State Regulation Promulgation Timetable Announced by DHCD

Work is going forward on the implementation of the new regulations mandated by the new public housing law, and on the cleaning up of old outdated ones. Draft versions are close to completion for the election of tenants in towns, the performance monitoring program (demo sites are underway), the central wait list (demos completed), aligning MRVP with Section 8 where possible, tenant participation, modernization and development, mandatory board member trainings, annual plan submissions, and others.

In terms of timing, the first up will be the central wait list this fall. The testing of the system is almost complete with some additional user enhancements expected, and with implementation to be phased in perhaps beginning with senior housing sometime this fall.

The tenant election in towns will take effect in 2016. Those with Board vacancies may wish to be proactive and consider naming a resident to that seat under Chapter 41. The new law requires that one member be a tenant on a town authority Board whether by tenant election or selectmen’s appointment, or in compliance with HUDs “direct recipient” member requirement, or by general town election or by state appointment. If there is a tenant on the board already, the regulation does not apply. Almost half of the LHAs in towns have a tenant board member already.

Fall Conference in Framingham

The MassNAHRO Fall Conference is November 16 - 17 at the Sheraton in Framingham. The conference theme is Enhancing Local Innovations, Operations and Service. The local impact of the Housing Authority Act of 2014 will be addressed in detail. Changes such as required board member training, required election of a resident in towns, interaction with Capital Assistance Teams, the Performance Monitoring Program, required Annual Plans, MRVP modifications, AUP audits, tenant surveys, and implementation of the Central Wait List for state-aided public housing will all be addressed.

DHCD intends to file new and revised regulations with the Executive Office of Administration and Finance in January. The draft documents will be available to aid in preparing your comments for the public hearings in January, 2016. The DHCD resource room will offer LHA staff and board members one-to-one technical assistance. Be on top of all the changes that will impact your local housing authority, Board and residents. Registration information will be available on the MassNAHRO website shortly. Speakers will include officials from HUD and DHCD, and key members of the Legislature. Sessions will be informative, educational and diversified. Registration scholarships are available to subsidize administrators of those with budget constraints. Come network with your colleagues.

Interagency Management Agreements - A Viable Option

MassNAHRO strongly supports the execution of management agreements between housing authority boards as a cost-effective means of preserving and improving local public housing. Currently 64 LHAs have executed 30 such agreements with the number increasing daily. Agreements in place now include as few as two and as many as four housing authorities.

The latest agreement was voted by the Board Members of the Foxboro, Medfield and Millis Housing Authorities with Foxboro taking the lead. Brockton is a partner with Hanover, Taunton with Stoughton, Mashpee with Brewster, Dartmouth with Swansea, Needham with Wellesley, Westfield with Southwick, Athol with Orange, Milford with Mendon, Leominster with Fitchburg, Lunenburg and Sterling, Fairhaven with Westport, and the list goes on. Several other LHAs have established temporary collaborations. Clearly the information available now is growing on how best to implement these agreements. Starting this month MassNAHRO is convening a practitioner working group specifically on Management Agreement Best Practices. The group will be comprised of administrators and board members managing more than one authority under contract.

Chapter 121B section 11 (n) states: LHAs have the power continued on page 3
I’ve been thinking about how fantastic it is to have one of Massachusetts highest regarded Executive Directors serving as the Senior Vice-President and incoming President of National NAHRO. Steve Merritt is no stranger to Massachusetts. He works on many MassNAHRO committees, and he is a past President of both MassNAHRO and NERC/NAHRO. Steve is the Executive Director of the Norwood H.A., which is a strong and high performing agency due to not only Steve’s leadership, but also because of the dedicated staff at NHA and, most importantly, the forward thinking Commissioners.

This brings me to think also about the strength of Massachusetts NAHRO. MassNAHRO is one of the strongest and well-respected state NAHRO organizations nationally. How does that happen? Is it the informed and organized office of MassNAHRO’s executive director, Tom Connelly, and his very capable staff, Donna, Jen and Michael? Is it the Officers and Directors of the MassNAHRO Board or the many, many committee members of MassNAHRO? Is it the lobbyists from Brian Hickey Associates or our State Senators and Representatives? YES! It is all of these and YOU. Our strength comes from the directors, staff and board members who selflessly keep plugging forward for the best interest of our mission - to provide safe and affordable housing to people of low income. It comes from the successes in one agency sharing its information with others so they, too, can take forward steps. From reaching out to neighboring agencies when in need, to simple things like introducing yourself to a new director in your area and offering support, are the strength of MassNAHRO.

