

NAHRO NEWS

massachusetts

Published by Massachusetts NAHRO

Boston, MA

Vol. XXXIV No. 5

Congressman Capuano to Keynote 2010 Conference in Hyannis

The MassNAHRO Annual Conference will be held this year from May 23 to May 26 at the newly renovated Resort and Conference Center at Hyannis. The Association is fortunate to have as its keynote speaker on Sunday evening, May 23, the Honorable Congressman Michael A. Capuano from the 8th Congressional District. As the former Mayor of Somerville, Congressman Capuano is an outspoken and fierce advocate for public housing and community development. He serves on the Financial Services Committee of the U. S. Congress, which is the primary committee writing housing and Section 8 authorization legislation for consideration by the Congress. The 8th Congressional District includes Boston, Somerville, Cambridge, and Chelsea. We are pleased that the Congressman will be able to join us in Hyannis. Also, joining us

on Tuesday will be the newly-appointed HUD Regional Director for New England, Richard Walega.

The conference agenda is multi-tracked with numerous sessions addressing a broad range of topics including legislation, subsidy, capital improvements, sustainability, small agency issues, personnel issues, CORI certification, the open meeting law, time management, sexual harassment, resident services, and many more. A large contingent of officials from the Massachusetts Department of Housing and Community Development (DHCD) will participate including Associate Director for Public Housing and Rental Assistance, Amy Schectman. DHCD staff from numerous Divisions and Bureaus will be available in the Technical Assistance Resource Center both Monday and Tuesday to offer one-on-one assistance on

topics such as mixed finance, budgeting, modernization, management, energy and sustainability, computer reporting, general information, plus other items of local concern. Special events will benefit the Past President Memorial Scholarship Fund including a 50/50 raffle, golf for the cause, and a great silent auction. Professional awards will be presented to individuals at Monday lunch with MassNAHRO Outstanding Agency, Member of the Year and the President's Awards presented on Monday evening. Space is limited at this hotel so members are urged to make their room reservations and send their conference registrations right away. All forms, information and agenda updates are available on the 'Upcoming Events' page on the MassNAHRO website. Hyannis offers delegates a range of local activities and establishments close to the hotel.

Associate Director Schectman to Depart DHCD

The Associate Director for Public Housing and Rental Assistance of the Massachusetts Department of Housing and Community Development, Ms. Amy Schectman, has announced she will be leaving the agency in July to accept the position of President and CEO of the Jewish Community Housing for the Elderly (JCHE). During her years with DHCD, Amy has been a breath of fresh air for both the Department and LHAs. Her dedication to public housing and belief in the competency of local housing officials was unprecedented. Her zeal for the program was key to her convincing so many excellent professionals to join the Patrick Administration. Amy implemented an "open door and direct line" access policy in dealing with LHA officials. She streamlined the budget guidelines and review process incorporating bottom line budgeting along the way. Public housing activities were expanded into areas like mixed finance, sustainability, redesign of the modernization system, Regional Service Agencies, and Accelerated Independent Modernization and Management. Her most recent accomplishment was

working successfully side by side with 19 housing authorities in preserving 3,689 units by converting them to federal public housing under the ARRA law. All these innovations reflect her belief, and that of her staff, in the fundamental value of public housing and in the need to preserve every unit possible.

Beginning with the initial visits to all the executive director regional associations, Amy made it very clear that DHCD and LHAs were partners, that transparency would pervade all DHCD-LHA dealings, and that she trusted LHAs to do the right thing - a somewhat radical concept at the time. Her establishment of the blue ribbon panel that generated the "Real Cost of Public Housing In Massachusetts" report helped substantiate the need for state assistance based upon federal cost models. The report is still used in discussions with the Legislature when seeking subsidy. Housing authority officials appreciated that Amy treated them as professionals and understood their need as local public officials to serve the residents of their communities.

The transfer of the emergency assis-

tance program from the DTA to DHCD, was a clear indication of the confidence the Patrick/Murray Administration had in Amy and her staff, and an acknowledgment of their considerable capabilities. Her Friday phone call to MassNAHRO each week for three years was unprecedented.

