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2006 Action Plan

The 2005 – 2009 Consolidated Plan ("the five year plan"), submitted to U.S. Department of Housing and Urban Development (HUD) in April 2005, identifies the housing and community development needs of Massachusetts and provides the framework for how Massachusetts intends to address and prioritize those needs over the next five years (2005-2009). The five year plan and the 2006 Action Plan pertain to the activities for the following programs:

- Community Development Block Grant Program (CDBG)
- HOME Investment Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA), and;
- Emergency Shelter Grant (ESG)

The 2006 Action Plan is the one-year implementation plan with specific activities and goals for how the programs listed above will address the prioritized needs identified in the five year plan. It partially fulfills the requirements of Section 91.320 of the Consolidated Plan regulations. *The bulk of the requirements of Section 91.320, however – available resources and program specific requirements – are found in* ***Appendix C*** *(Resources) and* ***Appendix D*** *(Program specific requirements, including the Massachusetts FY 2006 CDBG Action Plan in its entirety).* State required certifications are located in **Appendix E**, and a description of data sources and methodology are included in **Appendix F**.

Overview

Guiding Principles and Objectives

The 2006 Action Plan is based on the housing and community development goals set forth in the Strategic Plan section of the five year plan:

1. Develop and maintain an adequate supply of safe, decent housing that is affordable and accessible to residents with a range of income levels and household needs.

2. Expand sustainable homeownership opportunities for low, moderate and middle income families.

3. Reduce chronic and family homelessness by providing a viable continuum of care.

4. Ensure that Massachusetts residents with long-term support needs have access to appropriate services and accessible, community housing options that maximize consumer choice.

5. Enhance the prosperity and economic well-being of all regions of the state, ensuring that economic growth is compatible with community and environment.

6. Ensure full and fair access to housing for all residents

Similarly, the 2006 Action Plan reflects the five fundamental principles articulated in the five year plan:

- Promote fair housing

- Promote sustainable development

- Enhance the capacity of community based organizations and local government
- Remove barriers to affordable housing production
- Improve the outcomes of government action

FY 2006 Consolidated Plan Funding

Table 1 shows the amount of funding the Commonwealth expects to receive for federal fiscal year 2006 from the U.S. Department of Housing and Urban Development.

Table 1: FY 2006 Consolidated Plan Federal Funding

Program	Lead Agency	Allocation
CDBG	DHCD	$34,330,839
HOME (including FY 2006 ADDI)	DHCD	$14,085,789
ESG	DTA (within EOHHS)	$2,557,001
HOPWA	DPH (within EOHHS)	$178,000
TOTAL		$51,151,629
Source: HUD		

The above sums may be estimates. In the event that the HUD allocation is different from the amounts noted above, DHCD will modify its allocation plan and provide public notice of any changes. The use of funds from these four sources contributes to a coordinated and comprehensive state response to the listed goals.

Summary of One Year Action Plan and Five Year Goals for Consolidated Plan

The state's one-year Action Plan and Five-Year Goals are presented in **Table 2**. It includes only the programs that are funded by the four covered HUD grants and presents the number of households or individuals, or other measurable variables, to be assisted with the amount expected to be available during FY 2006. An estimate of the level of assistance projected for the full five years covered by the Consolidated Plan, assuming level funding, is also included. (Resources are listed more than once if they are being used to meet more than one objective, e.g. CDBG). As mentioned elsewhere in this plan, the Massachusetts Department of Housing and Community Development welcomes the opportunity every five years to re-examine its overall housing and community development goals and objectives, in light of changing needs, resources and priorities. The FY 2006 Action Plan Citizen Participation process provides additional opportunity for stakeholder feedback and administrative improvements.

The Massachusetts Context

Much of the state's subsidized inventory of housing that serves low income households is comprised of state or federally assisted public housing, or privately owned subsidized units built between 1965 and 1980 with federal financial support. With few exceptions, the public resources available today do not provide the deep subsidies required to produce new units at prices low income households can afford. A combination of grants and shallow subsidies is usually required. The development and construction costs in Massachusetts, together with the transaction costs associated with financing affordable housing through assembling multiple subsidy programs, drive up the per unit development cost.

Table 2: Five Year Objectives and FY 2006 Funding Levels for All Covered Programs

#	Objective/Consolidated Plan Resources	FY 2006 Funding Level (Expected)	FY 2006 Activity Level (Estimate)	FY 2006 Target Population	FY 2005-2009 Funding Level	FY 2005-2009 Activity Level
1	*Develop and maintain an adequate supply of safe, decent housing that is affordable and accessible to residents with a range of income levels and household needs.*					
	CDBG - CDF I and II	$8,236,181	500	Min 51% Low Income		
	CDBG - Mini Entitlement	$2,976,000		Min 51% Low Income		
	CDBG - HDSP	$4,800,000	35	Min 51% Low Income	$25,000,000	500
	HOME - MF Rental Housing	$8,800,000	200	100% <60%, 20% VLI	$40,000,000	1,125
	HOME - MF Rental Housing: Suburban Rental Pilot Project	$750,000	8	100% <60%, 20% VLI	$10,000,000	300
2	*Expand sustainable homeownership opportunities for low, moderate and middle income families.*					
	HOME - Homebuyer Assistance: Rehab/New Construction for FTHB	$2,580,755	50	100% Low Income	$21,500,000	390
	HOME - Homebuyer Assistance: Down Payment & Closing Costs	$250,000	25	100% Low Income	$5,000,000	1,000
	HOME - ADDI	$329,395	33	100% Low Income	$3,405,000	350
3	*Reduce chronic and family homelessness by providing a viable continuum of care.*					
	ESG	$2,557,001	5,000	Homeless Priority Pop	$12,674,255	12,500
	HOPWA (Counted Under #4)					
4	*Ensure access to appropriate services and accessible community housing options that maximize consumer choice.*					
	HOPWA (FY 2006 funding level includes funding carried forward)	$217,615	n/a	100% Low Income, 50% ELI	$890,000	n/a
5	*Enhance the prosperity and economic well-being of all regions compatible with community and environment.*					
	CDBG - CDF I and II	$9,287,608	n/a	Min 51% Low Income	$73,605,815	n/a
	CDBG - Mini Entitlement	$6,624,000	n/a	Min 51% Low Income	$45,000,000	n/a
	CDBG - Economic Development Fund	$500,000	n/a	Min 51% Low Income	$12,000,000	n/a
6	*Ensure full and fair access to housing for all residents*					
	This objective is embedded within all of the state's policies and initiatives.					

Even with such challenges, however, a substantial number of new units have begun construction during the past three years, and FY 2006 is expected to see more of the same. A total of 43 communities, a net increase of six communities during calendar year 2005, have surpassed the state's goal that all communities maintain 10 percent of their housing stock as subsidized for low and moderate income households. The Governor and Legislature have created new financial tools and incentives; refunded earlier commitments; reorganized state government, elevating issues of housing and homelessness and planning, zoning, and land use regulation to new prominence; and exercised leadership in the effort to maintain federal support for rental assistance. The state's capable, established nonprofit and for-profit affordable housing developers continue to produce and preserve affordable units.

