Executive Office of Housing
& Livable Communities

EOHLC

Simone Early

Architect and Assistant Director of AESU & Sustainability

In the Bureau of Housing Design and Construction

simone.early@mass.gov

Overview

A quick snapshot of the existing State-aided portfolio

Fast Facts

- MA is one of only 4 other states with a state-aided Public Housing portfolio, making it a **unique asset**.
  - Massachusetts - 43,300 units
  - Connecticut   - 14,000 units
  - New York State - 1,500
  - Hawaii   -860

- Public Housing Developments rely on their governing entity (HUD if Federal, or the Commonwealth) for operating *and* capital subsidies. The units do not generate enough income through rents to be self sufficient. Rents are a fixed share of tenant income, set by statute.

Portfolio Size

Program	# of Units
Family (c.200 &705)	12,865
Elderly & Non Elderly Disabled (c.667)	30,051
Special Needs Group Homes (c.167 & c.689)	1,880
Total	44,796

- 240 Local Housing Authorities (LHAs)

- ~70-80,000 residents

- ~1,500 developments

- ~7,000 buildings

Stats

Annual Amount*	Funding Type
$88,000,000	Operating funds
$109,500,000	Capital funds

% of Resident Population	Area Median Income Band
80%	≤ 30% of AMI
10%	Between 31-50% of AMI
10%	Between 51-80% of AMI

*includes funding for service coordinators (operating) and mixed-finance redevelopment (capital)

Legislation for Housing

Units By Year Built

Chart legend:
- Special Needs (c. 167 & c. 689)
- Family Large Sites (c. 200)
- Family Scattered Sites (c. 200)
- Elderly (c. 667)
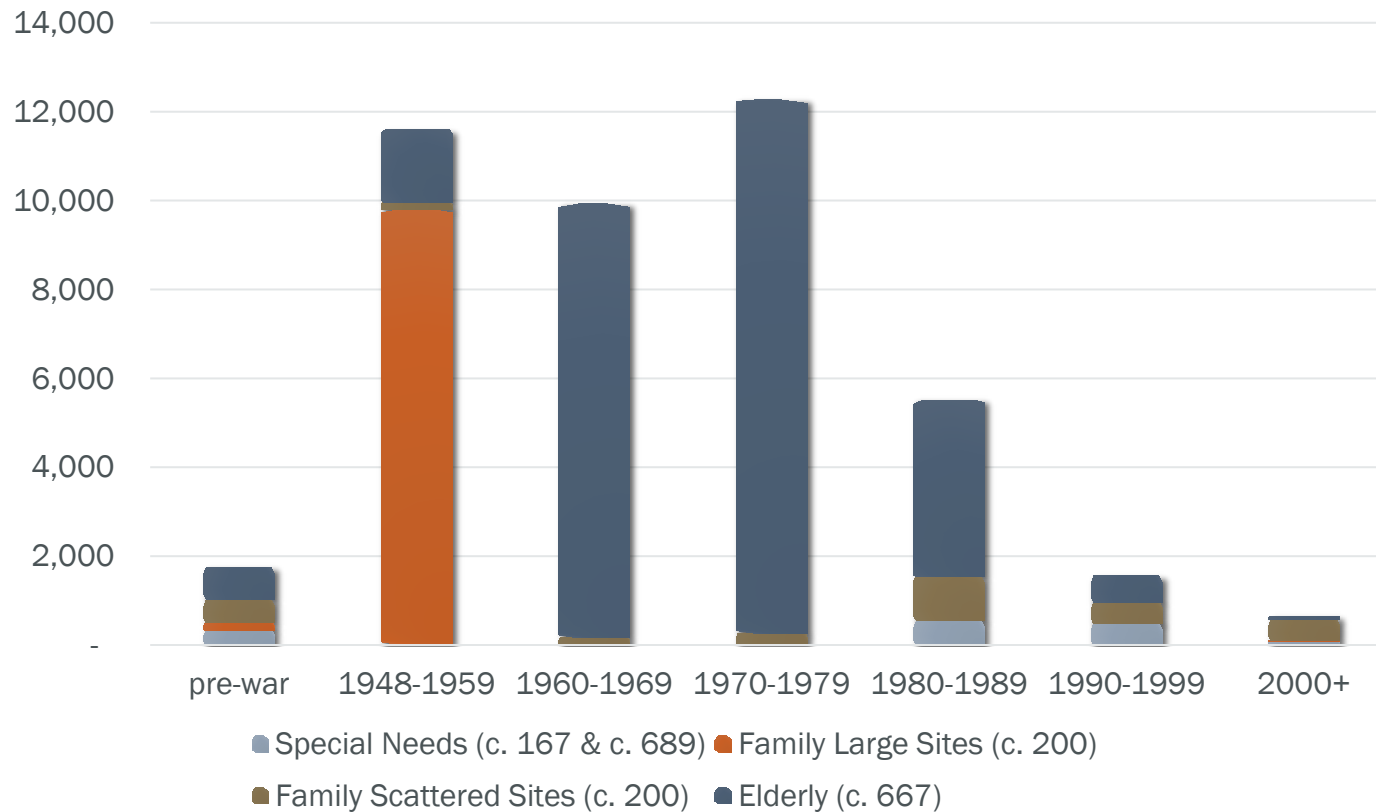
# of Developments	Age
265	Over 75 years old
554	Between 74-50
610	Between 49-30
87	Under 30