Because MassNAHRO cannot be so strong and successful without you, reach out. Reach out to area Directors Associations, maintenance support organizations, neighboring agencies. Attend trainings, meetings and conferences to strengthen yourself and your agencies. Reach out, participate and be one more thread of MassNAHRO’s strength.

Don’t allow yourself to sit back and watch what happens. Take part where you can, voice your opinion, keep an open mind, never forget what we do and make a difference. Thank you so very much to all who take part for the benefit of our mission. You are making good things happen every day. For others who want to participate, reach out, jump in and do your part to keep MassNAHRO strong.

I’m so proud to be a tiny piece of the strength of MassNAHRO.

Best,

Lisa Audette
Partner Up With Your Legislators - Commentary

Last year state legislators in Massachusetts saved local public housing authorities. They overwhelmingly rejected legislation that would have “abolished” all local housing authorities and had all their properties confiscated. There were strong forces at work seeking to undermine local public housing by detaching these municipal corporations from local governance and their community support bases. Some contended that 242 LHAs were simply too many. They did not understand nor appreciate that LHAs were established by local vote to engage in slum clearance and to provide low rent housing and services for local residents, two-thirds of whom are senior citizens. They failed to realize that local housing advocates in these communities fought for and built public housing, in many cases over withering NIMBY resistance from neighbors and friends. But the legislators understood. They supported the new law because they comprehended the importance of a locally governed authority devoted specifically to serving local constituents in need. Legislators repeatedly spoke in staunch support of local governance and community based services, and that to break that vital local link would be a public policy disaster costing LHAs millions in local resources and resident services.

All housing authorities were authorized and enabled by the Legislature. The Legislature must, by law, provide LHAs with subsidy because it capped public housing rents and promised LHAs to make up the shortfall. The Legislature passed the dog and cat law, the mixed population law, the minimum rent law, $2 billion in modernization bond laws, the senior rent exemption law, and many others.

While legislators get some information from DHCD and MassNAHRO, the primary source should be their own local authorities. Yet some housing authorities are uncomfortable working with their state legislators. This relationship is crucial and a two-way informational street. LHAs need legislative assistance and fiscal support, while legislators need help with constituent services and placement inquiries. Both can be accomplished without violating any laws or regulations. Many legislators and their aides do not know about tenant selection regulations, even though they enacted the placement preferences and applicant disqualification provisions of Ch. 121B. They are not knowledgeable of the strict privacy and confidentiality laws under which LHAs must operate. They do not know housing authority budget expense caps are based on the subsidy they themselves appropriate each year, and that the hundreds of millions they authorize in capital funds cannot be used for regular ongoing LHA administration. They need to know that LHA Boards and employees are subject to Ch. 268A, the conflict of interest law, and that the Office of Campaign and Political Finance has jurisdiction over LHA Boards and staff just as it does over them.

When LHAs and legislators are strong public partners, as continued on page 5

MAHAMS Maintenance Conference September 20-22

The Massachusetts Association of Housing Authority Maintenance Supervisors (MAHAMS) will conduct its Annual Conference from September 20-22 at the Resort and Conference Center in Hyannis. The program will include 10 informative sessions on maintenance management topics including capital planning, funding, bidding, operating procedures and work order system evaluations. The workshops are designed to benefit LHA maintenance staff, Executive Directors, Board Members and vendors. Facilities management professionals from the public and private sectors, including officials from DHCD and HUD, will present detailed workshops on both Monday and Tuesday.

The event includes the annual David Barss Memorial Golf Outing to benefit the MAHAMS Scholarship Fund. The MassNAHRO Workers’ Compensation Insurance Group is pleased to be a prime sponsor of this conference each year. The Group will present an employee safety and claims process workshop for all LHA employees on Tuesday. Implementation of the new public housing authority law and its impact on maintenance will be addressed, including the role of the Capital Assistance Teams, annual reporting, performance based monitoring of maintenance and repairs of existing units, tenant work order surveys, purchasing, and vacant turnover procedures.