Members of MassNAHRO made it very clear no one had greater credibility and commitment than Amy. Her shoes will be very hard to fill, but we have been assured she will continue to advocate for public housing now from the outside the agency. Amy leaves state public housing a much better program than how she found it in 2007. We wish Amy well in her new job for which she is uniquely and exceptionally qualified. While a tremendous gain for the Jewish Community Housing for the Elderly, it is a tremendous loss for public housing. Amy will always be a "Rising Star" as noted in 2008 at our Annual Conference. No one has received more standing ovations from the members of MassNAHRO. Congratulations and Godspeed Amy from your many friends and fans at MassNAHRO.

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President's Corner

This week in the City of Woburn was "Student Government Day". Students who are at the High School level write essays on issues that either impact our nation or our local government in some way. The essays are then reviewed and candidates are selected and matched up with a city official or department heads for the day. Included in the itinerary is a mock city council meeting where the students explain and defend their respective budgets before their peers who play the role of city councilors.

The students get to learn about what public servants do, how government operates, and the fundamentals of open meeting protocol. We as department heads, every year, get to relax, teach and converse with these wonderful young men and women, some of whom one day may elect to enter into public employment.

Believe it or not this is a very important day in Woburn and it's just one of the reasons I feel so privileged to work here at my Authority and in this City!

The reason why I'm having this conversation with you is that all of us who work and oversee our housing authorities and city/town department are major stakeholders in our communities. Yet many of our local citizens and especially our youth understand very little about the level of responsibility and complexity of our duties.

To get a better understanding as to why our positions are important, a look at several worse case scenarios might be appropriate. What if there were inadequate emergency response personnel like the police, fire and DPW? What if your kids' education was being short changed or school buildings and public facilities were falling into disrepair? And lastly what if we could not provide, to our most vulnerable citizens, one of life's most important requirements - shelter?

The mock city council meeting provided me with a brief look into the future. These kids got it. They observed, they learned and spoke up and defended their respective programs just as we do. I believe the future of affordable housing will be fine. I just witnessed the future and I liked what I saw.

Bob McNabb

17th Annual
**Past Presidents
 Memorial Scholarship
 Golf Tournament**

May 23 9:00 AM

Falmouth Country Club

Space is limited - register today!

Representative Charles Murphy 2010 Legislator of the Year

In ceremonies held in Natick recently, MassNAHRO presented House Ways and Means Committee Chairman Charles A. Murphy with the 2010 Legislator of the Year Award. Chairman Murphy was recognized for his steadfast support for public housing for senior and families of low income throughout his 14 years on Beacon Hill. Last year Chairman Murphy's Committee voted funding of \$71.3 million for housing authority operating subsidy in the Committee's version of the 2010 state budget. Due to declining state revenues, however, that amount was subsequently reduced by the Senate and then by the Governor, through an emergency 9C reduction to the final amount of \$62.5 million. Chairman Murphy has sought to maintain the greatest funding possible despite the severe fiscal stress under which the Commonwealth is operating as he is cognizant of the unfunded state mandated costs that LHAs must bear, and the decline in rents due to the recession. He voted for all four housing bond bills during his 14 year tenure.

Residing in Burlington, Chairman

Murphy represents Bedford, Burlington and part of Wilmington, and works closely with the local housing authorities in his district. In speaking at MassNAHRO's Legislative Information Day at the State House on March 2, Chairman Murphy noted the importance of state maintaining its \$10 billion investment in permanently affordable public housing for the elderly and families of low income. He noted further that Members of the Legislature appreciate the unsung work done by their housing authorities with admittedly insufficient operating resources. He praised the work of Chairman Honan and the Committee on Housing for their advocacy for increased capital and operating resources.

Chairman Murphy holds a Bachelor of Science degree from Villanova, a Juris Doctorate from the Law School of Vermont, plus a Masters Degree in Public Administration from the John F. Kennedy School of Government at Harvard. In addition, he served as a Captain in the U.S. Marine Corps, Judge Advocate Division.

MassNAHRO greatly appreciates Chairman Murphy's unflinching com-

mitment to the preservation of the state's investment in public housing. The award was presented by the Chair of the MassNAHRO Legislative Committee, Mike McLaughlin of Chelsea (*photo*). The winner of last years' Legislator of the Year Award was Senator Susan C. Tucker of Lawrence, Senate Chair of the Joint Committee on Housing.



