



Executive Office of Housing & Livable Communities EOHLC

April 11, 2024

Legislated Developments of the Commonwealth

- 200 Family/
- 667 Elderly & Special Needs
- 705 Family/
- 689 Special Needs

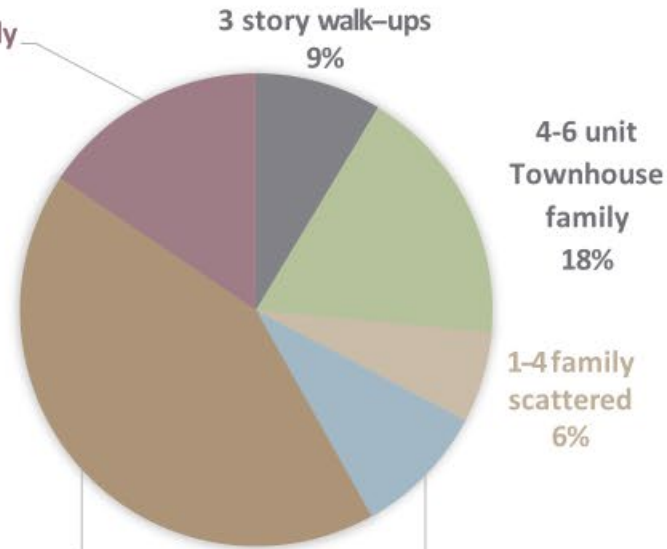
The State-aided public housing portfolio: 80,000 residents in 1,430 developments, 45,300 apartments.



