



Massachusetts State Public Housing

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Discussion Outline

Overview of State Public Housing

- Organizational Context
- Statistics & Key Program Attributes
- Operations and Funding
- History

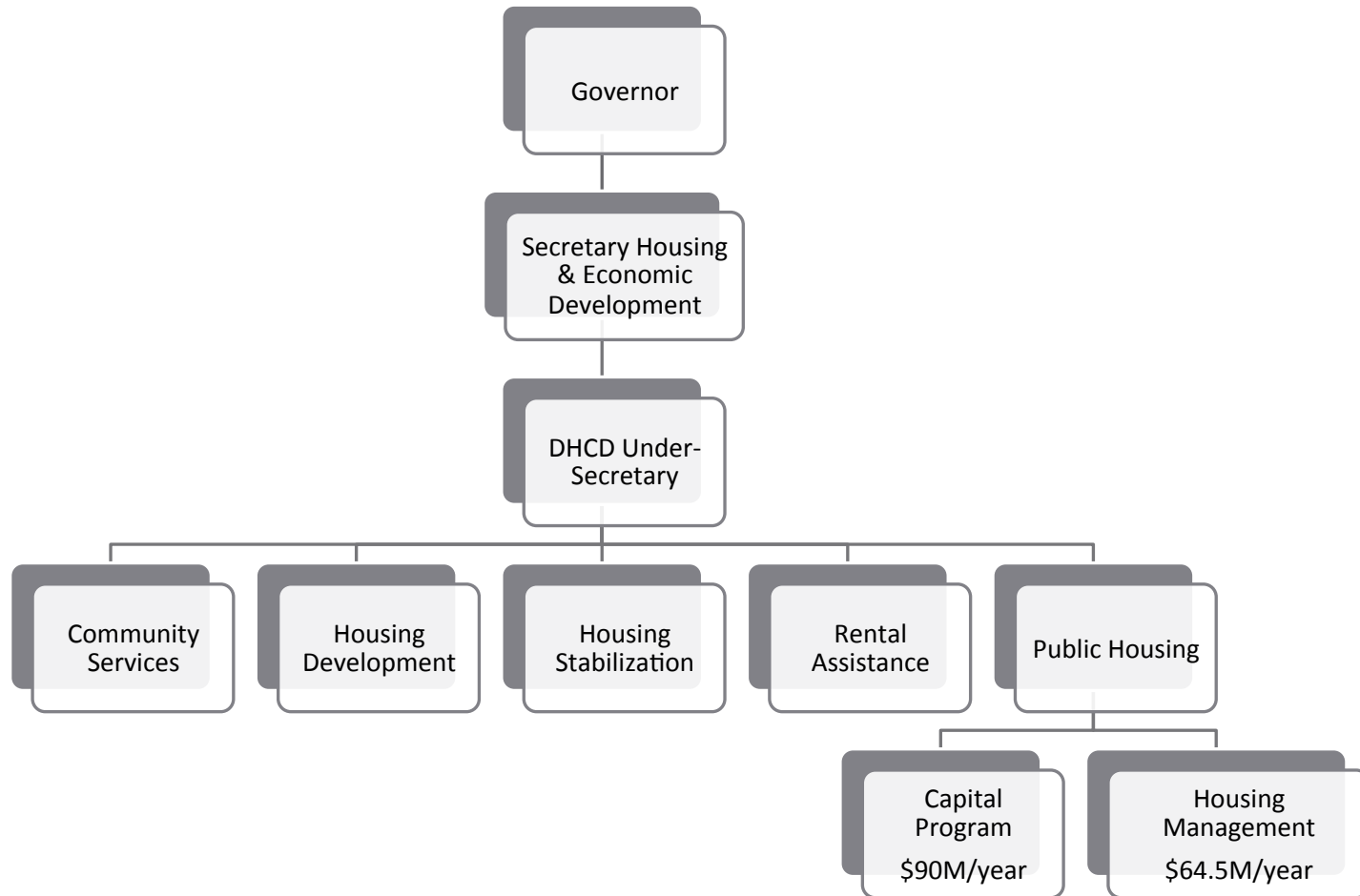
Challenges

Policy and Program Responses

OVERVIEW

THE BASICS OF STATE PUBLIC HOUSING

Agency Structure



State Public Housing in the US



Massachusetts:

- 45,321 units

Connecticut:

- 14,056 units

New York State:

- 1,516 units

Hawaii:

- 864 units

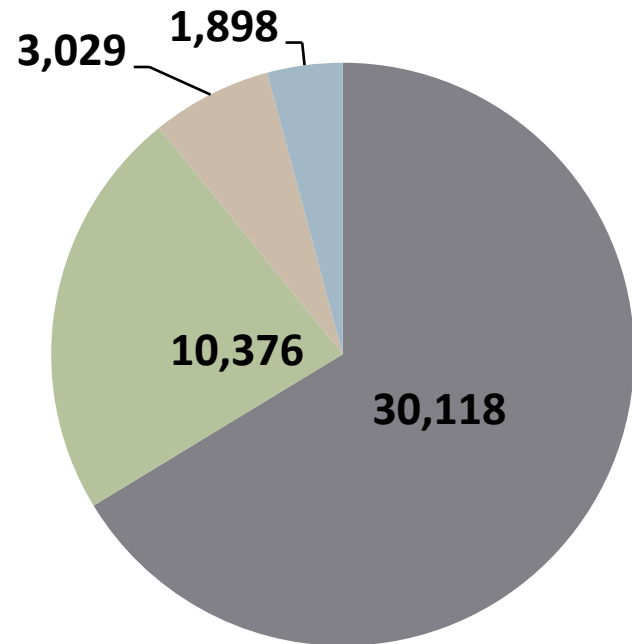
Public Housing in MA

240 Local Housing Authorities (LHAs)

37,448 Federal Units

45,321 State Units

- Ch. 667 Elderly & Disabled
- Ch. 200 Family
- Ch. 705 Family Scattered Site
- Ch. 167/689 Special Needs



Federal vs State Public Housing

Federal

- \$7,300 per unit annually
- Urban and Suburban Locations
- Large & Medium Housing Authorities
- US Citizens or Legal Residents