In addition to the traditional tools and resources with which they have worked so effectively over the years – tax credits, grants, project-based rent subsidies, favorable financing provided by one of the state's quasi-public entities – new tools and resources (market and zoning incentives, shallow subsidies) are now being employed by municipalities, conventional homebuilders and apartment developers. Production has increased for the past two years across the state. Much of the new production has been permitted under M.G.L. Chapter 40B – also known as the Comprehensive Permit Law. Housing starts permitted pursuant to Chapter 40B represented 20 and 29 percent in 2003 and 2004, respectively, of all housing starts in the Commonwealth The affordable, or restricted, units in these developments are usually priced to be affordable to households in the 70-80 percent of median income range; additional rent subsidies and homebuyer assistance are required to serve lower income populations.

Furthermore, Chapters 40R and 40S have recently been enacted and implementation is under way. These recent legislative initiatives create opportunities for communities to adopt zoning overlay districts in smart growth locations to increase housing production, and include financial incentives for that housing production as well offsetting expenses for increased school enrollment attributable to the development. The TOD Infrastructure and Housing Support Program — or TOD Bond Program — will provide financial assistance for pedestrian improvements, bicycle facilities, housing projects, and parking facilities within 1/4 mile of transit stations. The Commercial Area Transit Node Housing Program (CATNHP) will provide funding to housing projects of 25 units or more within neighborhood commercial areas and in proximity to public transit nodes. In accordance with the enabling statute, not less than 51 percent of the units assisted by the program must benefit persons earning not more than 80 percent of the area median income.

2006 Objectives and Strategies

The strategies in support of the state's housing and community development objectives include:

Affordable Housing Objectives

<u>Objective #1: Develop and maintain an adequate supply of safe, decent housing that is affordable and accessible to residents with a range of income levels and household needs</u>

Strategies:

- Preserve the physical and financial viability of existing affordable housing
- Maintain a system of public housing and rental assistance that serves those with extremely low incomes, including those with disabilities, the homeless and those at risk of homelessness
- Increase the supply of housing across a range of incomes

- Aggressively implement the Massachusetts Lead Paint Law, targeting high risk communities

- Provide technical assistance and incentives to build and expand the capacity of municipalities and developers, particularly non-profit developers, to increase and expand affordable housing options

- Balance the housing needs of the Commonwealth by encouraging coordination of investment with local and regional needs to promote diversity and housing choice

Objective #2: Expand sustainable homeownership opportunities for low, moderate and middle income families

Strategies:

- Provide homebuyer counseling and education

- Provide down payment assistance and affordable mortgage programs

- Purchase (and rehabilitate) of existing units for resale to low and moderate income homebuyers

- Increase the supply of housing affordable to a range of incomes

- Provide technical assistance and incentives to build and expand the capacity of municipalities and developers, particularly non-profit developers, to increase and expand affordable housing options

- Assist existing low and moderate income homeowners to make home repairs and/or modifications

Homelessness

Objective #3: Reduce chronic and family homelessness by providing a viable continuum of care, with a long-term goal of ending homelessness.

Strategies:

- Prevent homelessness

- Provide housing first

- Get chronically homeless people into permanent supportive housing as quickly as possible and forgoing the time consuming step by step process of "housing readiness"

- Develop a range of housing options and services for homeless families and individuals

- Continue to provide emergency shelters and transitional housing for the homeless

- Reconfigure existing beds towards transitional and permanent housing options especially for recently released inmates from correctional facilities and those in need of substance abuse treatment.

- Improve access/coordination across mainstream services and benefit sources

- Preserve existing affordable housing (both publicly assisted and private).
- Maintain a system of public housing and rental assistance
- Increase the supply of housing

Special Needs

Objective #4: Ensure that Massachusetts residents with long-term support needs have access to appropriate services and accessible, community housing options

Strategies:

- Encourage community-based, supportive living options for the disabled
- Provide a range of housing options and services for persons with special needs including physical disabilities
- Preserve existing affordable housing (both publicly assisted and private).
- Maintain a system of public housing and rental assistance
- Increase the supply of housing

Non-housing Community Development

Objective #5: Enhance the prosperity and economic competitiveness of all regions of the state, ensuring that economic growth is compatible with community and environment.

Strategies:

- Support municipalities with planning and technical assistance
- Assist communities with public facilities and infrastructure improvement
- Support local business development and retention strategies
- Assist low- and moderate-income individuals and communities through individual and institutional development

Fair Housing

Objective #6: Ensure full and fair access to housing for all residents

This objective is embedded into all of the state's policies and initiatives, and shall be guided by the Fair Housing Mission Statement and Principles outlined as follows:

Fair Housing Mission Statement and Principles

The mission of DHCD through its programs and partnerships is to be a leader in creating housing choice and providing opportunities for inclusive patterns of housing occupancy to all residents of the Commonwealth, regardless of income, race, religious creed, color, national origin, sex, sexual orientation, age, ancestry, familial status, veteran status, or physical or mental impairment.

It shall be our objective to ensure that new and ongoing programs and policies affirmatively advance fair housing, promote equity, and maximize choice. In order to achieve our objective, we shall be guided by the following principles:

1. **Encourage Equity.** Support public and private housing and community investment proposals that promote equality and opportunity for all residents of the Commonwealth. Increase diversity and bridge differences among residents regardless of race, disability, social, economic, educational, or cultural background, and provide integrated social, educational, and recreational experiences.

2. **Be Affirmative**. Direct resources to promote the goals of fair housing. Educate all housing partners of their responsibilities under the law and how to meet this important state and federal mandate.

3. **Promote Housing Choice.** Create quality affordable housing opportunities that are geographically and architecturally accessible to all residents of the commonwealth. Establish policies and mechanisms to ensure fair housing practices in all aspects of marketing.

4. **Enhance Mobility.** Enable all residents to make informed choices about the range of communities in which to live. Target high-poverty areas and provide information and assistance to residents with respect to availability of affordable homeownership and rental opportunities throughout Massachusetts and how to access them.

5. **Promote Greater Opportunity.** Utilize resources to stimulate private investment that will create diverse communities that are positive, desirable destinations. Foster neighborhoods that will improve the quality of life for existing residents. Make each community a place where any resident could choose to live, regardless of income.

6. **Reduce Concentrations of Poverty.** Ensure an equitable geographic distribution of housing and community development resources. Coordinate allocation of housing resources with employment opportunities, as well as availability of public transportation and services.

7. **Preserve and Produce Affordable Housing Choices.** Encourage and support rehabilitation of existing affordable housing while ensuring that investment in new housing promotes diversity, and economic, educational, and social opportunity. Make housing preservation and production investments that will create a path to social and economic mobility.

8. **Balance Housing Needs.** Coordinate the allocation of resources to address local and regional housing need, as identified by state and community stakeholders. Ensure that affordable housing preservation and production initiatives and investment of other housing resources promote diversity and social equity and improve neighborhoods while limiting displacement of current residents.

9. **Measure Outcomes.** Collect and analyze data on households throughout the housing delivery system, including the number of applicants and households served. Utilize data to assess the fair housing impact of housing policies and their effect over time, and to guide future housing development policies.

10. **Rigorously Enforce All Fair Housing and Anti-Discrimination Laws and Policies.** Direct resources only to projects that adhere to the spirit, intent, and letter of applicable fair housing laws, civil rights laws, disability laws, and architectural accessibility laws. Ensure that policies allow resources to be invested only in projects that are wholly compliant with such laws.