Dear Housing Authorities:

With some sadness I need to let you know that I will remain in my current position only through July 23, 2010. Believe me, my passion for our mission and firm conviction that we have built some phenomenal forward momentum over the last three+ years that needs to be continued going forward remain solid. I am leaving only because I was recruited for a position that simply is the opportunity of a lifetime—to be President and Chief Executive Officer for Jewish Community Housing for the Elderly. While they were hoping I would start in April, I was able to negotiate to remain here through July to make sure I can cement the gains we've made in order to be sure the platform for continued progress is solid.

I have loved every day on this job and am deeply grateful for the opportunity you gave me to partner with housing authorities in the service of shared goals. Hopefully, by now you recognize that the team I leave behind—some of whom I brought in, many of whom I gratefully found here when I came—is extremely talented and able to carry forward the progress agenda that began with this Administration. With your support and guidance, this very talented group of individuals has been able to move the division to become a pro-active partner with the state's housing authorities and regional housing agencies to advance housing opportunities for extremely low-income households.

I am pleased that we've completed the documentation of both the capital and operating needs of our agencies and set some measurement systems in place to constantly track progress and identify challenges in a way that allows us to provide support in a timely manner. This will provide a foundation for continued advocacy and professional management up here.

Even after I leave this position, I intend to remain involved. I have promised the team here that I will remain available to help with the transition in my evening and weekend hours, if needed. I will be participating in state-wide advocacy efforts around promoting affordable housing—and trust me, the importance of housing authorities in that arena is deep within my heart and soul.

Again, thank you for all the ways you supported and guided me during my tenure. I will be at “not-Seacrest” (Hyannis) from Sunday afternoon through Tuesday evening to discuss with you in person any issues of concern about the transition.

Sincerely,

Amy Schectman

House Votes Operating Subsidy of \$62.5 Million

On April 30 in Boston, the Massachusetts House of Representatives voted to level fund housing authority operating subsidy for fiscal 2011 at \$62.5 million. This amount is \$8.8 million less than the \$71.3 million originally voted by the House last year, and equal to the Governor's 9C cut taken last June for 2010.

Given the harsh fiscal realities facing housing authority officials, \$62.5 million could result in further reductions in the allowable expense caps on authority operating budgets beginning July 1. Amendment 828, to restore the Governor's \$2.8 million veto, was not accepted by the House of Representatives despite a fine effort by all the MassNAHRO members and residents who took the time to make a phone call or send a fax or e-mail, and share with their legislators the harsh fact of increasing vacancies. MassNAHRO greatly appreciates the support of the Speaker of the House, Representative Robert DeLeo of Winthrop; House Ways and Means Committee Chairman, Representative Charles Murphy of Burlington; and Housing Committee Chairman, Representative Kevin Honan of Boston, all of whom fought

to prevent subsidy from being reduced further. Thanks goes to Representative Bob Fennell of Lynn, the prime sponsor of a fair and justified amendment, and to the co-sponsors of the amendment, Representatives Kane of Holyoke, Hill of Ipswich, Dwyer of Woburn, Richardson of Framingham, Galvin of Canton, and Stanley of Waltham.

We are indebted to a host of housing advocates who fought for amendment 828 including CHAPA, the Building Blocks Coalition, the Commonwealth Housing Task Force, the Massachusetts Non-profit Housing Association and the Massachusetts Union of Public Housing Tenants. The battle to preserve public housing units now moves to the Massachusetts Senate. Meetings have been held with Senate Ways and Means Chairman Steven Panagiotakos of Lowell relative to the preservation and reoccupancy of veterans housing left vacant due to the lack of the \$3,500 on average needed to repair units for new tenants. Federalization preserved 3600 state units. The state has no funds so housing units are at risk in many communities. The decline in al-

ready low rents, when added to reduced subsidy, means operating deficits locally and an inability to pay bills. LHAs have tried to keep units online but unfunded wage increases far beyond local collective bargaining agreements, retirement assessments, health insurance premiums, plus increasing utility costs, have gutted budgets and wiped out reserves.

The Senate Ways and Means Committee's version of the budget is scheduled to be announced around mid-May and will be a topic for discussion at the Annual Conference. The opening session will address the strategies for preservation including project basing on HUD rental assistance in Ch. 200 units and the disposition of Ch. 705 units that are beyond redemption. A possible participant in this session may be the Lieutenant Governor of the Commonwealth, Tim Murray. This session should not be missed. For information on the 2010 Annual Conference & Exhibition visit www.massnahro.org. Scholarships for small agencies can be obtained by emailing your request to Tom Connelly at tconnelly@massnahro.org.