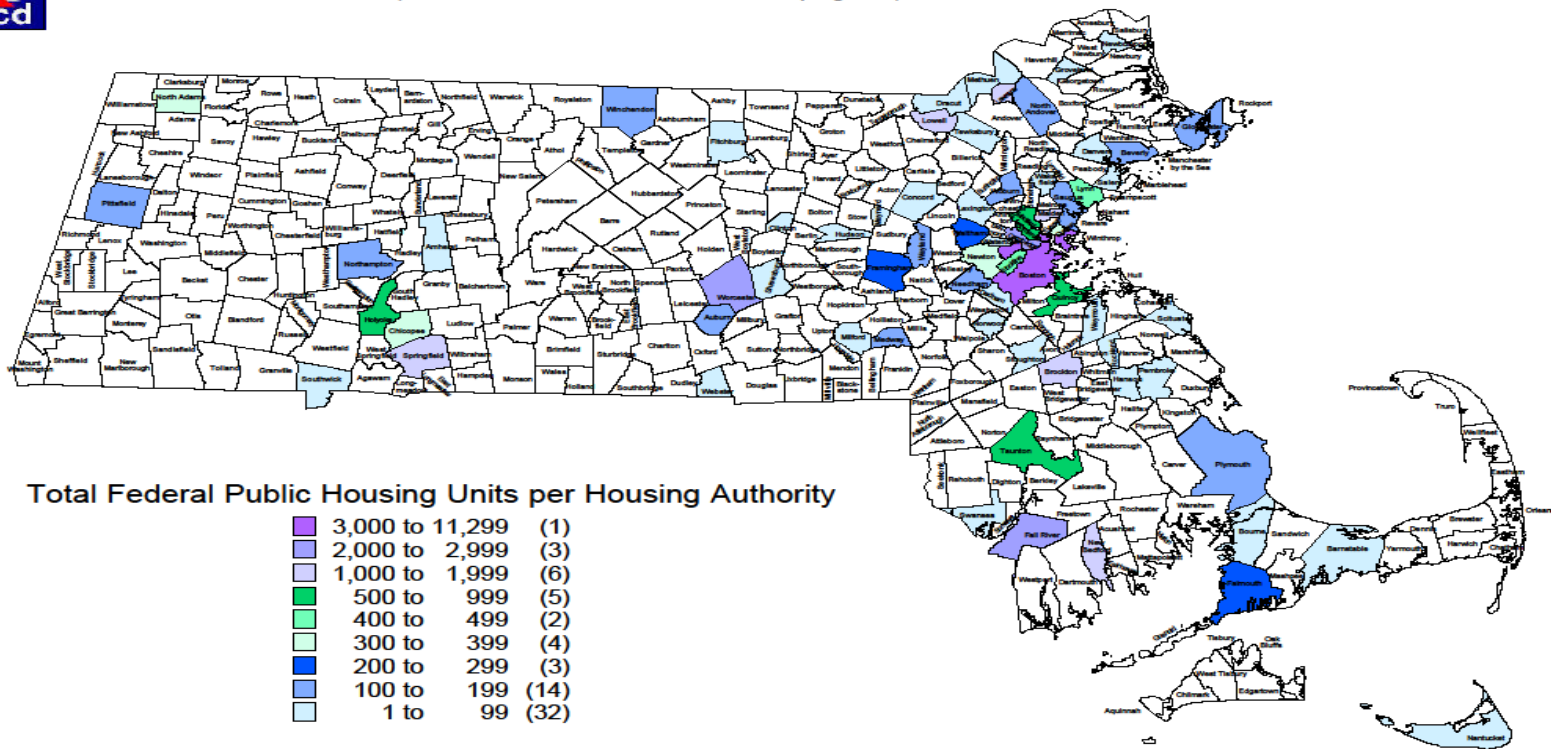
State

- \$3,300 per unit annually
- Urban, Suburban and Rural Locations
- Small, Med, Large Housing Authorities
- No Required Citizenship Status

Where is Federal Public Housing?

Local Housing Authorities - Total Federal Public Housing Units

(does not include Federal rental voucher programs)