For information on sessions, registrations and room reservations, visit www.mahams.org or contact MAHAMS Chairman Steve Larry at 508-783-6983.
Why Local Public Housing is Being Enhanced

If you are a new member or executive director of a local housing authority you may not know how or why state-aided public housing is being enhanced. Well publicized illegal activities in October of 2011 at one housing authority with political connections, and public management issues at a few others, prompted an evaluation of all 242 municipal housing authorities. After several years of drafting, deliberating, listening, LHA site visits and heated debate of radically different approaches to improving public housing, the Local Housing Authority Act of 2014 was enacted by the Legislature in August, 2014. The law includes sweeping changes to the oversight, governance, and operation of local housing authorities, but it also provides innovative strategies designed to assist authorities with their capital improvements, ever changing purchasing requirements, unit turnover strategies, board member and tenant education, unified wait list management, audits, annual plans, and voluntary authority collaborations.

However, prior to any drafting, a MassNAHRO Reform Task Force met around the state with Regional Executive Director Associations, the Commonwealth Housing Task Force, the Massachusetts Association of Housing Authority Maintenance Supervisors (MAHAMS), and the Massachusetts Union of Public Housing Tenants (Mass. Union). All became staunch partners and supporters of meaningful legislation with MassNAHRO. The results were Senate 612 (Pacheco) and House 1094 (Binenda) filed in December 2012 and co-sponsored by no less than 81 Senators and Representatives.

In January 2013, Governor Patrick filed legislation seeking to abolish all 242 local housing authorities, confiscate their local properties and replace their employees with 6 private regional nonprofits controlled entirely by 54 gubernatorial appointees. Executive Directors and staff of smaller LHAs were told that they would all lose their jobs for no other reason than their authority (operating without state subsidy) was too small and lacked the “critical mass” to operate efficiently.

After three public hearings and seven site visits, the Joint Committee on Housing drafted a thoughtful, substantive bill that garnered support from tenants, stakeholders, advocates, public officials and others who understood the importance of the local control, governance, support the ownership of public housing that made the program work so well locally with so little funds ($50 million less than HUD standards allow). In fact, if not for the dedication of local housing advocates and the support of the community, NIMBY would have prevented public housing from ever being built. Legislators recognized that breaking the local link between the low-income seniors and families, and the local community, was seriously flawed public policy. Legislators realized that the basic problem was the lack of adequate state assistance to LHAs housing the homeless and those with very low incomes with extremely low rents by law.

Thanks to the Joint Committee on Housing, the new legislation concentrated on positive enhancements, many of which were sought for years by the LHAs. The final law is the most comprehensive change to the state public housing program in over forty years. It is a blueprint for the future, while preserving local housing authorities, established by vote of each community, as the primary providers of low rent housing assistance to local seniors, economically challenged families and the disabled. Implementation of the law is a massive administrative undertaking that will require many months to complete. 18 MassNAHRO delegates participated with DHCD and others on 5 working groups in drafting program guidelines, new regulations and work savers like capital assistance teams and a central wait list. The goal of the Joint Committee on Housing of the Massachusetts Legislature was very clear to aid local housing officials, advocates and residents in their continuing commitment to preserve their public housing assets, regardless of chronic underfunding. Implementation of Ch. 235 will continue in stages until July of 2016, which is the planned startup date of the capstone Capital Assistance Team program.

2015 NAHRO Reunion

The second annual NAHRO Reunion will take place on Thursday, September 24, 2015 at Ken's Steak House in Framingham on Route 9 from 12:00 - 3:00 PM. All are welcome!

Attendees include former NAHRONIAN Board and Committee members, “talent” from the NAHRO Revues, Regional Director Association colleagues, MassNAHRO Insurance Group, Inc., friends from HUD and DHCD during the 1970’s through present and many more. Last year was well attended and a good time was had by all.

This is an opportunity to catch up with old friends and colleagues, hear industry update from Tom Connelly and incoming National NAHRO President, Steve Merritt. Steve will be the first National NAHRO President from New England in almost 4 decades - Congratulations!

When you hear the latest industry news, you will either be glad your papers are in or you will chat with some of the retirees still consulting to plan your comeback! Please help spread the word by passing on to folks with whom you keep in contact; our mailing lists are a “work in progress.”

The cost is $45.00 payable by cash or check at door. Ken’s is fully accessible. We are grateful for the generous donation from the MassNAHRO Insurance Group, Inc. to offset expenses. Spouses are welcome!