Building Types



Highrise elderly
16%



4-6 unit
Townhouse
family
18%



2-3 story garden
elderly
42%



1-story elderly
9%



LHA Project Types

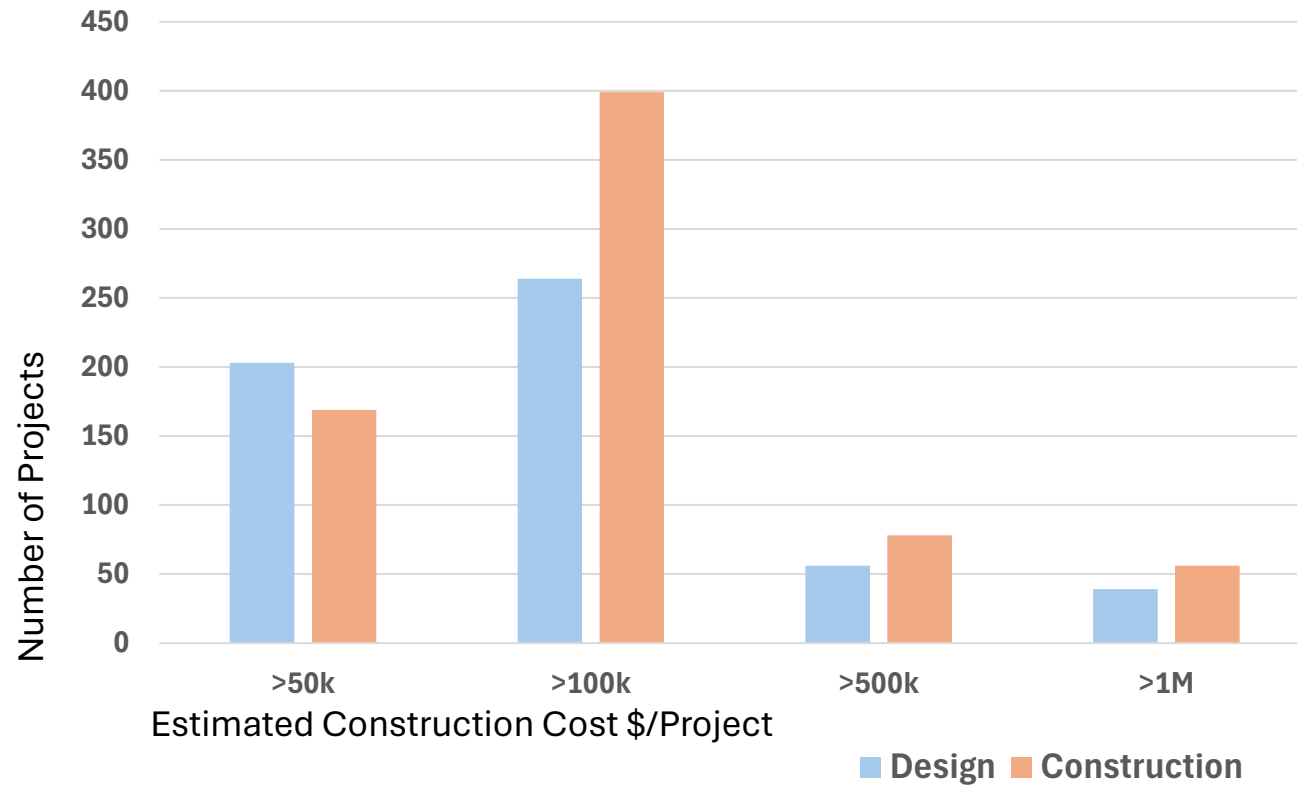
For Construction

- Comprehensive Building Envelope or Components Upgrades
- Vacant Units; Kitchen and/or Bath Upgrades
- Accessibility Compliance Upgrades or Conversions
- Fire Alarm System Upgrades; Master Meter (gas stove replacement); Electrical panel upgrades
- ASHP Installation
- Ventilation Upgrades /Bath Fans/ERVs
- Paving, parking, and Site accessibility improvements; Subsurface utility upgrades
- Resiliency and Storm Water Management
- Septic system replacement; Landscape and recreation amenities improvements

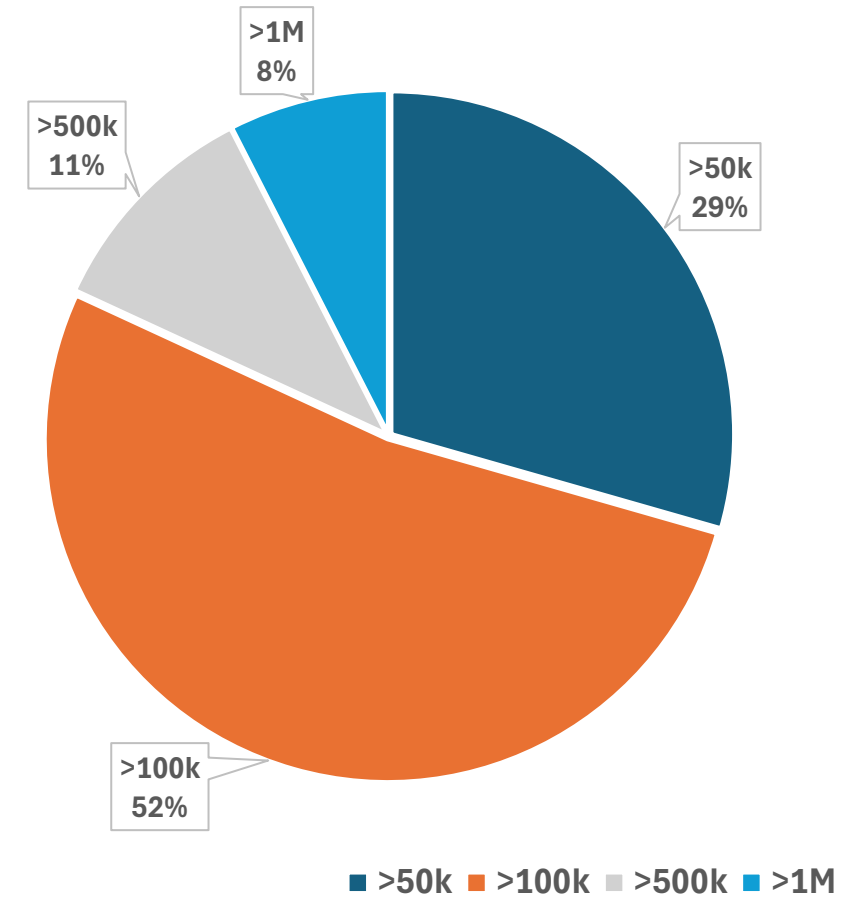
Studies

- Decarbonization Study
 - a. Brookline b. Chicopee
 - c. Lawrence d. Waltham
 - e. Somerville
- Resiliency Study
 - a. Gloucester b. Dedham
 - c. Hull
- Statewide Septic Study
- CHARM
Climate Hazard Adaptation & Resilience Masterplan
- Project Based Studies