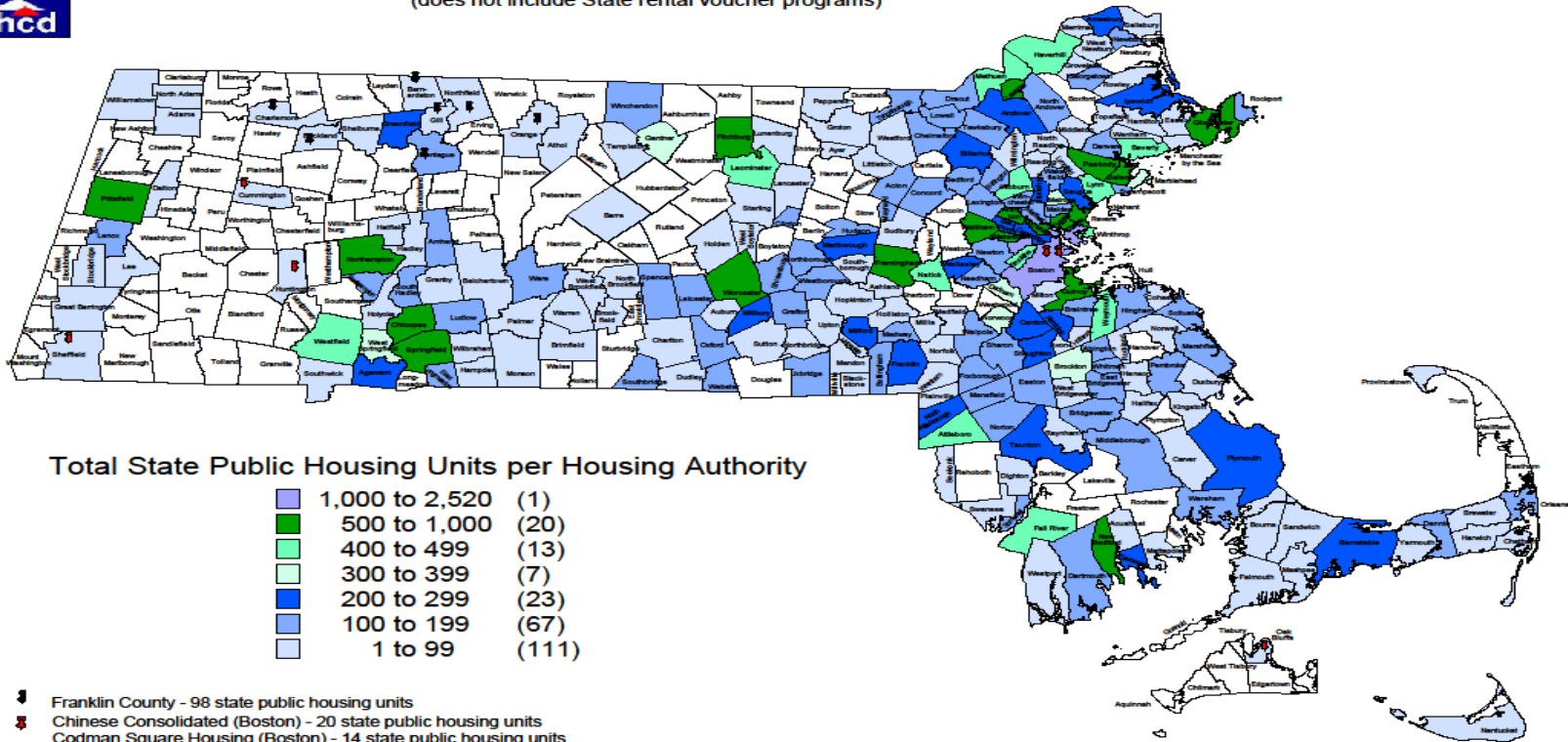


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Where is State Public Housing?

Local Housing Authorities - Total State Public Housing Units

(does not include State rental voucher programs)



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Who Lives in Public Housing? How does it Operate?

Tenants: 80% of tenants earn less than 30% AMI

- 54% are elderly
- 21% family (vast majority are single parent)
- Remainder single non-elderly or other

Rent: Seniors pay 30% of income; families pay 27-32%

- Average rent is \$350 month
- Rents cover 75% of total public housing operations with remainder subsidized by State Operating Budget.
- Almost half of the LHAs take no state subsidy (rent is sufficient)

Demand: Vacancy rate is under 3%

- Waitlists vary across communities/markets

History: How did we get here?

1935 MGL 121:

- Creates legislative framework for housing and urban renewal. Enables creation of Local Housing Authorities (LHAs). Later amended to MGL 121B.



1948 Housing Act:

- Leads to more than 15,000 new units of Vets Housing (c. 200 family program)



1956 Launch of c. 667 elderly program.

- More than 10,000 units built in 50s and 60s

History: How did we get here?

1965 Launch of c. 705 Scattered Site Family program.

- About 3,000 units built



1970s and 80s: 20,000 units built

- Mostly elderly
- Some special needs housing
 - 1974: Launch of c. 689 program
 - 1987: c. 167 program
- Elderly congregate



Building Types



highrise elderly
16%

3 story walk-ups
9%

[CATEGORY
NAME]
[PERCENTAGE]

1-4 family
scattered
6%

2-3 story garden
elderly
42%

1-story elderly
9%



CHALLENGES and SOLUTIONS

DHCD PUBLIC HOUSING ROADMAP

Key Policy Challenges

Limited Resources

240 Entities

Capital Backlog & Aging Stock

High Demand

Resources: Operating Subsidy

1982 to 2006 Annual Budget Line went from \$30 M to \$34 M, with some decreases in the mid nineties