Public Housing capital funding, in general, has not been able to support comprehensive redevelopments and operating funding insufficient to build capital reserves, which leaves this portfolio in worse condition than other affordable housing of similar age.

Building Types

highrise elderly
16%

3 story walk–ups
9%

4-6 unit Townhouse family
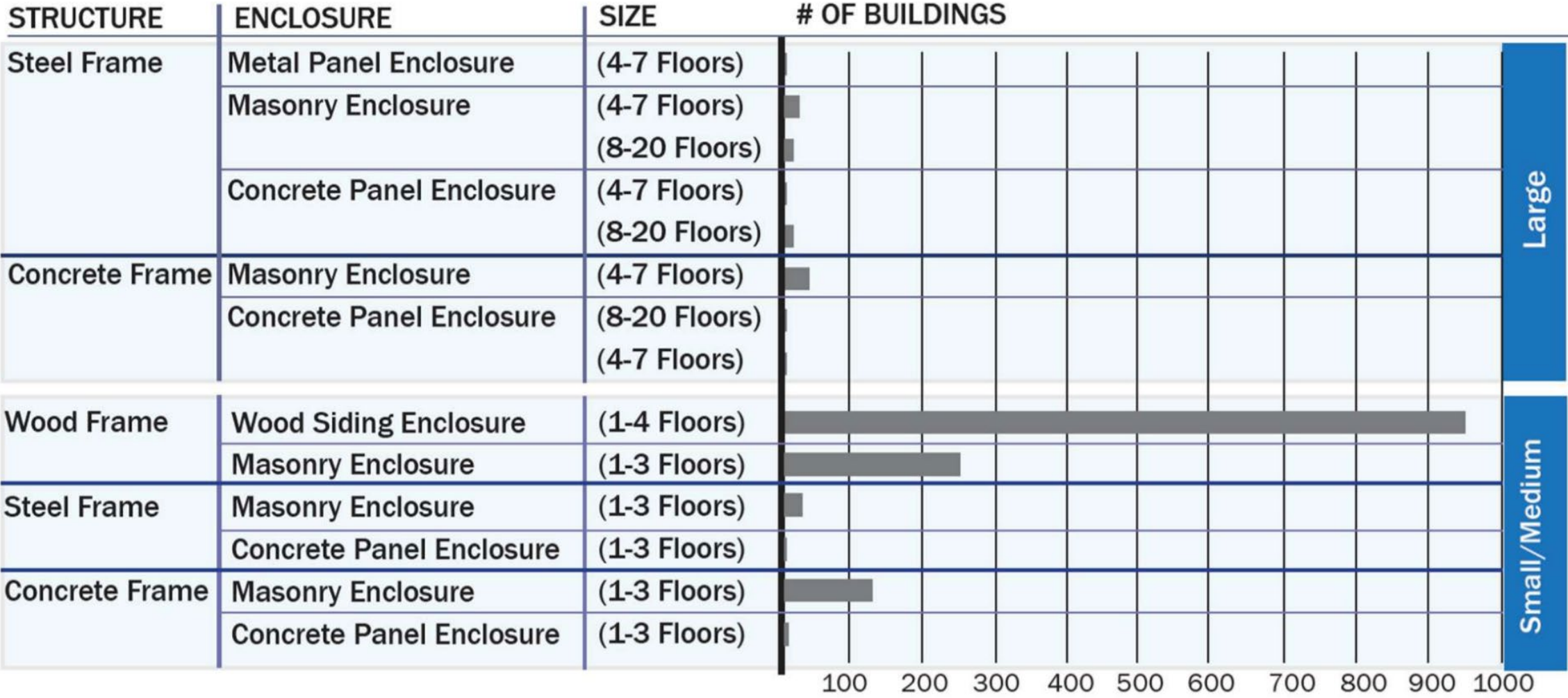18%

1–4 family scattered
6%

1–story elderly
9%

2–3 story garden elderly
42%

Building by Construction Types

STRUCTURE	ENCLOSURE	SIZE	# OF BUILDINGS	
Steel Frame	Metal Panel Enclosure	(4-7 Floors)		Large
	Masonry Enclosure	(4-7 Floors)		
		(8-20 Floors)		
	Concrete Panel Enclosure	(4-7 Floors)		
		(8-20 Floors)		
Concrete Frame	Masonry Enclosure	(4-7 Floors)		
	Concrete Panel Enclosure	(8-20 Floors)		
		(4-7 Floors)		
Wood Frame	Wood Siding Enclosure	(1-4 Floors)		Small/Medium
	Masonry Enclosure	(1-3 Floors)		
Steel Frame	Masonry Enclosure	(1-3 Floors)		
	Concrete Panel Enclosure	(1-3 Floors)		
Concrete Frame	Masonry Enclosure	(1-3 Floors)		
	Concrete Panel Enclosure	(1-3 Floors)		

100 200 300 400 500 600 700 800 900 1000

Typical Multiple Building Development

Typical Multiple Building Development

Project Pipeline and Funding - Typical

