

Chris Partridge
Chairman
Arlington Housing Authority

Thomas Malynn
Vice-Chairman
Haverhill Housing Authority

Gary Dean
Secretary
Salem Housing Authority

Roland Demers
Treasurer
Arlington Housing Authority

Frank Terranova
Past Chairman/ Founder
MAHAMS



MASSACHUSETTS ASSOCIATION OF HOUSING AUTHORITY MAINTENANCE SUPERVISORS, INC.

MAHAMS Inc

Craig McCoy
Past Chairman
Manchester Housing Authority

Steve Larry
Past Chairman
Athol Housing Authority

Adam Brothers
Past Chairman
Dedham Housing Authority

Owen Ahearn
Executive Board
Brookton Housing Authority

Jeff Harmon
Executive Board
Natick Housing Authority

Derek House
Executive Board
Easton Housing Authority

Gary Kuphal
Executive Board
Norwood Housing Authority

Raymond Morales
Regional Representative
Belmont Housing Authority

REGIONAL REPRESENTATIVES
Joe Hardenbergh
Taunton Housing Authority
SOUTHEAST

Brian Silva
Beverly Housing Authority
NORTHEAST

Paul Grenham
Cambridge Housing Authority
METRO

Karl Heine
Barre Housing Authority
CENTRAL

Greg Caswell
Taunton Housing Authority
SOUTHEAST

Jim Williamson
Cambridge Housing Authority
METRO

MAHAMS Motto: "Professionalism through Training"

MAHAM's Massachusetts Maintenance Supervisor (MMS) and Massachusetts Maintenance Technician (MMT) certification course schedule have added new dates. The following classes have been scheduled, class size has been limited to 25, so register early.

MAHAMS's credential programs are designed specifically for the management of maintenance in public housing, however all staff can benefit from these trainings. The housing management industry, including MaNAHRO, EOHLC and HUD, recognizes MAHAMS with a high degree of expertise and professionalism. The certified MMT or MMS professional will be entitled to use the MMT or MMS designation on business cards and letterhead. In addition, each MMT or MMS will be listed on our website www.MAHAMS.org.

These courses are also great for refreshers and as a refresher course earn PDU credits.

For a complete list of course and application requirements, visit www.MAHAMS.org

Thursday, August 6, 2026

10:00 AM to 1:00 PM, Cost \$50.00

Lease, Ethics and Privacy - Instructor Lori McBride, Esq.

This class will be at ZOOM. We will send Links to those that sign up.

This is a required course for MMS and MMT

Covered in this training:

1. Discussion about LHA employees as agents of the authority and their duty under the lease
2. Review of EOHLC form lease for state-aided housing
3. Discussion about calculation of tenant rents
4. Advice about serving notices to quit
5. Review of selections from the state sanitary code that dovetail with the lease
6. Discussion about code of conduct statutes and regulations and how they apply to LHA staff members
7. How to request advice from the state ethics commission

Attendees should appear either on their own screen, or in pairs where both can be seen on the screen. Cameras must be turned on for the duration of the class to get credit.

Tuesday, August 11, 2026

10:00 AM to 1:00 PM, Cost \$50.00

Financial Management and Personnel Management

Instructors Chris Partridge and Gary Dean

Held at the Arlington Housing Authority, 2 Fremont Ct., Arlington, Massachusetts 02474.

This is a required course for MMS.

Covered in this training:

Personnel Management

In general, supervising and developing employees so that they become more valuable to the organization is the objective of good personnel management. In this module, various important topics will be presented and augmented with interactive classroom exercises including, but not limited to, the following:

- 1- Union vs. non-union operating environments
- 2- Conducting job analyses; § planning personnel needs;
- 3- Selecting the right people for the job; § orienting and training your people; § managing wages, salaries, benefits, incentives, overtime;
- 4- Appraising performance; § resolving disputes;
- 5- Progressive discipline; and
- 6- The value of communication at all levels

Financial Management

1. Explain the major components of a maintenance operating budget and where that budget fits inside the LHA's overall financial picture.
2. Correctly distinguish routine maintenance from modernization/capital work — and explain why HUD and auditors care about the difference.
3. Describe how to build input into the budget process, defend a budget request with data, and negotiate funding realistically.
4. Build and manage a basic preventive maintenance (PM) plan tied to the budget cycle.
5. Weigh in-house staff capacity against contracted services using a clear pros/cons framework.
6. Identify cost-efficiencies and cost-inefficiencies using simple metrics (cost per unit turned, cost per work order, etc.).
7. Apply purchasing strategies that stretch a limited supply budget further.
8. Set up and maintain a basic inventory/warehousing system that prevents both shortages and waste.
9. Track equipment lifecycle costs to inform repair-vs-replace decisions.
10. Conduct an annual review of maintenance financial performance and use it to improve next year's budget.

Friday, August 28, 2026

10:00 AM to 1:00 PM Cost \$50.00

Procurement and Modernization - Instructor Adam Gautie

Held at the Leominster Housing Authority, 138 Viscoloid Ave, Leominster, MA 01453

This is a required course for MMS.

Covered in this training.

1. Procurement

- a. Chapter 149 – Vertical Construction
- b. Chapter 30-39M–Horizontal Construction
- c. Chapter 30B -Goods and Services
- d. Under 10K
- e. Prevailing Wage Law
- f. Advertisement
- g. CommBuys
- h. Consortiums

2. Modernization

- a. FORMULA FUNDING
- b. LHA OPERATING FUNDS
- c. GRANTS AND INITIATIVES
- d. ROLES AND RESPONSIBILITIES
- e. LIFE CYCLE OF A PROJECT
- f. CPS
- g. CIMS
- h. CAPHUB
- i. CONSTRUCTION MANAGEMENT