2007 Increased to \$55.8 M

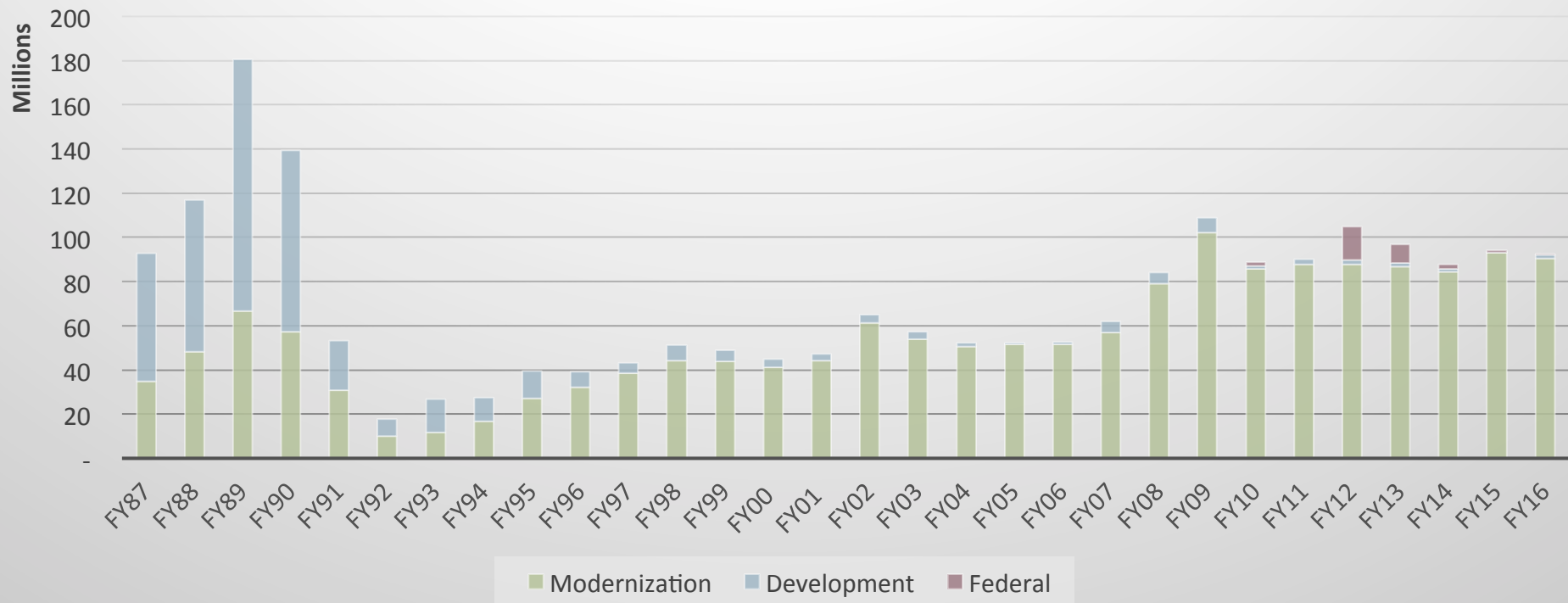
2008 Increased to \$60 M

2009 Highpoint at \$66.5 M

2010 to Present \$64.5 M

Resources: Bond Cap

Annual Capital Spending for State Public Housing



Policy and Program Responses:

Standardize
Oversight

Transparency
&
Accountability

Regional
Approaches

Federalize

Private
Partnerships

Targeted
Program
Investments

Solution 1: Standardize Oversight

2008 Formula Funding Program

2014 Public Housing Reform Legislation

- Performance Monitoring Program
 - Annual desk and site reviews
- Annual Financial Review (AUP)
- Standard Executive Director Contracts, Grounds for Termination/Receivers
- Centralized Online Waitlist System

Solution 2: Increase Transparency and Accountability

Tenant Satisfaction Survey

Board Member Training

Tenant-Elected Board Member

Annual Plan

Solution 3: Regional Approaches

LHA Management Agreements

Self-Insurance Program

Regional Attorneys

2014 Reform Legislation

- Regional Capital Assistance Teams
- Regional Innovations Pilot

Solution 4: Federalization

ARRA allowed conversion of state public housing to federal, securing higher capital & operating subsidy

- 19 LHAs converted 4,000 state units
- DHCD supported with \$43M capital grants (\$11,100/unit on avg.)
- \$99 M in capital backlog off state program's books
- Saved \$7-9 M annually in state operating subsidy; savings help preserve remaining state portfolio.

FUTURE: some potential for LHAs under Faircloth cap

Solution 5: Private Partners As Managers

2019: 120 units in Boston being turned over to Trinity

Management

2016: 20 units in Boston

turned over to Asian

Community

Development Corp.

2015: 14 Units in Boston

turned over to Codman

Square CDC



Solution 5: Private Partners – Income Mixing Demonstrations



Chelsea HA with Corcoran

- Innes Redevelopment: 96 → 318 units
- Fully integrated site of Public Housing and Market Rate Residents



Somerville HA with POAH, SCC, & Gate

- Clarendon Hills: 216 → 526 units
- Divided site into 2 sections
 - Public Housing with some “Workforce”
 - Market Housing w/some Public Housing

Solution 6: Targeted Capital Grants

High Leverage Asset
Preservation Program (HILAPP)

Targets all “High Needs”
developments

Awards \$1 for every 30 cents
of non-state funding

Since 2014:

- 30 devs and 1,758 units preserved
- \$44 M in grants has leveraged \$75 M in “outside funds”