Fast Facts

- We have a large pipeline of about 1,800 active projects statewide at any given time.
- Estimated construction costs from $50k-over $10M
- 63 House Doctor Firms

Capital Funding: ~$110M Annually

Legend: Formula Funding | Special Awards | Competitive Awards | Admin

- Admin 10%
- Competitive Awards 23%
- Special Awards 9%
- Formula Funding 58%
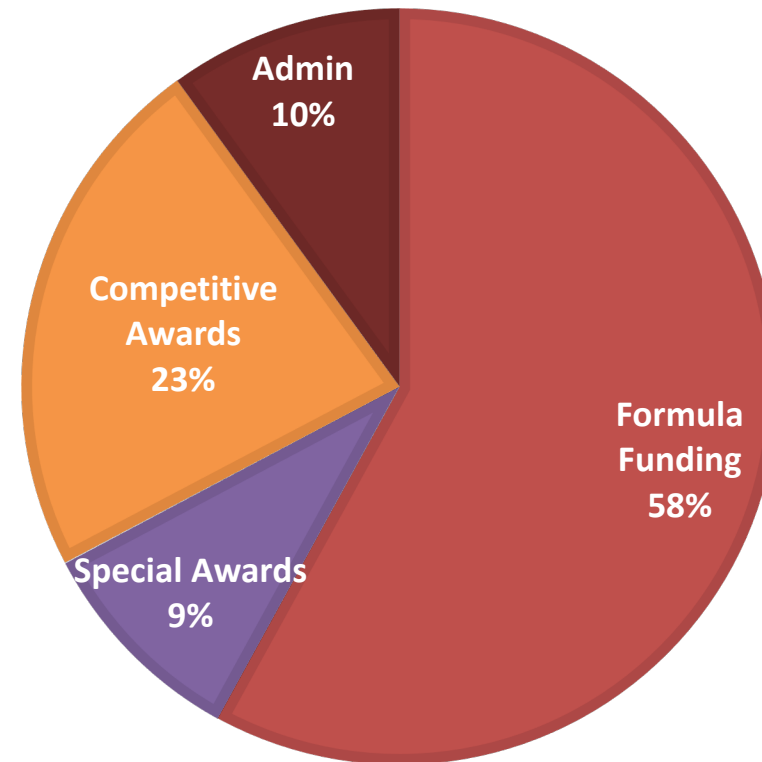
Solutions: Targeted Awards

- To make most effective use of our funding, DHCD is deploying a new strategy of making targeted awards to address components that are expired en mass across the portfolio.

- The goal is to replace aging components before the point of failure. Replacing after the point of failure is disruptive to the residents and greatly increases the cost (by an estimated 10-20% based on the component).

- By addressing a single component en mass in this way, we can realize design and procurement efficiencies– getting the projects completed much more efficiently and affordably.

Pilot Program: Septic Systems

- In 2020, we hired a civil engineer to evaluated every septic system in the portfolio and assessed for condition.

- We created a report which prioritized the systems by urgency of replacement need.