MassNAHRO Personal Insurance Program

The MassNAHRO Insurance Group has a long and proud history of providing its Members with a superior workers' compensation insurance program. MassNAHRO is now pleased to offer an additional insurance benefit to its Members, for the direct benefit of their hard working and dedicated employees.

In partnership with leading insurance companies, MassNAHRO has designed a Personal Insurance Program offered through First American Insurance Agency, the official and exclusive provider of personal automobile, homeowner's and specialty insurance products and services to our Members.

By taking advantage of the Program, your employees gain access to a wide variety of personal insurance options, on-site service, personalized counseling and the opportunity to save up to 30% or more on their insurance premiums - PLUS

an EXCLUSIVE 5% group discount on personal automobile insurance.

The Program is available at no cost or obligation to Members, and allows them to expand their employee benefit package. First American's insurance professionals handle all of the necessary administrative support functions, including employee meetings and presentations, customer service, quoting and enrollment activities.

For more information on this exciting benefit, please contact Karen Savitt at 1800-932-3112. Or better yet, stop by Booth #5 at the upcoming Annual Conference in Hyannis and speak to the representatives of First American. Those members who visit the booth during the 2010 Annual Conference, and schedule an employee presentation at their housing authority of the Personal Insurance Program, will qualify to win some great raffle prizes.

Massachusetts Public Housing Administrator (MPHA) Certification

Personnel

Jeffrey L. Driscoll, Esq

May 4
Arlington H.A.

Finance

Teresa Ewald, CPA

Maintenance & Modernization

Gene Capoccia

June 9
Waltham H.A.

For information visit the
'Upcoming Events' page at
www.massnahro.org.

Housing Committee Work Continues

Even though the budget has taken center stage and the departure of Amy Schectman is a major blow, the MassNAHRO Housing Committee and subcommittees continue to work on a number of issues on behalf of the membership. The Ch. 689 Community Housing Subcommittee is still awaiting another meeting with DMH, DDS and DHCD to follow up on the issues and actions identified in the January 27th meeting. As to operating subsidy, there is no good news as even the current \$62.5 million is in real jeopardy. Federal assistance may not kick in for as long as 18 months as \$22 million in repairs need to be done at state-aided units before they are eligible for federal subsidy. Another reduction to housing authority budget allowable expense caps is very possible due to the drop in rental income, increased costs, reduced subsidy and minimal or no operating reserves. Emergency Assistance for the homeless continues to gobble up the lion's share of DHCD resources with

another \$20 million requested for FY2011.

The Rent Integrity Subcommittee continues work on rent reform by collecting impact data on changing certain deduction thresholds, and by reviewing the rent simplification system instituted at the Cambridge Housing Authority. The Association has asked for clarification of the rent regulations definitions relative to the 2-year look back, reoccurring gifts and the senior part time employment wage exemption.

Refinement of the Capital Improvement Program and formula funding continues in consultation with the MassNAHRO Mod Squad and the six pilot housing authorities. Key to success is the amount of bond cap allocated to the capital improvement program. The cap is now \$87 million annually, down from \$107 million last year. If the cap is reduced further, the local work items will be stretched out further. While the system is a great improvement over CAR applications, and

every agency will receive some funding, the resources are thoroughly inadequate and spread so thin that smaller agencies will need to access a \$5 million emergency pool to do major repair jobs.

The Regional Service Agency pilot program continues to attract the interest of those authorities willing to work cooperatively and cost effectively with neighboring housing authorities. DHCD staff has been rolling out the new RSA program along with the Accelerated Independent Modernization and Management (AIMM) initiative at regional Executive Director Association meetings across the state. The issue of hours and staff at the smallest agencies is awaiting the merger of the information held by MassNAHRO, and the data held by DHCD. All agree that in the meantime individual aberrations in hours and staffing should be addressed on a case-by-case basis. Some inconsistencies have been identified between similar sized agencies.

State Public Housing Legislation

Operating Subsidy of \$66.5 million:

The need for increased subsidy is documented in DHCD's Real Cost Study of Public Housing, the Harvard Cost Study, the State Auditors Report on the Adequacy of Funding for Public Housing, and the Report of the Public Housing Subcommittee of the Joint Committee on Housing of the Massachusetts Legislature. \$66.5 million was last appropriated in fiscal 2009. The current subsidy level is \$62.5 million after a 9C cut of \$2.8 million in June. The Governor requested \$62.5 million again for this year, fiscal 2011, and the House also voted \$62.5 million for fiscal 2011, which begins July 1.