Please RSVP by September 15, 2015 to jpolito@massnahro.org (Jen Polito), Executechs@gmail.com (Kay Luna), or bcloonan@aol.com (Brian Cloonan). If you are unable to attend and wish to send an update or greeting, please forward to one of the email addresses above.
Insurance Dividend May Aid LHA Budgets

In 1992, local housing authorities joined together voluntarily to form a workers compensation Self Insured Group (SIG) in compliance with the regulations of the Massachusetts Division of insurance and federal law. That SIG now includes 214 municipal housing authorities. It is one of the most successful in the nation, reducing workers compensation premiums in class 9033 by $4 million annually and preventing workplace injuries.

Each year since its inception in 1992 the SIG, formally titled the MassNAHRO Self-Insured Workers’ Compensation Insurance Group, has provided member LHAs with a dividend. Last year that dividend was $900,000. Currently, the SIG Board of Directors is reviewing loss run information to determine the dividend to be distributed for 2015. The dividend may be used to free up funds under an LHA’s state budget Allowable Expense Level (AEL) zero cap. Check with your fee accountant for details.

The Insurance Group Board is committed to keeping loss reserves sound while returning a prudent amount of the member surplus to LHAs. Dividends are limited by DOI regulations and the state law governing self-insured groups. The Group uses aggressive claims investigation, loss control and sound investment policies to maximize the benefits to members. The Group continues to be exempt from federal and state competitive bid requirements. If your agency is still NOT one of the 214 agency members of the MassNAHRO Workers’ Compensation Insurance Group and you would like more information, contact David Matosky at 1-800-932-3112 for a proposal. Join the Group, save and earn a dividend to boot.

Free Public Relations Assistance

Over 80 housing authorities have used the free professional public relations assistance that includes techniques for dealing with local reporters and editors, assistance with the media issues, the use of new online resources such as websites, blogs, and social networking. Advice and assistance is included in responding effectively to local crisis situations, and in drafting local press releases. Your LHA is encouraged to use this free service to tell your community about how local public housing is a cost effective provider of housing and supportive services to residents. Most local residents simply do not know how efficient LHAs are and how they manage to get the best bang for inadequate bucks. Negative reporting is prevalent. The last two years showed how really important public perception is to the authority. The service is free. Contact MassNAHRO’s PR coordinator, Glenn Briere, at gbcantab@rocketmail.com.

LHAs have used Glenn’s assistance for press releases, local articles, crisis media management, testimony or simply for advice. Call them for their opinion - Arlington, Athol, Attleboro, Bellingham, Canton, Chelmsford, Dartmouth, Dedham, Fairhaven, Foxboro, Gloucester, Greenfield, Hanson, Hudson, Leominster, Marlborough, Mashpee, Middleboro, Millbury, Newton, North Attleborough, Norton, Norwood, Pembroke, Revere, Salisbury, Sharon, Shrewsbury, Somerset, Springfield, Sudbury, Taunton, Topsfield, Wayland, Webster and West Springfield, among others.

Employee Relations Academy

“Dealing with Difficult People”
One-day workshops - 8:30 AM - 4:30 PM

Improve your staff’s customer relations and communications skills and get happier employees and ultimately more satisfied residents!

Register your administrative and maintenance staff today!

Training Schedule/Locations:
Lewiston, ME Housing Authority, September 14
Manchester, NH Housing & Redev. Auth., Sept. 15
Manchester, CT Housing Authority, September 21
Holyoke, MA Housing Authority, September 22
Warwick, RI Housing Authority, September 29
Franklin, MA Housing Authority, September 30
Leominster, MA Housing Authority, October 5
Peabody, MA Housing Authority, October 6

To register and for details, go to ‘Training and Workshops’ at www.nercnahro.org or email dbrown@nercnahro.org.

COMMENTARY continued from page 3
happened last year, both better understand how laws impact LHA operations, maintenance, capital improvements, and constituents. MassNAHRO suggests that Boards open regular channels of communication with legislators, if they have not already. Also, as a professional courtesy, LHA staff should respond to applicant status inquiries from legislators within the parameters of privacy and confidentiality. Explain how the wait list works, and how the veteran, local resident and homeless preferences and priorities work by law. One of the big criticisms of LHAs last year was nonresponsiveness and a lack of transparency. That might be remedied in part by LHAs and legislators working as partners in a free and open discussion on how to better address the housing and services needs of local residents.