- This assessment identified 19 systems on the verge of failure that we were able to repair or replace before complete failure– saving the Department time and money.
  - We estimate approximately **$1-2M in savings** through this initiative by avoiding pumping costs and a 15% upcharge for breakout and sewage cleanup associated with total field failure.

- We intend to replicate the efficiency of this program with other building components, and could be even more effective with increased funding.

ARPA Spending: $150,000,000

FORMULA FUNDING BOOST: $55M

▪We will grant every LHA an ARPA award by formula, equal to their most
recent annual formula funding award

▪The next 3 fiscal years of our existing pipeline of projects is currently a
combined $66,000,000 over budget due to recent construction cost escalation. LHAs will be able to support their existing, active projects with these funds and ensure they move forward to construction.

TARGETED AWARDS: $95M – ON GOING

Category	Total Expired	Comments
Fire Pumps	$ 3,543,750	Replacement of any fire pumps over 25 years old in high-rise buildings
Fire Alarms	$65,650,000	Replacement and upgrades to code of all expired systems
Federal Pacific Panels	$26,975,000	FPEs are outdated circuit breaker panels that short-circuit often, causing expensive issues at LHAs. They are also not to code and require replacement when encountered during a capital project.
Accessible Units	$5-7.5M	These funds will be used to convert existing units to be fully accessible. We will target LHAs that have 0 accessible units within their portfolio.

Future Climate Spending: $150,000,000

- Decarbonization Study to provide a road map and forecast cost on yearly basis similar to on going septic projects
  - Electrification/Electric Vehicle infrastructure
  - Energy Retrofits
  - Solar/geothermal/other
  - Project the best current methodology by system type to achieve the climate goals

- Site and Building Resiliency – CHARM Study target 150 developments with Resiliency issues

- Pollution Reduction, Ventilation & other IAQ

- Tree Planting initiatives at Gateway Cities with Department of Conservation and Recreation (DCR) – add micro forestation
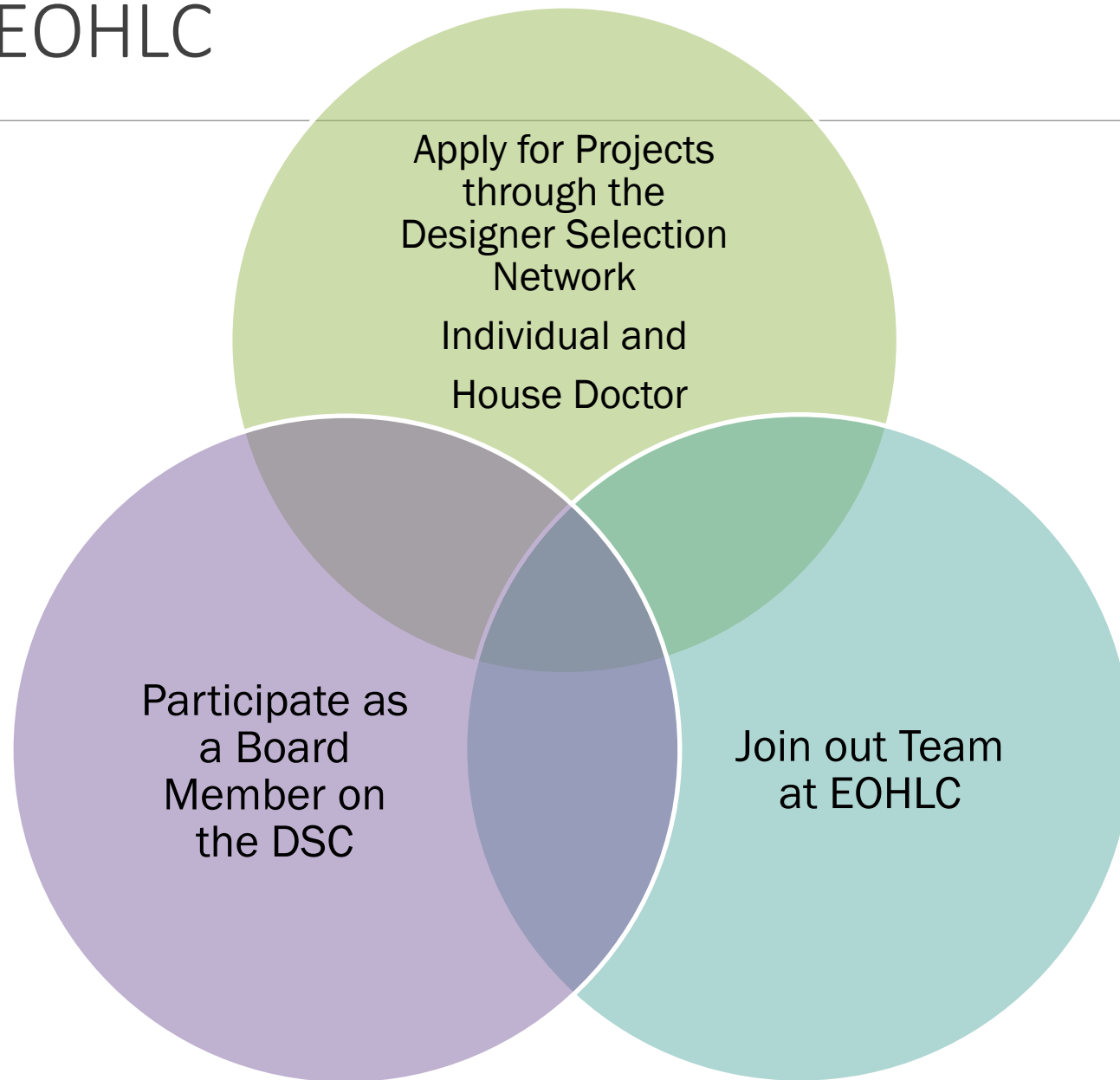
- Environmental Justice

