615

Legislative Update & Outcomes

COMPARISON OF REDEVELOPMENT AGREEMENT LANGUAGE

SOMERVILLE HOME RULE (REDRAFT)

Construction and development of the project, or any part thereof, shall not be subject to (public procurement/contract laws), provided that (prevailing wage sections) **shall apply to** all construction, reconstruction, ...

ECONOMIC DEVELOPMENT BILL

Nothing in this section shall be deemed to exempt a housing project from (prevailing wage sections).

BOSTON HOME RULE PETITIONS

Construction and development of the project, or any part thereof, shall not be subject to (public procurement/contract laws), but **shall be subject to** (prevailing wage sections).

Legislative Update & Outcomes

PUBLIC HOUSING PROVISIONS IN ECONOMIC DEVELOPMENT BILL

- Borrowing against capital funds
- PILOT provision
- Disposition of LHA property
- Creating public-private partnerships
- Technical assistance for tenants
- Tenant protections
- Vacancy Determination
- Procurement of development partners
- Exemptions from DHCD oversight
- Procurement exemption

Legislative Update & Outcomes

TENANT BOARD MEMBERS IN TOWNS – CH.121B, SECS. 5 & 5A

TENANT APPOINTMENT

Changes procedure to fill the dedicated tenant board seat from an election to an appointment of tenant selected by town executive from a list of names submitted by tenant organization – if no tenant org. exists, any tenant can submit name to town clerk

ELIGIBLE TENANT BOARD MEMBERS

Clarifies that eligible tenants include residents in traditional public housing, mixed-finance public housing, or a participant in a rental assistance program administered by the housing authority

REDUCING ELECTED BOARD MEMBERS

Reduces the number of town-wide elected board members from 4 to 3 by having tenant member seat replace the next-expiring elected member's seat or a vacant seat

Legislative Update & Outcomes

TENANT BOARD MEMBERS IN TOWNS – CH.121B, SECS. 5 & 5A

WAIVERS

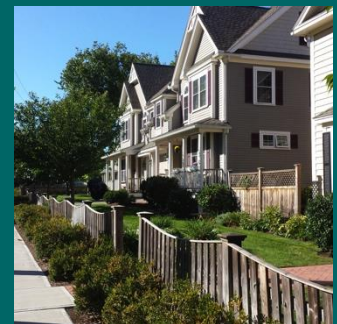
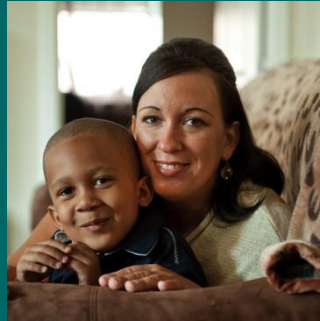
LHAs may get a temporary waiver from DHCD to have an appointed tenant board member if: (1) there is already a tenant board member OR (2) there is no tenant eligible and willing to be a board member

VERIFYING LHA BOARD VOTES

Explicitly validates votes taken by LHA boards take between the enactment of public housing reform in 2014 and now

Developing CHAPA's Policy Agenda

- CHAPA Survey
- Policy Spreadsheet
- Working Groups



Committee Policy Spreadsheet

WE NEED YOUR INPUT!!

Issue Area	Description	Topics	Background Information
Budget: Public Housing	Increasing public housing operating subsidy & public housing reform line-items	Budget	Build on efforts of MassNAHRO, Mass. Union, & CHAPA to advocate for increasing public housing subsidy
Budget: Rental Assistance	Continuing to grow rental assistance programs in the State Budget, including MRVP and AHVP	Budget	Continue the success of advocacy campaign behind increasing MRVP & AHVP
Public Housing Reforms	Provisions include allowing LHAs to borrow against capital funds; implementing public-private partnerships; PILOT provisions; LHA land disposition; procurement exemptions	Legislation	Despite support from LHAs, residents, and other stakeholders, the public housing provisions from last session's Economic Development Bill did not pass