Funding of the Mass. Rental Voucher Program (MRVP) at \$36 million:

This amount would maintain the same number of 5,247 vouchers currently in use. The average MRVP family income is only \$11,000. Less than \$36 million will result in vouchers being revoked and extremely low income families being made homeless. CHAPA notes that if MRVP were provided another \$18 million,

2,000 vouchers could be made available, thereby eliminating the need for the \$41.9 million appropriation for the emergency assistance program. 2,000 families could be housed not sheltered. The House voted \$35 million for fiscal 2011.

The 2011 state budget is currently before the Senate Committee on Ways and Means, chaired by Senator Steven Panagiotakos of Lowell.

Bills Supported:

House 4544 - An Act Relative to Public Housing Innovation:

Authorizes an entrepreneurial demonstration program to explore ways to increase management flexibility, and streamline regulatory and statutory requirements while preserving units at 10 housing authorities. Includes negotiated tenant protections and modeled after the federal Moving to Work Program. Currently before the House Committee on Ways and Means, Charles Murphy, Chair.

House 1199 - An Act Implementing the Recommendations of the State Auditor Relative to Rent Fraud in State Public Housing: Pursuant to a audit report

by the State Auditor, this bill authorizes extending the jurisdiction of the Bureau of Special Investigations to suspected cases of rent fraud in state-aided public housing. It also would extend the effective federal EIV income verification system to state units. This rent integrity bill was sent to a Study Committee, which unless retrieved, is dead for the year. The purpose of the bill was simply to reduce blatant rent fraud in state units during this period of diminishing state subsidies and increasing vacancies. Currently before the Joint Committee on Housing. Prime sponsors: Reps. Fennell and Atkins, and Senator Tarr.

New England Regional Council
NERC-NAHRO
Annual Conference
& Exhibition

June 27-30, 2010

Samoset Resort, Rockport, ME

Visit www.nercnahro.org.

DLWD Defends Rate Increases

On April 6, a delegation from MassNAHRO met with Commissioner Laura Marlin of the Department of Labor and Workforce Development (DLWD) to address the issue of wage rates for LHA maintenance employees. The Commissioner refused to discuss any points of law, including section 26 of Chapter 149, the prevailing wage law that states "payments by employers to health and welfare plans, pension plans, and supplementary employment benefit plans....shall be included for the purpose of establishing minimum rates as herein provided." The Commissioner stated that, because the authority's employees covered by these wage classifications receive health and welfare benefits through their employment with the authority, payments to such health and welfare benefit plans are NOT included in the wage rates, and have never been per a memo from a former Commissioner in 1985. The Commissioner insisted that the rates would be even higher than those sent out if DLWD were included. John Greco, counsel to the Association, noted that the DLWD rates greatly exceeded the rates agreed to in the collective bargaining agreements negotiated locally between LHAs and their unions, which include benefits that equal 50% of payroll. He noted further that such superseding by the state makes a mockery of local collective bargaining, which is a major undertaking for both the unions and LHA management. The Commissioner stated the

big jump in the rates in the North Shore area was due to a one time merger of plumbers unions. She noted that rates actually went down this year in some locations and that last year DLWD truly anguished over the major increases knowing how strapped LHAs were for funds. She noted also that some employees were over-classified, and suggested LHA do an assessment of job tasks actually performed as lower classifications may be justified. It was noted some LHAs pay over the DLWD rates. MassNAHRO suggested a third party inspect the formula and the contracts used by DLWD in rate setting. Instead, the DLWD Commissioner indicated that the contracts were public information and that copies of rate sheets would be made available to Attorney Greco. DLWD suggested that LHAs be careful of what they ask for and that they first do an assessment of the cost of pensions before challenging the Department on the inclusion of health and pension benefits. However, Ms. Marlin reiterated that pension benefits and health insurance were not going to be included in the rates going forward either. Unfortunately, DHCD was not able to participate in the meeting. It appears that, at a minimum, collective bargaining agreements should be honored where duly negotiated, and that the formula used by DLWD needs to be disclosed as it appears DLWD does not agree with the provisions of Ch. 149.