Ongoing Targeted Projects

Project Name	Terms	Type
Accessible Unit Initiative	Program caps of $150K/667 unit and $300K/705 or 200 unit	CIP
2nd Elevator Initiative	$1M plus Typical - $17,883,162	Targeted
Vacant Units	up to $250K/unit max	CIP
Gateway Cities Modernization	$10 M max	Competitive
Redevelopment Projects	As defined by project	Competitive
Master Meter	As defined by project	CIP

Guidelines & Project Tools

- Cap Hub Project Management tool

- Design Guidelines focused on Public Housing - Roughly by CSI category
    - Sustainability guidelines wrapped in
    - Resiliency Guidelines and Checklists from the CHARM Study
    - Decision Making Tool for Contaminated Soils

- Aging in Place Checklist

- Archive of original mylar and paper drawings and projects since 2010

- ebidding

Working with EOHLC

Apply for Projects through the Designer Selection Network

Individual and

House Doctor

Participate as a Board Member on the DSC

Join out Team at EOHLC

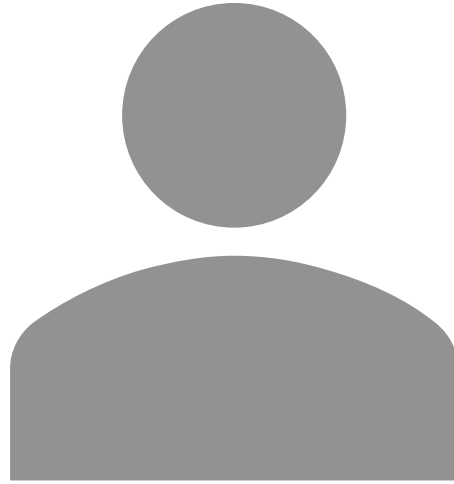simone.early@mass.gov

# Designer Selection Network

Key System Features

Common Content Across All Agencies
- ✓ Listing of Public Notices of Design Projects
- ✓ Designer and Subconsultant Database
- ✓ Design Firm Reports
- ✓ Affirmative Marketing and other Project Reports
- ✓ Evaluations and References
- ✓ Content Management System
- ✓ Document Repository: Paperwork Reduction

Customized Content
- ✓ Online Application Process
- ✓ Online Selection and Voting
- ✓ Specialized Forms and Approvals
- ✓ Specialized Evaluations
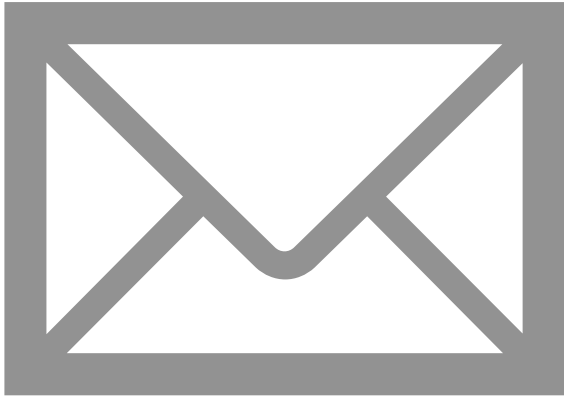
End Game

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