Legislative Policy Timeline

October:
Develop
Priorities &
Language

November:
Refine
Policies &
Language /
Secure
Sponsor /
CHAPA
Approval

December:
Gather Co-
Sponsors

January:
File
Legislation
(1/18/19
deadline)

**Make it
happen:**
Hearings,
meetings,
Lobby Day,
etc.



State Budget Priorities Timeline

October:

Develop
Request
Levels &
Language
Changes

November:

Refine
requests &
coordinate/
build
stakeholder
engagement

December:

Advocate &
Meet with
Admin., A&F,
DHCD

January:

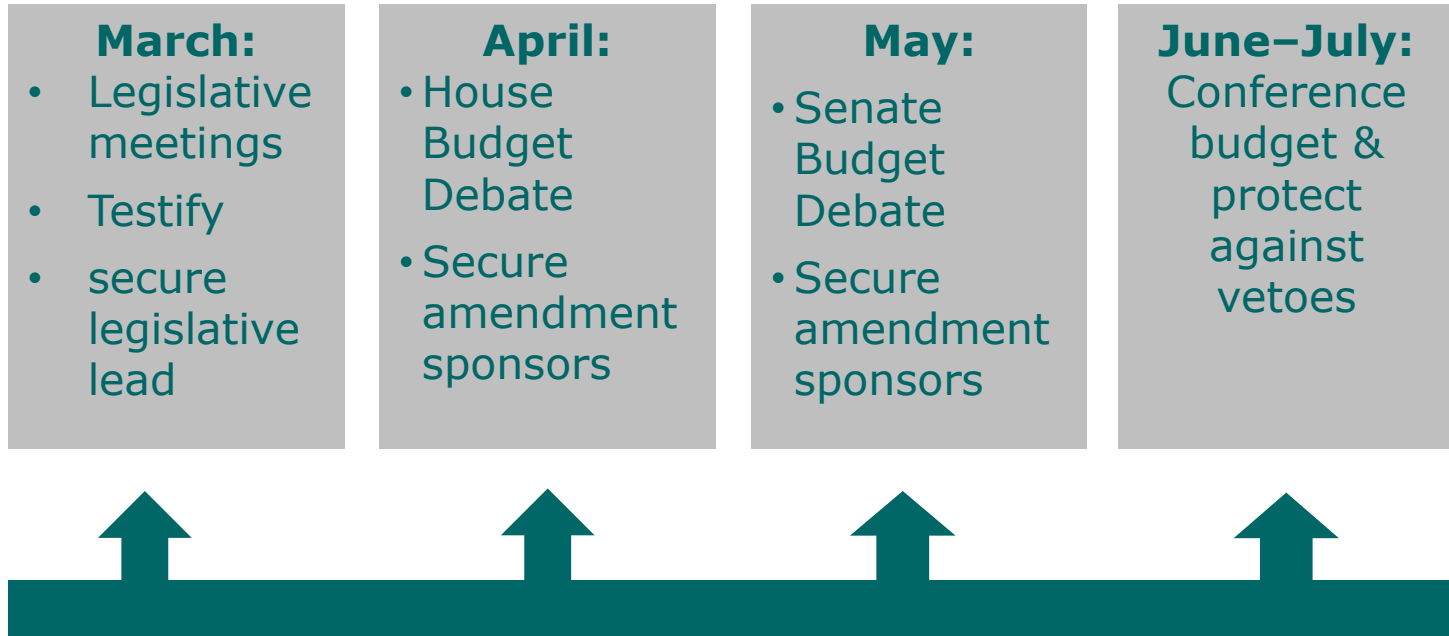
Gov. filed H.1
budget
proposal

Feb. – March:

Hold budget-
related
advocacy
events
(Lobby Days,
letter writing)



State Budget Priorities Timeline



Future Committee Meeting Dates:

ALL MEETINGS ON TUESDAYS AT CHAPA, 2:00–3:30 P.M.*

- November 13, 2018
- January 8, 2019
- March 12, 2019
- May 14, 2019
- July 9, 2019

- Working groups will meet as needed

**unless otherwise noted*

Thank you