Cost Range of Active Projects

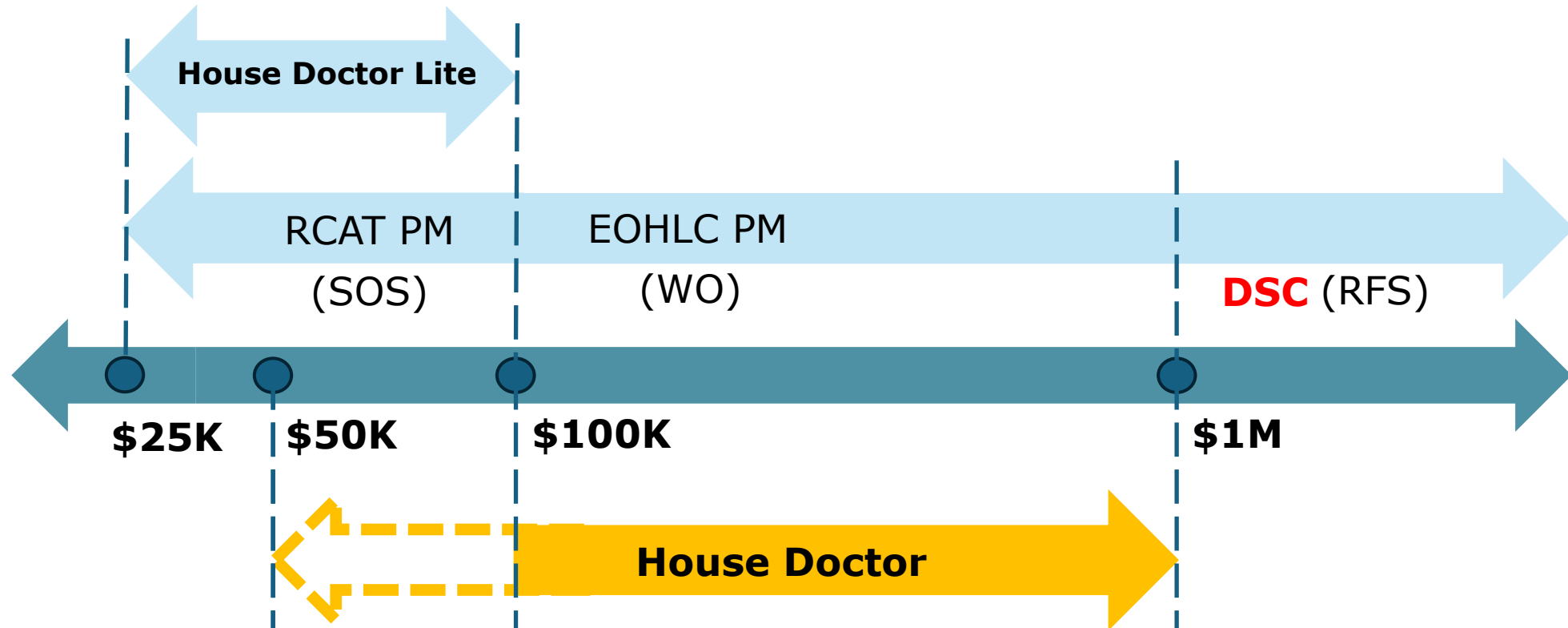


Number of Projects in Design and Construction



Active Projects in Different Cost Range

Working on LHA Projects



Affordable Homes Act: Overview Info

Funding

\$1.6B authorization for Public Housing, supports the repair, rehabilitation, and modernization of over 43,000 public housing units across the Commonwealth; includes:

- \$150M for projects to decarbonize the public housing stock
- \$100M for Public Housing (Mixed-Income Housing Demonstration)
- \$15M for accessibility upgrades.