2010 Annual Conference Agenda

Monday, May 24th

9:00 AM

- General Session: State Public Housing Budget, Legislation & Management Issues

10:45 AM

- Initiation of Capital Improvement System – Formula Funding, AIMM and Regional Service Agencies
- Dealing with Difficult People
- Board Member Issues Round Table

2:00 PM

- Identifying and Accessing Municipal Resources
- Public Housing Sustainability - Cost Saving Initiatives
- Imposing Discipline on the Public Employee

3:15 PM

- CORI Recertification
- Techniques for Interviewing Employee Applicants
- MassNAHRO at the Movies – The Runaway Board

Tuesday, May 25th

9:00 AM

- Updates on State Housing Policy Issues: Preservation of Ch. 40B and Changes to the Community Preservation Act
- The Basic Responsibilities of a Board Member
- IRS Exam Issues with Housing Authorities

10:45 AM

- Managing your time effectively
- Effective Resident Services Coordinator Programs
- Open Meeting Law

2:00 PM

- Sexual Harassment in the Workplace
- Small Housing Authority Issues Roundtable
- Bank Owned Properties: Deal or No Deal?

Insurance Group Directors Elected

On April 13, the MassNAHRO Board of Directors unanimously re-elected Joanne Graves of Stoneham and Manchester-by-the-Sea, and Steve Merritt of Norwood to three years terms as members of the Board of the MassNAHRO Workers Compensation Self Insured Group. Joanne is a charter member of the board having been elected at the very founding of the SIG, back in November of 1992. Ms. Graves is also a Past President of MassNAHRO, a long time member of the Housing Committee and Scholarship Committee, and an active member of the North Shore Housing Executive Director Association. Steve Merritt is the Immediate Past President of the Association, a member of the Housing Committee, Budget Committee, the Mod Squad, the Rent Integrity Subcommittee, the Legislative Committee and the National NAHRO Summer Conference Planning Committee. He is also Senior Vice President of the New England Regional Council of NAHRO. Congratulations to both Joanne and Steve. MassNAHRO is extremely fortunate to have such experienced professionals and quality individuals willing to serve on the Board of the Insurance Group.

The highly successful Insurance Group currently includes 205 housing authorities, has a member surplus of \$2.8 million, saves LHAs approximately \$4 million in workers compensation insurance premiums each year, and this year distributed \$487,000 in dividends to member LHAs as approved by the Massachusetts Division of Insurance. The Insurance Group is owned and operated by member Housing Authorities and by law is exempt from federal and state competitive bid requirements. New members are welcome. 84% of all Massachusetts housing authorities belong to the Group currently. Applicant LHAs must meet underwriting guidelines.

Daliza Nova, Norwood Housing Authority NAHRO Management Intern

In 2009 NAHRO, in response to the growing concern about the lack of young professionals in the public housing industry, developed a PHA Management Intern Program. This program recruits potential candidates from college campuses as well as current employees of local housing authorities who are looking at a professional career in our industry. The original "pilot" program had a target of ten participating LHAs. Pat Arnaudo, a long time HUD official who had recently retired, was contracted with NAHRO to formulate and develop the program. The program has now grown to thirteen interns across the country. The Norwood Housing Authority became one of the first LHAs to sign on. Ms. Arnaudo received applications from potential interns and worked as a matchmaker bringing candidates to the LHAs. The NHA received the names of three candidates, with a strong recommendation to interview Ms. Daliza Nova.

Daliza is a current student at Hampshire College, in Amherst Massachusetts, and grew up in Boston. Her mother was a participant in the Boston Housing Authority's Section 8 HCV program. Her local ties and her strong interest, along with her experiences in college, made her an attractive candidate for the NHA.

Daliza interviewed with Steve Merritt and the senior staff of the Norwood Housing

Authority in March of 2009. After considering other candidates offered by NAHRO, the NHA, in agreement with Ms. Arnaudo, offered the position to Ms. Nova. She began her internship on September of 2009 on a part time basis while she finished up her classroom requirement at Hampshire College. In January of this year, Daliza joined the NHA on a full time basis. Her executive director believes that in order for Daliza to truly learn what the industry is all about, she needs to learn the nuts and bolts of it, getting to know and work with the people, and learning to do what everyone in the office is doing. She's currently doing rotations in different departments within the authority. Beginning with elderly recertifications and covering the front desk, answering the phones and greeting the people that come in with questions at least five hours a week. Daliza has just finished a rotation with the State-Aided Family Recertifications. This rotation exposed her to our families, their stories, the data collection process and meeting face to face with the residents that we serve.