2015 Fall Conference
November 16-17
Framingham Sheraton

Save the date!
Lowell H.A. Receives Two National Awards of Merit

The NAHRO Awards of Merit Program was created to give national recognition to those housing and community development organizations that have found innovative ways of making a difference in the communities and the lives of the people they serve. Not only do the awards provide an opportunity to let the public know about the best in public housing and community development, they also provide a resource bank of information that others can use to make their own agency and community a better place to live and work. More importantly, the programs help support NAHRO’s positions at HUD and on Capitol Hill so it can continue to advocate for regulations that give its members the flexibility and resources needed to implement their own innovative programs.

At a special ceremony during its Summer Conference in July, NAHRO presented MassNAHRO member agency, the Lowell Housing Authority, with two Awards of Merit. Executive Director Gary Wallace and Chief Financial Officer Adam Garvey accepted the awards for the Healthy Homes Program and the Public Housing Community Garden Initiative.

Healthy Homes

Studies have documented that asthma disproportionately affects public housing residents. The Lowell Healthy Homes Program involved a partnership to raise public awareness of asthma and how to effectively control it, develop capacity to implement healthy homes policies and practices, and conduct in-home interventions to lower exposures to hazards and improve the health of children and adults. Results included successful interventions in the homes of 87 asthmatic children (showed overall improvements in wheezing, asthma attacks, hospitalization, emergency room visits, and doctor visits) and training of 32 individuals from Lowell Housing Authority and partner staff, and 59 resident leaders.

Public Housing Community Garden Initiative

Food insecurity is a significant obstacle for low-income families residing in public housing. In January 2014, the Lowell Housing Authority (LHA) was chosen to become a “Build-A-Garden” partner organization with Mill City Grows, an agency founded in 2011 with the purpose of fostering food justice through the creation of year-round urban food production sites and educational programs within the City of Lowell. The establishment of the community garden provided not only nutritious, local produce for the families, but it also supported their goal of promoting nutrition education and healthy eating habits amongst the youth in their after-school and summer programs.

Section 8 Centralized Waiting List System Enhanced

Over the past few months MassNAHRO has been working with software developers at Stellar, Inc. to enhance the current Section 8 Centralized Waiting List operated and maintained by MassNAHRO. These enhancements come from user input in an effort to accommodate all the needs of the users of the Centralized Waiting List, now in its 12th year of successful operation. There are currently 98 participating housing authorities from all over the Commonwealth. Enhancements are funded through the point based system allows
to the Commonwealth.

- Added Reports - Expanding on the current Annual Plan Report, an added report for the Annual plan will now include not only the statistics for the entire list, but can be limited to your community as well. There will also now be the added ability to pull a report on applications given a specific ‘Final Status’ by your housing authority and may be pulled for a specific date range. (e.g., Issued Voucher, Denied for CORI, Unselected, Etc.)

- Print Application Receipt Button - A ‘Print Application Receipt’ button has been added to the bottom of the application screen. A receipt should be sent to every new applicant.

- Notes Button - A ‘Notes’ button has been added to the bottom of the application screen. This allows users to input any pertinent information to better describe any situation with a specific application.

- Applicant Login Management - The Admin user at each housing authority now has the ability to email an applicant a reset password email. This will email the applicant a one-time user reset email in cases of a forgotten password or failure to receive an email with a temporary password.

- Housing Authority User Access Levels - A new tier of user access has been added. There are now 3 levels of access for each housing authority. Level 1 (Admin User) will remain the same, and have access to all tabs including the Admin tab. Level 2 (General User) will have access to the ‘View List’ tab which has the ability to select applicants off of the waiting list. Level 3 (Data Entry) will only have access to add new applications, update application information, and access reports.

- New Look - The look and feel of the system has been updated. Users will notice a few added options to help ease of use.