Financial Resources Available for FY 2006

In addition to the approximately $53 million that will flow to the state annually through the federal programs covered by this Annual Action Plan, and the $326 million that comes from other federal sources to support housing and community development activities (60 percent of which is federal rental assistance), Massachusetts expects to commit more than $249 million to support the types of activities outlined in this plan. **Table 3** identifies the funding that will be available from all state and federal sources for federal FY 2006.

The Commonwealth is one of about two dozen states that regularly appropriates funds to support housing and community development activities. The State Legislature provides financing both through the state's capital and operating budgets. Massachusetts also has an affordable housing trust fund; a low income housing tax credit that piggy-backs onto the federal credits, enabling them to assist more units; and a state historic tax credit, which provides another funding source for affordable housing that is created through adaptive reuse of qualifying structures. The approximately $12 million that Massachusetts has available annually in federal low income housing tax credit allocation, plus the additional $4 million in state credits, has the potential to generate nearly $100 million in equity to support the creation or preservation of low income housing.

MassHousing, the state's innovative housing development finance agency, provides funding for a variety of rental housing development, home purchase and home repair programs. Other quasi-public agencies that also fund the production and preservation of low and moderate income housing are MassDevelopment, the Massachusetts Housing Partnership Fund (MHP), and the Community Economic Development Assistance Corporation (CEDAC). Each contributes a specialized expertise in equity placement, lending, and/or technical assistance to support the efforts of the state's sophisticated and dedicated network of for-profit and nonprofit affordable housing developers. More than $850 million will be committed by these agencies in FY 2006 to support these important programs. (These funds are included in Table 4.)

Through years of collaboration with banks, insurance companies and other financial institutions doing business in the state, and bolstered by legislation, Massachusetts has been able to expand the pool of resources available to support affordable housing development and preservation. In addition, most of the state's large cities, and an increasing a number of smaller cities and towns, have dedicated resources to the creation or preservation of affordable housing. Among the mechanisms used are municipal funding, inclusionary zoning, contributions, and the Community Preservation Act. Private foundations and nonprofit organizations also provide a significant contribution to housing assistance in Massachusetts. Just in the past two years, a consortium of foundations (Home Funders) has raised nearly $20 million of very low cost funds to support the creation of housing for extremely low income households as part of its members' commitment to eliminate family homelessness in Massachusetts.

Beyond the provision of funds, the Commonwealth has undertaken a variety of initiatives intended to meet its housing and community development needs, including updating and strengthening its 35-year old affordable housing zoning statute, MGL Chapter 40B, enacting smart growth legislation (Chapter 40R and Chapter 40S), and the provision of a wide range of technical assistance supports and incentives to induce communities to be more supportive of affordable housing opportunities appropriate for individuals and families across a range of age, need and income.

Table 3: Summary of FY 2006 Funding From All State and Federal Sources					
	State - Operating	State - Capital	Federal	State - Trust	Total
ADMINISTRATION					
MAIN ADMINISTRATION - 70040099	8,559,992				8,559,992
INDIAN AFFAIRS - 70040001	198,449				198,449
COMMONWEALTH DEVELOPMENT - 70040000	246,720				246,720
Subtotal:	**9,005,161**	**-**	**-**	**-**	**9,005,161**
PUBLIC HOUSING					
AHVP (Alternative Housing Voucher Program) - 70049030	3,000,000				3,000,000
Rental Assistance for Famiies in Transition (RAFT) - 70049316	5,000,000				5,000,000
C.707 Rental Assistance (DMH &DPH) - 70049033	2,500,000				2,500,000
FEDERAL HOUSING VOUCHER PROGRAM - 70049014			199,225,244		199,225,244
HOUSING CONSUMER EDUCATION CENTERS - 70043036	1,221,925				1,221,925
HOUSING SUBSIDIES - 70049005	42,571,170				42,571,170
MCKINNEY SHELTER PLUS CARE - 70049404/9052/9053/9054					-
PUBLIC HSG MODERNIZATION/RENOVATION - 70047011		50,450,340			50,450,340
MRVP - 70049024	26,283,345				26,283,345
SEC 8 ADMIN FEE HOUSING VOUCHER - 70042363				2,701,769	2,701,769
SEC 8 ADMIN FEE MODERATE REHAB - 70042364				104,226	104,226
SEC 8 ADMIN FEE NEW CONSTRUCTION - 70042365		1,849,660		522,526	2,372,186
SEC 8 ADMIN FEE SUBSTANTIAL REHAB - 70042361				570,456	570,456
SEC 8 MODERATE REHABILITATION - 70049019			8,540,000		8,540,000
SEC 8 NEW CONSTRUCTION PROGRAM - 70049020			6,247,565		6,247,565
SEC 8 SUBSTANTIAL REHABILITATION - 70049009			7,426,976		7,426,976
SERVICE COORDINATORS PROGRAM - 70044314	490,401				490,401
SHELTER PLUS CARE LOWELL - 70049051			28,894		28,894
Subtotal:	**81,066,841**	**52,300,000**	**221,468,679**	**3,898,978**	**358,734,498**
HOUSING DEVELOPMENT					
AFFORDABLE HOUSING TRUST FUND - 70049300		14,658,994		92,798	14,751,792
CAPITAL IMPR. & PRES. (CIPF) - 70047015		1,300,000			1,300,000
HOME - 70049028			22,236,976		22,236,976
HOME TECHNICAL ASSISTANCE - 70049039			100,000		100,000
FACILITIES CONSOLIDATION FUND (FCF) - 40008200		7,500,000			7,500,000
HOUSING INNOVATION FUND (HIF) - 70047013		16,000,000			16,000,000
HOUSING STABILIZATION FUND - 70047014		14,648,287			14,648,287
LEAD-BASED PAINT HAZARD CONTROL PROG. - 70040304			50,000		50,000
LOW INCOME HOUSING TAX CREDIT - 70049315	1,500,000				1,500,000
SOFT SECONDS - 70042475	2,500,000				2,500,000
MHFA 13A - 70049201	5,500,000				5,500,000
TRANSIT NODE					-
MASS REHAB HOME MODIFICATION LOANS		4,000,000			4,000,000
COMMUNITY BASED HOUSING INITIATIVE		5,000,000			5,000,000
Subtotal:	**9,500,000**	**63,107,281**	**22,386,976**	**92,798**	**95,087,055**
COMMUNITY SERVICES					
CDAG - 70047012		9,852,458			9,852,458
COMMUNITY SERVICE BLOCK GRANT/CSBG - 70042034			17,261,548		17,261,548
CSBG TRAINING & TECHNICAL ASSISTANCE - 70042035					-
LOW INCOME HOME ENERGY ASST. (LIHEAP) - 70042033			81,277,612		81,277,612
LOW INCOME HOME ENERGY ASST. (LIHEAP) - 70041000	20,000,000				20,000,000
SMALL CITIES BLOCK GRANT-ADMIN (CDBG) - 70043039					-
SMALL CITIES COMMUNITY DEVELOPMENT (CDBG) - 70043037			44,078,903		44,078,903
URDG - 70049108		4,339,806			4,339,806
WEATHERIZATION ASSISTANCE FOR LOW INCOME - 70042030			6,577,376		6,577,376
Subtotal:	**20,000,000**	**14,192,264**	**149,195,439**	**-**	**183,387,703**
TOTAL	**119,572,002**	**129,599,545**	**393,051,094**	**3,991,775**	**646,214,416**