Daliza is now spearheading a project that the Housing Authority has begun to develop, The Norwood Housing Authority Educational Center. With the endorsement of the board and DHCD, the NHA has set aside a unit at its Washington Heights

Family Development. The NHA Educational Center opened its doors on April 20th on a limited basis offering a vacation week program for the children of the development. The week proved to be a huge success, not only for the children of the development, but for the parents as well. It demonstrated the need for programming within the development, for the children of the Authority. The educational center came from discussion with the school officials of Norwood, and from research of other programs across the state, such as Steps for Success in Brookline, and The Work Force in Cambridge.

Apart from the work within the NHA, Daliza is also getting national exposure. She recently attended the NAHRO Legislative Conference in Washington DC, where she had the opportunity to meet some of the other interns from around the country, as well as other professionals from the industry, executive directors, commissioners, and NAHRO leadership. Daliza has also been appointed to the NAHRO Emerging Leaders Subcommittee of the Member Services Committee by NERC President Steve O'Rourke. Daliza will be soon performing a short term assignment with MassNAHRO to help with the registration desk at the Annual Conference at Hyannis. If you are attending the conference, be sure to say hello!

CLASSIFIEDS

Executive Director

The Easton H.A. is seeking qualified and experienced applicants for the position of Executive Director. The Executive Director will be responsible for the management of (184) state elderly units (10) state family units and (101) Section 8 Vouchers. Submit a resume and cover letter to:

Chairman
Executive Director Search
Easton H.A.
Parker Terrace
N. Easton, MA 02356

The deadline for application is June 15, 2010 at noon and late applications will not be accepted. The Easton Housing Authority is an EOE. For full detailed ad please visit www.massnahro.org.

Executive Director

The North Adams (MA) Housing Authority (NAHA) located in Northwest Massachusetts in the beautiful Berkshire Hills seeks an experienced executive level administrator to lead an agency of 638 units of housing: 306 Federal/HUD family and elderly along with 313 HCV and approximately 20 units of Commonwealth of Massachusetts housing. Submit cover letter and resume to:

Leo Dauwer, Search Consultant
20 Shady Lane
Needham, MA 02492.

Attn: North Adams HA Search.
Email: dowerassociates@comcast.net. No faxes, please. EOE. For full detailed ad please visit www.massnahro.org.

Executive Director

The Weymouth H.A. is seeking qualified and experienced applicants for the position of Executive Director. The Director will be responsible for the management of (216) state elderly units (189) state family units and (225) Section 8 Vouchers,(92) MRVP,(30) Fed Elderly,(40) Fed Family. Submit a resume and cover letter to:

D&V Associates, LLC
Richard A. Leco, Managing Partner,
P.O.BOX 3571
South Attleboro, MA. 02703.

The deadline for application is Friday, May 21, 2010 at noon and late applications will not be accepted. The Weymouth H.A. is an EOE. For full detailed ad please visit www.massnahro.org.

calendar

trainings, conferences & events...

MAY 8

Board Member Certification

Topic: Finance

Auburn Housing Authority

Teresa Ewald, CPA of Fenton, Ewald & Associates will present. Register today at www.massnahro.org.

MAY 23-26

2010 Annual Conference & Exhibition

Resort & Conference Center at Hyannis

Still time to register!

Visit www.massnahro.org for information on hotel accommodations, conference registration, sponsorship opportunities and annual golf tournament!

JUNE 9

Massachusetts Public Housing Administrator Program (MPHA)

Topic: Financial Elements/Maintenance & Modernization

Waltham Housing Authority

Financial Elements presented by Teresa Ewald, CPA of Fenton, Ewald and Assoc.; Maintenance & Modernization presented by Gene Capoccia. Register today at www.massnahro.org.

JUNE 19

Board Member Certification

Topic: Personnel

Franklin Housing Authority

Jeffrey Driscoll, Esq. will present. Register today at www.massnahro.org.

Massachusetts Chapter
National Association of
Housing & Redevelopment Officials
11 Beacon Street, Suite 722
Boston, MA 02108
617-367-0008
www.massnahro.org