Solution 6: Targeted Capital Grants

Mod PHASE (Modernizing Public Housing And Supporting Elders) Initiative

Targets “High Needs” c.667 developments

Goal is to preserve asset while also promoting aging in community



Solution 6: Targeted Resident Service Initiatives



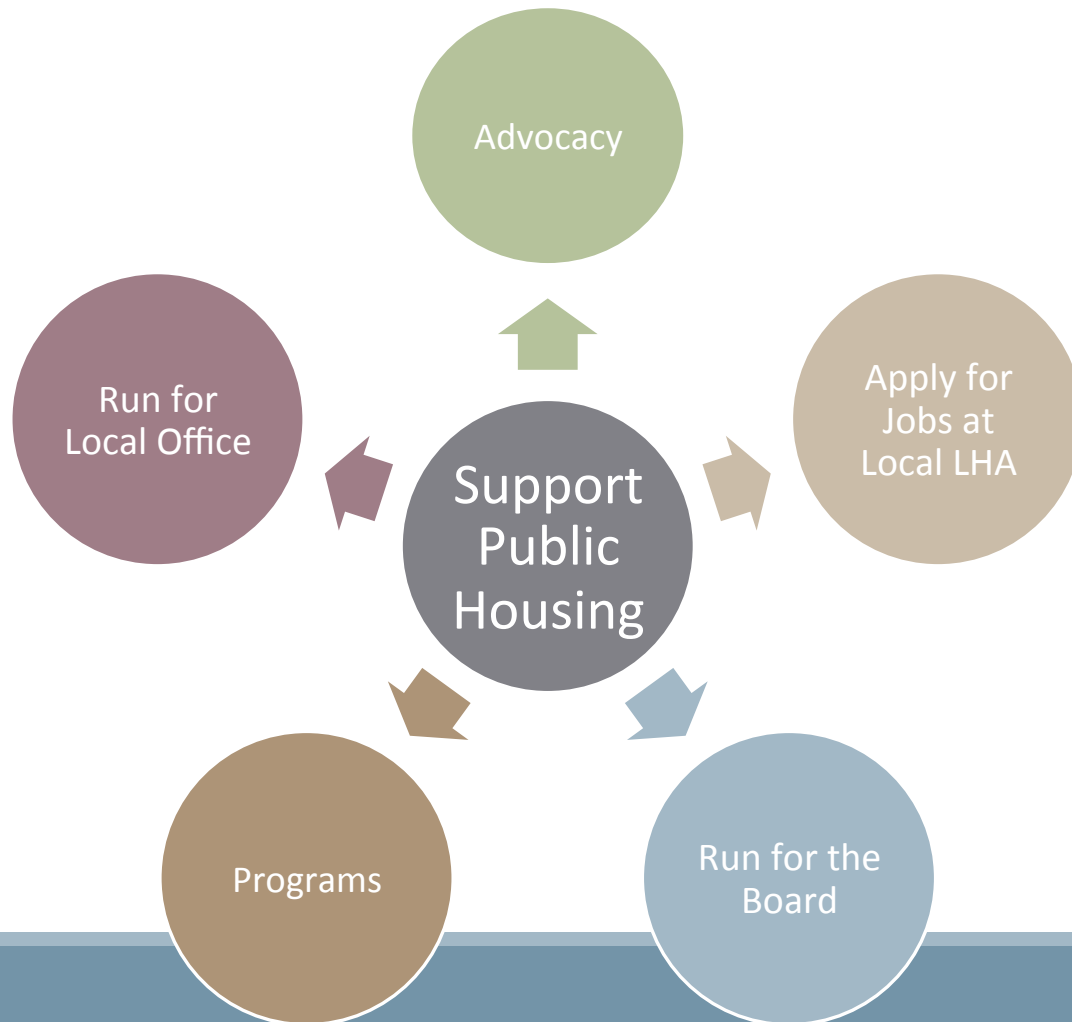
Worcester's A Better Life program has 3 components:

- Adult residents required to work, go to school or volunteer 30 hours/week.
- Intensive family support caseworkers for all residents.
- Co-locating participants physically in a development

How to Get Involved

ADVOCACY, GRASSROOTS INTERVENTION,
STRENGTHENING THE COMMONWEALTH'S SOCIAL
SERVICES

Getting Involved



Questions and Thank you

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