The Role of the Consolidated Plan Resources

Within the strategic framework established to respond to the state's overall housing and community development objectives, the use of HOME, Community Development Block Grant (CDBG), and HOPWA funds responds to the priorities of Massachusetts' communities to meet the needs of preserving existing housing, and expanding the supply of housing. The housing and service requirements of persons with HIV/AIDS are also addressed by the HOPWA program. The Emergency Shelter Grant funding emphasizes the need to prevent homelessness, featuring a "continuum" model to move people beyond shelter and into supportive transitional and permanent housing environments. This approach supports the Commonwealth's plan for this population by combining state and federal resources to respond to the housing and service needs comprehensively, and promote greater self-sufficiency and economic stability for the homeless and near homeless population. The five year plan and the FY 2006 Action Plan are consistent with the Commonwealth's Continuum of Care Plan.[1]

CDBG funds are central to the community development priorities identified in this plan. In addition to the broad range of community development projects, the program supports small business development through support of regional, revolving loan funds, and the retention or expansion of existing businesses through the Massachusetts Community Capital Fund. CDBG funds are also used to improve and expand infrastructure capacity in smaller communities throughout the state, and the housing rehabilitation funds are being used in many communities to revitalize older housing in established neighborhoods. HOME funds for rehabilitation also contribute to the neighborhood stabilization priority.

A description of the programmatic initiatives being proposed for FY 2006 regarding the four covered programs is provided below. Please see **Appendix D** for program specific requirements for all covered programs. Descriptions of these programs are also included in **Appendix C**.

Consolidated Plan Covered Programs

Community Development Block Grant (CDBG)

Administered by the Department of Housing and Community Development, the Massachusetts Community Development Block Grant program provides federal funds on a competitive basis to municipalities that have populations under 50,000 that are not designated as HUD entitlement communities. Communities may apply for funding for a variety of projects including the rehabilitation/stabilization of housing stock, improvements to aging infrastructure, stabilization of neighborhoods and assistance to small businesses for job creation. The Massachusetts CDBG Program allows communities to undertake the entire range of eligible activities as authorized by Title I of the Housing and Community Development Act of 1974, as amended. This year DHCD is encouraging all applicants to target their resources in a comprehensive, integrated manner consistent with the Commonwealth's sustainable development principles. The Program is divided into four separate components, with each serving a different purpose or level of need. In federal FY 2006, the Massachusetts CDBG Program will receive approximately $34,330,839 from HUD. Based on past demand, approximately 47 percent of this amount will be

[1] The Commonwealth submits 22 separate Continuum of Care plans. The so-called Balance of State Plan, submitted by the Department of Transitional Assistance within the Executive Office of Health and Human Services, summarized the needs, objectives, priorities, and resources for the entire state.

allocated to support the rehabilitation of 500 affordable housing units through the Community Development Fund (CDF) and Mini-Entitlement components of the CDBG Program.

- The Community Development Fund (CDF), representing the bulk of the state's CDBG allocation, will be distributed through an annual competitive application process. Access and competitiveness within CDF are affected by an assigned Community Wide Needs score, which is calculated by DHCD for all eligible communities (non-entitlement). CDF supports revitalization efforts and addresses the needs of low and moderate income residents by supporting housing as well as community and economic development activities in Massachusetts cities and towns. The fund is divided into two parts for purposes of allocation: CDF I ($14,023,789 available) is for communities with high needs as defined by a statistical formula; CDF II ($3,500,000 available) is for communities with more moderate needs.

- Mini-Entitlement Grants are specifically targeted to municipalities that meet five of the six following criteria: (1) Community Wide Needs Score of 27 or higher; rank within the top 30 percent in the state in: (2) population, (3) percentage of low- and moderate-income persons, (4) the number of pre-1939 housing stock, (5) population density; and (6) have a population that is equal to or greater than 51 percent low- and moderate-income persons. Through the Mini-Entitlement program, identified cities and towns can meet a broad range of community development needs in housing, business development, physical development, downtown revitalization, and public social services in identified target areas. The program supports all CDBG-eligible activities and encourages applicants to develop comprehensive, creative solutions to local problems. In FY 2006, 16 municipalities have been designated as Mini-Entitlements eligible to receive up to $600,000 each.

- The Housing Development Support Program (HDSP) component of the state's CDBG program assists with the creation, preservation and improvement of specific affordable housing projects, which principally benefit low- and moderate-income families. Neighborhood stabilization and expanding the supply of affordable housing remain its primary goals. In FY 2006, $4,800,000 will be available for HDSP, and funds will be distributed on a competitive basis. Eligible activities include: rehabilitation; reclamation of abandoned/foreclosed properties; related infrastructure; and conversion of under-utilized and obsolete structures. The grants are designed to facilitate small project-specific affordable housing initiatives with emphasis on development, preservation or improvement of housing units, which may not be cost-effective under other development assistance programs or with conventional financing. In a smart growth strategy, many municipalities use HDSP to revitalize their downtowns by rehabilitating vacant upper floors of commercial buildings.

- The Economic Development Fund provides a broad range of economic and community development projects, including: assistance to small businesses; loans or grants for working capital, machinery and equipment, or other business improvements; pre-development studies; economic development planning projects; and public facilities, infrastructure, or public services supporting economic development. Eligible uses are planning, construction, rehabilitation, purchase of machinery and capital equipment, working capital, credit refinancing, incumbent workforce training, real estate acquisition, or public services programs. The program has two components:

  - *Grants to Communities* provides grants to communities for a wide variety of small-to-medium sized economic development projects

  - *Loans to Individual Businesses and Other Entities* provides grants to communities to provide loans to businesses for eligible purposes, including industrial, commercial, real estate and mixed use development projects.

In FY 2006, $500,000 will be available for the Economic Development Fund.

Geographic Distribution of Funds for CDBG

CDBG resources are available to HUD non-entitlement communities. The HUD entitlement communities in Massachusetts are:

Arlington	Framingham	New Bedford	Taunton
Attleboro	Gloucester	Newton	Waltham
Barnstable	Haverhill	Northampton	Westfield
Boston	Holyoke	Peabody	Weymouth
Brockton	Lawrence	Pittsfield	Worcester
Brookline	Leominster	Plymouth	Yarmouth
Cambridge	Lowell	Quincy	
Chicopee	Lynn	Salem	
Fall River	Malden	Somerville	
Fitchburg	Medford	Springfield	

The complete CDBG One Year Action Plan for 2006 is available in **Appendix D**. Further information regarding the CDBG program may be obtained by calling DHCD, Division of Community Services, at (617) 573-1400.