Policy

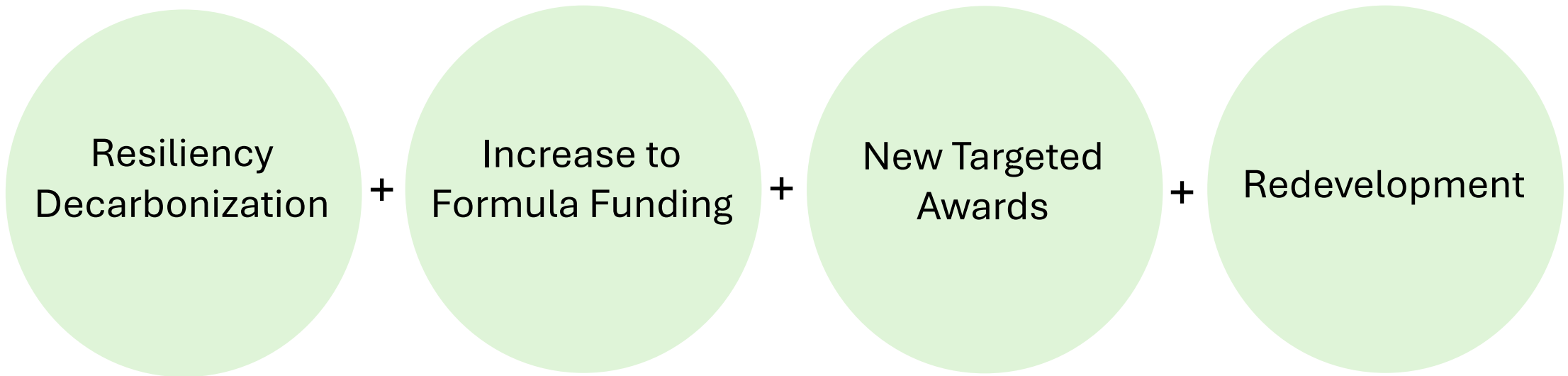
- Find the list at:
<https://www.mass.gov/doc/affordable-homes-act-brief-ii-public-housing/>

Highlight:

- LHA Replacement Value for Mass. Architectural Access Board (MAAB).
 - Existing in legislation \$73.32/sf
 - New policy: EOHLC is responsible for determining replacement values on an annual basis.

Capital Funding Updates

- Bond Bill expected to be incorporated into **FY26** due to the timeline.
- **FY25** budget is expected to be approved by late May or early June 2024.
- Not official but expect ~+30% in capital funding.



Soliciting More House Doctors

- Our Current House Doctor Program includes 63 House Doctors. We will solicit more House Doctors to meet the following target:

Current Count	Targeted Count
Architecture: 40	60
Civil Engineering: 6	11
Electrical Engineering: 11	21
Mechanical Engineering: 10	16
Vertical Transportation: 1	3
Structural Engineering: 4	6
Landscape Architecture: 3	3
Cost Estimator 0	1
Code Consultant 0	1

- The RFS for soliciting more House Doctors is scheduled to appear in CR on **1 May 2024**.
- We have significant shortage of House Doctors based in **Western Mass!**

Summary

Addressing housing challenges is crucial for the Commonwealth and its residents. Public Housing plays a critical role in housing the vulnerable populations. We extend an invitation to you to collaborate with us in the rehabilitation, modernization, and decarbonization of the state's public housing units. Whether you are an individual practitioner or part of a large firm, there are opportunities for you to contribute!

Register at [DSN](#) and look out for the RFS for soliciting House Doctors.



Shan Li, AIA
Assistant Director
Architectural, Engineering, Sustainability Unit
Bureau of Housing Development and Construction
Executive Office of Housing & Livable Communities
Shanyan.li@mass.gov