User group trainings will be set up all around the state to help familiarize users with the new enhancements. An updated Users Guide will also be mailed out to each participating housing authority. The new system is scheduled to go live later this month. Look out for more detailed information to come by email. Please contact the MassNAHRO office with any questions on the Section 8 Centralized Waiting List or if you are interested in joining.
**Executive Director**

The Amesbury Housing Authority (AHA) is seeking qualified applicants to serve as its Executive Director and oversee the daily management and operation of 205 units of c. 667 public housing; 50 units of state family housing; 8 units of special needs housing; and 110 federal Housing Choice Vouchers in 3 different programs. Amesbury also is responsible for managing the Merrimac Housing Authority’s 48 c. 667 and 4 c. 705 units. Total units under management is 425 units. The position includes health, vacation, and sick leave benefits. Minimum requirements: four years’ experience in public housing, community development or closely related field; a Bachelor’s Degree may substitute for up to two years of the required experience. Strong management skills including prior supervisory experience overseeing a staff of 3 or more employees; demonstrated competence in planning and fiscal management in housing, including procurement and maintenance; knowledge of personnel and administrative management; prior demonstrated experience in maintenance, property management and development including capital improvement projects; strong computer skills; excellence in written and verbal communication skills; knowledge of laws regulating federal and state housing programs; demonstrated experience and sensitivity working with people of various socio-economic and diverse backgrounds; and skill in fostering positive working relationships with various financial, municipal, state and federal agencies. The Executive Director must be capable of working closely with and reporting directly to the Board. Candidate must be bondable and successfully pass CORI/SORI and health test including drug screening. A PHA or MPHA preferred but must be obtained within one year. Valid Massachusetts driver’s license and proof of motor vehicle insurance required. Salary is commensurate with experience and education within DHCD guidelines for 37.5 minimum work hours/week. AHA is an EEO/AA employer. The deadline to submit a cover letter and resume is no later than October 5, 2015 at 1:00 p.m. Please address the envelope to:

AHA Selection Committee  
Amesbury Housing Authority  
180 Main Street  
Amesbury, MA 01913  

One year’s experience overseeing a staff of at least three persons or program administration is required. Written and verbal communication skills are required as is a knowledge of laws regulating State and Federal housing Programs. The successful candidate should have experience working with people of various socio-economic backgrounds. The individual selected must be bondable. Certification as a Public Housing Manager from a HUD approved organization is desired or obtained within one year of employment. A bachelor’s degree in a related field may substitute for up to two years of experience. The salary range is $66,269-$68,684. Submit cover letter and resume to:  
Office PJ, Burlington Housing Authority  
15 Birchcrest Street  
Burlington, MA 01803  

Applications will be accepted up until the close of business on Friday September 25, 2015. The BHS is a EOE.

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**Workers’ Compensation Training**

- **Morning Session:**  
  Workers’ Compensation 101  
  9:30 AM - 12:00 PM  
  Presented by:  
  David Matosky, CRM & Bill Braman; MassNAHRO Insurance Group  
  Wednesday, September 29  
  Franklin H.A.  
  Thursday, October 1  
  Peabody H.A.  
  Wednesday, October 14  
  Holyoke H.A.  

Sessions are sponsored by MassNAHRO Insurance Group, Inc. Lunch is included; registration is required. Visit www.massnahro.org or email jpolito@massnahro.org today!
SEPTEMBER 16
Massachusetts Public Housing Administrator (MPHA) Certification
Topic: Financial Elements/Maintenance and Modernization
Woburn Housing Authority
Atty. Teresa Ewald, CPA and Gene Capoccia will present! Visit www.massnahro.org for registration information!

SEPTEMBER 19
Board Member Certification Program
Topic: Legal Issues
Danvers H.A.
Atty. Jeffrey Driscoll will present! Visit www.massnahro.org to register today!

SEPTEMBER 24
Board Member Certification Program
Topic: Finance
Raynhem H.A.
Teresa Ewald, CPA will present! Visit www.massnahro.org to register today!

SEPTEMBER 29
Workers’ Compensation Training
Franklin H.A.
Two trainings, one day! Visit “Professional Development” at www.massnahro.org for more details!

OCTOBER 7
Massachusetts Public Housing Administrator (MPHA) Certification
Topic: The Occupancy Cycle
Franklin Housing Authority
Atty. Karen Ahlers will present! Visit www.massnahro.org for registration information!

OCTOBER 15-17
National NAHRO Annual Conference & Exhibition
Los Angeles, CA
Join Steve Merritt in becoming the first New England member to be President! Visit www.nahro.org for more information!

ADDRESS CORRECTION REQUESTED