HOME Investment Partnerships Act (HOME)

As HOME's administering agency, DHCD expects to receive an additional allocation of approximately $14,085,789 in federal FY 2006. Included in the total is $329,395 of American Dream Downpayment Initiative funding. DHCD will administer two of the four HOME program types: multi-family rental loans and first-time homebuyer assistance. The agency will continue to award its rental funds through a competitive RFR process, with the exception of the Suburban Rental Development Pilot Production Program. DHCD will award its project-based homeownership funds and its down payment and closing costs assistance through a competitive process. Municipalities, non-profit agencies (including Community Housing Development Organizations (CHDO) as defined by HUD), and for-profit developers may be eligible applicants for HOME funds. A minimum of 15% of the federal FY 2006 allocation will be reserved for CHDOs serving as owners, sponsors, or developers of rental production projects or project-based first-time homebuyer projects. The Director of DHCD reserves the right to consider geographic distribution in making funding decisions for the 15% CHDO set-aside. DHCD will continue its practice of encouraging CHDOs to participate in the HOME program.

- Multi-Family Rental Housing Loans: DHCD expects to commit approximately $9.55 million to rehabilitate or newly construct a minimum of 208 HOME-assisted housing units. Typically, DHCD awards up to $50,000 per unit in HOME assistance to projects located in HOME entitlement or consortium communities. In non-entitlement or consortium communities, DHCD awards up to $65,000 per unit. Typically, a maximum of $750,000 is awarded to a project.

- Suburban Rental Development Pilot Production Program: DHCD intends to make up to $750,000 of the $9.55 million of HOME funding on a rolling basis to assist suburban cities and towns in facilitating the new production of affordable rental properties through the Suburban Rental Development Pilot Production Program. The pilot program will provide

intensive technical assistance from the Massachusetts Housing Partnership Fund (MHP), pre-development funding through DHCD and MHP and permanent financing from DHCD and MHP. The community also must contribute to the project, but no additional capital subsidy sources will be permitted.

- Homebuyer Assistance: DHCD expects to award $2,580,755 million dollars in project based homebuyer funds to construct and sell or rehabilitate and resell 50 single-family homes to eligible first-time homebuyers through this program. Typically, a maximum of $750,000 is awarded to a project. DHCD reviews applications through a competitive process. In addition, we expect to use approximately $250,000 in HOME Homebuyer Assistance or de-obligated HOME Administrative funds to provide an additional $250,000 to the ADDI program.

- American Dream Downpayment Initiative (ADDI): DHCD also expects to award approximately $579,395 of ADDI funds (approximately $329,395 in ADDI, supplemented by approximately $250,000 of HOME Homebuyer Assistance or de-obligated HOME Administrative funds.), which will provide down payment/closing costs assistance to 75 eligible buyers. Typically, a maximum of $10,000 is awarded to eligible applicants. The American Dream Downpayment Initiative (ADDI) is a program funded through the HOME program to assist income-eligible households to purchase their first home. Non-profit organizations, municipalities or municipalities in partnership with non-profit developers are eligible to apply for HOME ADDI down payment and closing costs assistance funds. *HOME participating jurisdictions and Consortium communities are not eligible to apply for HOME ADDI funding.*

  Loans to homebuyers will be structured as deferred payment 0 percent interest, for 5 years during which time the property must remain the buyer's primary place of residence. In the event that a buyer desires to sell the property prior to the end of the five-year term, the full amount of the loan must be repaid to DHCD. DHCD makes HOME ADDI available through a Notice of Funding Availability process.

Geographic Distribution of Funds for HOME

DHCD will continue its past practice of seeking to competitively award HOME funds in those areas of the Commonwealth that do not receive HOME funds as a result of entitlement community or HOME consortium designation. DHCD will competitively award HOME funds for first-time homebuyer and rental loan projects in entitlement communities that provide a match for DHCD administered HOME funds.

HUD entitlement communities are listed above under 'Geographic Distribution of Funds for CDBG.' HOME consortiums include the Barnstable County Consortium and the Peabody Consortium.

Additional information about the state's use of HOME funds is available in **Appendix D**. Further information can be obtained by calling DHCD's Division of Housing Development at (617) 573-1300.

Emergency Shelter Grants (ESG)

The ESG Program funds activities designed to prevent homelessness, support basic shelter and provide essential supportive services for homeless individuals and families, including those specifically geared to re-housing. It can assist with the cost of operating shelters, fund essential services or provide homelessness prevention assistance. In FY 2005, Emergency Shelter Grant (ESG) funding included allocations for operations (41%), essential services (40%), and homeless

prevention (19%). Funding was distributed among state agencies which contracted with the community based service providers statewide as follows:

State Agencies	Number of Programs Funded
Department of Mental Health	7
Department of Mental Retardation	1
Department of Public Health	10
Department of Social Services	18
Department of Transitional Assistance	12
Department of Veterans' Services	7
Massachusetts Rehabilitation Commission	2
	57

Funds supported emergency shelters, case management for homeless families and individuals, tenancy preservation programs, substance abuse counseling, housing search, job training, AIDS programs, and services to homeless ex-offenders, battered women and veterans. The FY 2005 Award of $2,534,851 and its required matching funds served approximately 9,100 individuals and families.

Geographic Distribution of Funds for the ESG Program

ESG funds are provided directly by HUD to ESG entitlement communities in Massachusetts. These communities are:

Boston	Lynn	Somerville
Cambridge	New Bedford	Springfield
Fall River	Newton	Worcester
Lowell	Quincy	

The state seeks to provide its allocation of ESG funds to non-HUD ESG entitlement communities. The state's allocation may be also be used to serve ESG entitlement communities if they are selected in accordance with the specific terms of the DTA ESG procurement.

Additional information is provided in **Appendix D** of this document. For further information, contact the Department of Transitional Assistance at (617) 348-5936.

Housing Opportunities for Persons with AIDS (HOPWA) Program

The Massachusetts Department of Public Health (MDPH) HIV/AIDS Bureau is responsible for the administration of "balance of state" HOPWA funds. In federal fiscal year 2005, the state was awarded $178,000 as a formula grantee. Assuming level funding in FY 2006, MDPH will maximize its use of federal resources by complementing this award with a small balance of HOPWA funds carried forward from the previous fiscal year. With a total of $217,615 in HOPWA dollars, MDPH will fund two programs. One of these programs will provide technical assistance services for HIV/AIDS housing providers statewide, and the other will provide permanent, congregate, supportive housing services for individuals living with HIV/AIDS.

The supportive housing program was selected for funding during a statewide procurement of residential support services that occurred during state fiscal year 2005. Both state and HOPWA funds were allocated during this procurement process. The technical assistance programs were selected during a 1997 procurement and will be subject to participation in a new procurement process in state fiscal year 2006.

Geographic Distribution of Funds for the HOPWA Program

Although state HOPWA funds can be used in any area of the state, MDPH prioritizes the use of these resources for statewide services and programs which are geographically located outside other HOPWA Eligible Metropolitan Statistical Areas (EMSAs). AIDS Housing Corporation provides technical assistance services statewide, and Foley House is a congregate, supportive housing program located on Cape Cod which is not covered by any other HOPWA EMSA.

Further information regarding HOPWA is provided in Appendix D of this document. Additional information about the state's use of state HOPWA funds can also be obtained by calling the Massachusetts Department of Public Health HIV/AIDS Bureau at (617) 624-5300.

Outcome Performance Measurement System

HUD has issued a proposed rule and has held regional feedback sessions on its proposed Outcome Performance Measurement System. The system will allow HUD to collect information on the activities undertaken in the following programs: HOME, CDBG, HOPWA and ESG, and to aggregate that data at the national, state, and local level.

Representatives from Massachusetts have participated with the national workgroup which developed the HUD Outcome Performance Measurement System as outlined in the Federal Register, June 10, 2005. The Commonwealth intends to implement HUD's performance measurements starting with the 2006 program year. The outcome measures framework contained herein will be used to supplement the measurements contained in the HUD notice, along with any revisions adopted by HUD.

The proposed system incorporates the following three objectives set forth in the Housing and Community Development Act of 1974: 1) create suitable living environments, 2) provide decent housing, and 3) create economic opportunities. Beyond that, the system directs applicants/grantees to select from one of the following three outcomes to help define the intent of the activity: 1) availability/accessibility, 2) affordability, and 3) sustainability - promoting livable or viable communities.

Therefore, for each proposed activity the applicant will select one of the nine Outcome Statements provided below.

Based on the applicant's purpose for undertaking a project or activity, the applicant will determine and state in the application what the intent of the project is with one of the nine Outcome Statements. An applicant may select additional Outcome Statements if it believes them to be applicable to its proposed activities.

The proposed system will not change the nature of the program or its regulations. The Massachusetts CDBG Program currently asks applicants to describe the need the activity addresses, as well as the anticipated impact. This system creates a framework that allows for a consistent reporting to HUD on a national level.

In addition, the applicant will report on several indicators. Five of the indicators, as noted, will be required for virtually all activities. Other indicators will be required as applicable for each activity type. These will be detailed in each program application.

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective #1 Suitable Living Environment	Enhance Suitable Living Environment Though Improved/New Accessibility	Enhance Suitable Living Environment Though Improved/New Affordability	Enhance Suitable Living Environment Though Improved/New Sustainability
Objective #2 Decent Housing	Create Decent Housing with Improved/New Availability	Create Decent Housing with Improved/New Affordability	Create Decent Housing with Improved/New Sustainability
Objective #3 Economic Opportunity	Provide Economic Opportunity Through Improved/New Accessibility	Provide Economic Opportunity Through Improved/New Affordability	Provide Economic Opportunity Through Improved/New Sustainability

Additional 2006 Resources, Initiatives and Expected Level of Activity

Dozens of programs and activities are carried out in addition to those covered by the FY 2006 Action Plan that support the state's six broad housing and community development objectives. Program descriptions and contact information for these additional resources are available in **Appendix C**. Detailed program criteria and guidelines are available in DHCD's Program Book, available on line at www.mass.gov/dhcd/progbook, or from the administering agency, if not DHCD. A summary of all available resources is provided in matrix form in **Table 4**, which illustrates the funding and activities the Commonwealth will marshal to create and maintain an adequate supply of housing; to expand homeownership; reduce homelessness; ensure that persons with special needs have access to appropriate services and accessible housing for persons with special needs; and to enhance the prosperity and economic competitiveness of all regions, compatible with community and environment.

New Rental Production

The state employs a variety of tools and multiple delivery channels to produce new rental housing that is affordable to low income families. MassHousing projects that it will provide financing for 1,300 new rental units in FY 2006, and investment totaling approximately $162.6 million. Twenty percent of these units will serve low income house-holds, the balance will be market rate. Similarly MassDevelopment finances new, mixed income rental units. Both agencies have impressive "smart growth" portfolios of quality housing created through the adaptive reuse of mills, industrial buildings, schools, hospitals, military bases, etc.

Massachusetts HOME funds, a Consolidated Plan program, and the CDBG-funded Housing Development Support Program (HDSP) are important components of the state's affordable rental housing production strategy. HOME funds have been widely used to produce units for very low income households in new mixed income rental developments. With $10.3 million earmarked for

this program in 2006, it is estimated that over 300 new units will be produced. HDSP grants are designed to facilitate small project-specific affordable housing initiatives with emphasis on creation, preservation or improvement of housing units, which may not be cost-effective under other development assistance programs or with conventional financing. In a smart growth strategy, many municipalities use HDSP to revitalize their downtowns by rehabilitating vacant upper floors of commercial buildings. HDSP is funded at $5,000,000 for FY 2006, with the expectation that up to 35 units could be funded. (Refer to **Appendix D** for HOME and HDSP program specifics.)

The Home Funders program is designed to create new rental housing for extremely low income families and is, funded through grants and program related investments by some of Massachusetts' leading philanthropies. Home Funders channels its funds through established intermediaries, CEDAC and the Massachusetts Housing Partnership.

The Low Income Housing Tax Credit Program, under which investors receive a stream of credits against their federal taxes in exchange for providing funds for low income housing, supports both new construction and the acquisition/preservation/substantial rehabilitation of low-income housing, as well as special needs housing. At least 20 percent of the units must be reserved for and made affordable to persons with incomes 50 percent or less than the area median income *or* at least 40 percent of the units must be made affordable for persons with incomes 60 percent or less than the area median income. DHCD expects to create or preserve 1,200 units of housing with tax credits allocated in calendar year 2006. DHCD has identified tax credit priorities in harmony with the housing priorities identified in the 2005 – 2009 Consolidated Plan. (The 2006 Qualified Allocation Plan is incorporated by reference into this plan.)

New Homeownership Production

Much of the gain in production of new housing for ownership by low and moderate income families has been permitted under MGL Chapter 40B. Over 4,000 and 6,500 housing starts permitted in 2003 and 2004, respectively, were attributable to Chapter 40B. This production represented roughly a quarter of the units permitted in 2003 and over forty percent of units permitted in 2004. Key homeownership programs include MassHousing's Housing Starts, the Federal Home Loan Bank's New England Fund and the Affordable Housing Trust Fund.

Preserving Privately-Owned Subsidized Rental Housing

MassHousing will provide over $88 million in FY 2006 to preserve an estimated 2,800 rental units in existing subsidized housing developments. The agency offers various refinancing programs that maintain and extend affordability in existing properties and address the capital needs of what are now aging buildings. Through its Section 202 Refinancing Program, it funds needed repairs and supportive services for an aging-in-place population with an expected activity level of over 180 units and $13 million in FY 2006. MassDevelopment will also preserve over 800 existing subsidized rental units in FY 2006 with $50 million.

Playing key supporting roles in these efforts to preserve and expand the Commonwealth's supply of affordable housing by providing technical assistance, bridge loans and other types of support are the state's other quasi-public agencies, CEDAC and MHP.

Maintaining and Preserving Existing Privately-Owned Housing

Because of the age of its housing stock, the severity of its winters, the high percentage of elderly homeowners, and the substantial number of homeowners outside the urban areas who rely on septic systems for wastewater treatment, the Commonwealth invests heavily in home repairs,

improvement and maintenance. The Community Development Fund, a component of the Massachusetts CDBG program, is a major resource for low and moderate income homeowners who need to repair their homes. DHCD estimates that approximately 500 units will be repaired or rehabilitated in 2006. MassHousing is another source of funding for home repairs. The agency administers a variety of second mortgage products that enable low-and moderate-income homeowners to make needed repairs (e.g., de-leading and lead paint abatement; repairs to and replacement of septic systems; retrofitting of properties to make them accessible to family members with a physical disability). It expects to originate 575 loans in FY 2006, for a total of approximately $8 million.

Using federal Department of Energy (DOE) and Department of Health and Human Services (HHS) funds, DHCD expects to serve more than 2,800 households with $7 million in funding for weatherization repairs and improvements and over 12,000 households with over $8 million in funding for emergency heating-related repairs. In addition, an estimated $77.8 million of HHS resources will be available in FY 2006 to help approximately 220,000 low income households meet the high cost of home heating.

Funding specifically for lead paint abatement initiatives is available from a variety of sources, including federal grants under the Lead-Based Paint Hazard Control Program, MassHousing's Get the Lead Out Program, CDBG and HOME housing rehabilitation funds, and state bond proceeds to de-lead state-funded public housing units.

Maintaining and Improving Public Housing

DHCD will spend approximately $52.3 million in FY 2006 on about 400 capital improvement projects directly related to maintaining the health and safety of residents, modernizing and preserving the state's portfolio of affordable public housing. In addition, DHCD will also allocate $1 million for new construction activities in FY 2006.

DHCD will continue to oversee 242 housing authorities which operate approximately 50,000 units of state-aided public housing in Massachusetts. The Commonwealth subsidizes local housing authorities whose revenues are insufficient to pay operating expenses for their state portfolios, with administration and oversight provided by DHCD. In state FY 2006, $34.9 million was appropriated for these subsidies.

Providing Rental Assistance

Massachusetts operates several rental assistance programs. The four largest are: the federally funded Section 8 Program (the tenant-based portion of which is called the Housing Choice Voucher Program (HCVP), the state funded Massachusetts Rental Voucher Program (MRVP), the state funded Alternative Housing Voucher Program (AHVP), and a special set aside funded through the Massachusetts Department of Mental Health (DMH) for its clients. The federal government provides funding for more than 125,000 households under several Section 8 programs, with the bulk of these funds ($200,000,000 in FY 2006) provided under the Section 8 Housing Choice Voucher Program administered statewide by DHCD and 8 regional non-profit organizations. An additional $21,600,000 represents rental assistance tied to specific projects under the Section 8 New Construction, Moderate and Substantial Rehabilitation Programs. The state will spend $26 million in FY 2006 to subsidize the rent of more than 7,000 households through the MRVP.

Rental assistance programs are administered by 125 public housing agencies and 8 regional nonprofit organizations. More than 70,000 households are assisted through the various tenant based programs, and nearly as many receive project based assistance. Rental assistance programs

provide a crucial housing resource for families with children, who comprise 57 percent of Massachusetts voucher holders and 60 percent of Section 8 voucher holders. In addition, approximately 130 local housing authorities also administer the Section 8 Housing Choice Voucher Program with federal funds that are allocated directly to them. Their funding is not included in this total.

Expanding Homeownership

MassHousing's first time homebuyer mortgage program serves low-and moderate-income first-time homebuyers in Massachusetts. Funded from the proceeds of Mortgage Revenue Bonds (MRBs) and other capital sources, the agency provides prospective homebuyers below-market rate mortgage loans, with flexible underwriting standards, and little or no money down. Loans are originated through a network of banks and mortgage companies throughout the Commonwealth. In FY 2006, approximately $200 million is expected to be available to serve over 1,000 households.

The DHCD/Massachusetts Housing Partnership Fund (MHP) Soft Second Loan Program also helps eligible low and moderate income buyers purchase their first homes. Buyers obtain a bank mortgage for 75 percent of the purchase price and the Soft Second program provides a second mortgage for 20 percent of the price. The interest on the second mortgage may be subsidized for 10 years. The public investment is secured by the junior mortgage repayable at the time of resale or refinancing. During FY 2006, DHCD and MHP expect to invest $5 million in state funds to support approximately 1,000 homebuyers with Soft Second loans (from the Housing Stabilization Fund).

Addressing Homelessness and Housing for Special Needs Populations

The Commonwealth's primary aim with regard to homeless and special needs populations continues to be ensuring that a network of services leading to greater self-sufficiency and a continuum of housing opportunities are in place for those presently homeless or at risk of becoming homeless. EOHHS and its agencies are developing community based models that address prevention and stabilization and will be attempting to minimize the need for shelter services.

The strategy for serving special populations involves both rental assistance, production – including production of service-enriched housing – and initiatives to ensure that more units within the existing inventory are available and suitable for these consumers. MassHousing and MassDevelopment both finance assisted living facilities to serve the state's growing low-income, frail elderly population.

DHCD and the state agencies serving elderly and disabled clients (the Departments of Elder Affairs, Mental Health, and Mental Retardation) work closely with local housing authorities and service providers to effect an integrated team approach to housing and services. Notable examples include the re-engineering of Chapter 689 and 167 housing and the Supportive Senior Housing Initiative which expects to serve over 3,000 households in FY 2006 with approximately $1.9 million in funding.

In addition, two federal programs, Section 202 and Section 811, provide funding for the production of new elderly and special needs housing. Funds for these programs are awarded directly to project sponsors on the basis of a competition for a regional allocation of funds. In recent years, 5-6 projects have been awarded funds under these programs, enabling them to create, on average, 170 new units per year. DHCD expects this level of production to continue during 2005.

Supporting Community Development

The CDBG Action Plan, available in its entirety in **Appendix D**, describes the state's largest resource for Community Development activities. In addition, DHCD administers the Massachusetts Downtown Initiative (MDI) and Community Development Action Grants (CDAG) described in **Appendix C**, and delivers a wide variety of technical assistance planning support on Community Development and housing topics.

Table 4: Summary of Projected FY 2006 Housing and Community Development Resources and Activities				
Funding Source & Program	**Use**	**Target Population**	**Expected Level of Funding FY 2006**	**Expected Level of Activity FY 2006**
Federal Consolidated Plan Covered Resources				
CDBG (Total Allocation)	Housing Rehab, CD Activities, Economic Dev	Min 51% low income	$34,330,839	
CDBG: Community Development Fund	Housing Rehab	Min 51% low income	$8,236,181	500 units
CDBG: Community Development Fund	CD Activities	Min 51% low income	$9,287,608	
CDBG: Mini-Entitlement	Housing Rehab	Min 51% low income	$2,976,000	
CDBG: Mini-Entitlement	CD Activities	Min 51% low income	$6,624,000	
CDBG: Housing Development Support Program	Housing Rehab, Mixed Use	Min 51% low income	$4,800,000	35 units
CDBG: Economic Development Fund	Support Business Development	Min 51% low income	$500,000	
CDBG: Bridge Financing & Section 108 Loan Guarantee Program			Not a cash allocation	
ESG	Shelter Operations, Services	100% low income, 50% ELI, Homeless Ind & Fam	$2,557,001	5,000 individuals
HOME (Total Allocation)	Production & Homebuyer Assistance	100% low income with 60% and 50% bands	$14,085,789	316 units
HOME: Multi-Family Rental	Rental Production	100% below 60% & 50% AMI	$8,800,000	200 units
HOME: Multi-Family Rental Housing Suburban Intiative	Rental Production	100% below 60% & 50% AMI	$750,000	8 units
HOME: Homebuyer Assistance - rehab/new construction for FTHB	Rehab/New Const - Ownership	100% at/below 80%AMI	$2,580,755	50 units
HOME: Homebuyer Assistance - DP and closing costs	Homebuyer Assistance	100% at/below 80%AMI	$250,000	25 households
HOME: ADDI	Homebuyer Assistance	100% at/below 80%AMI	$329,395	33 households

Table 4: Summary of Projected FY 2006 Housing and Community Development Resources and Activities				
Funding Source & Program	**Use**	**Target Population**	**Expected Level of Funding FY 2006**	**Expected Level of Activity FY 2006**
HOPWA: Supportive Housing Programs	Supportive Services	Individuals and families with HIV/AIDS	$53,401	20 Supportive Housing Units
HOPWA: Technical Assistance	Technical Assistance to HIV/AIDS Housing Programs	N/A	$158,874	2 Statewide Programs
Other Federal Resources				
DOE: WAP (Administered by DHCD)	Weatherization Repairs & Improvements	Low income households	$6,968,249	2,806 households
FHLBB: Affordable Housing Program	Gap Financing (Usually)	Low/mod households	Previous Annual Allocations: approximately $8M	Previous Activity Levels: 300-700 units
FHLBB: New England Fund	Rental & Ownership Production	25% for Low/Mod Households	Previous Annual Allocations: approximately $100M	Previous Activity Levels: 30 proj/600 units
HHS: CSBG (Administered by DHCD)	Anti-poverty & self-sufficiency programs	Low income individuals & households at or below 125% of FPL	$15,636,706	220,000 households
HHS: HEARTWAP (Administered by DHCD)	Emergency Heating Repairs	Low income households at or below 200% of FPL	$8,000,000	12,300 households (estimated)
HHS: LIHEAP (Administered by DHCD & supplemented with state funding - see DHCD: LIHEAP)	Fuel Assistance	Low income households at or below 200% of FPL	$78,475,126	138,269 households
IRS: LIHTC (Only DHCD Administered LIHTC Included)	New Rental Production and Preservation	40% @ 60% AMI OR 20% @ 50% AMI	$12,200,000	1,200 units
McKinney Act Program	Excluding ESG	Homeless	$49,006,274	
McKinney Act Program: Shelter Plus Care	Rental Assistance (Excluding ESG)	Homeless & Disabled	$1,999,024	248 units
Section 202	Elderly Rental Production	Low Income Elderly		
Section 8 Rental Assistance (S8 RA) Administered by DHCD	Rental Assistance (See Note)	ELI/Low Income Households	$200,000,000	18,491 units
S8 RA Special Voucher Programs	Rental Assistance	Various Special Needs (Listed Below)	Included in above total	2,471 units broken out below
S8 RA Special Voucher Program: FUP	Rental Assistance	DSS involved families in reunification		450

Table 4: Summary of Projected FY 2006 Housing and Community Development Resources and Activities				
Funding Source & Program	**Use**	**Target Population**	**Expected Level of Funding FY 2006**	**Expected Level of Activity FY 2006**
S8 RA Special Voucher Program: VASH	Rental Assistance	Disabled Veterans		30
S8 RA Special Voucher Program: TBRA/AIDS	Rental Assistance	Disabled Persons with HIV/Aids		110
S8 RA Special Voucher Program: HOP	Rental Assistance	Homeless Persons with Disabilities		240
S8 RA Special Voucher Program: DSG	Rental Assistance	Disabled, non-Elderly Individuals		990
S8 RA Special Voucher Program: MS	Rental Assistance	Disabled Households		215
S8 RA Special Voucher Program: DMRVP	Rental Assistance	DMR clients		55
S8 RA Special Voucher Program: DMHVP	Rental Assistance	DMH clients		118
S8 RA Special Voucher Program: ILP	Rental Assistance	Persons with disabilities receiving MRC services		55
S8 RA Special Voucher Program: PBRA/AIDS	Rental Assistance	Persons living with HIV/AIDS		24
Section 8 Mod Rehab	Rental Assistance	ELI/Low Income Households		1,093
Section 811	Special Needs Rental Production	Persons with AIDS		
USDA Rural Development: Sec 502 Single Family Housing	Direct Loans for Homeownership	ELI/Low Income Rural Households	$8,100,000	
USDA Rural Development: Sec 502 Single Family Housing	Guaranteed Loans	Low Income Rural Households	$9,300,000	
USDA Rural Development: Sec 504 Single Family Housing	Repair Loans	ELI Elderly Rural Households	$168,000	
USDA Rural Development: Sec 504 Single Family Housing	Repair Grants	Non-Profits for Admin of Rehab Programs	$181,000	
USDA Rural Development: Sec 515 Multi Family Housing	Rental Housing	Existing Multi Family Housing	National Allocation of $65M	
USDA Rural Development: Sec 538 Multi Family Housing	Rental Housing	Multi Family Guaranteed Loans in Rural Areas	National Allocation of $100M	

Table 4: Summary of Projected FY 2006 Housing and Community Development Resources and Activities				
Funding Source & Program	**Use**	**Target Population**	**Expected Level of Funding FY 2006**	**Expected Level of Activity FY 2006**
USDA Rural Development: Community Facilities Program	Essential Community Facilities		$2.5M direct loans, $128,000 grants, $1.7 M guaranteed loans	
State & Other Resources				
CEDAC: Pre-development	Tech Assistance to Create & Preserve Affordable Hsg		$7,000,000	90 loans
CEDAC: Acquisition Loan Program			$9,400,000	10 loans
DHCD: 13A	Interest subsidy on existing rental units	Moderate Income	$5,500,000	
DHCD: AHTF	Production and Preservation of Rental & Ownership	Up to 110% AMI	Approximately $20,000,000	25-30 projects/700-800 total units
DHCD: AHVP	Rental Assistance	Low income, disabled	$3,000,000	435 households
DHCD: Capital Improvement Preservation Fund	Preservation of Expiring Use Rental Developments	Households at/below 50% and 80% AMI	$1,300,000	196 affordable units
DHCD: Commercial Area Transit Node Housing Program	Production & Rehabilitation of Rental & Ownership	Individuals & Families at/below 80% AMI	$2,000,000	40 units
DHCD: Community Based Housing	Production & Acquisition of Rental Housing	Individuals with Disabilities and Elders	$5,000,000	50 units
DHCD: Community Development Action Grant	Economic Development	Public owned or managed projects	$9,000,000	Grants to 14 Communities
DHCD: Chapter 707 - Department of Mental Health Rental Subsidy Program	Rental Assistance and Supportive Services	DMH Clients	$2,500,000	740 clients
DHCD: Facilities Consolidation Fund	Production & Acquisition of Special Needs Housing	DMH/DMR clients	$7,500,000	81 units
DHCD: Housing Innovations Fund	Production & Acquisition of Special Needs Housing	Very low income persons	$11,000,000 + $5M SRO Initiative	616 units
DHCD: Housing Stabilization Fund	Rental & Ownership Production & Preservation	Low/mod households	$14,000,000	1,136 units

Table 4: Summary of Projected FY 2006 Housing and Community Development Resources and Activities

Funding Source & Program	Use	Target Population	Expected Level of Funding FY 2006	Expected Level of Activity FY 2006
DHCD: Local Initiative Program	New Production, Ownership & Rental	Low/mod households	Technical Assistance Provided	300 units
DHCD: Local Housing Authority Transitional Housing Program	Transitional Housing and Services	Homeless families in DTA shelter	$1,700,000	150 families
DHCD: LIHEAP (to supplement federal resources)	Fuel Assistance	Low income households at or below 200% of FPL	$20,000,000	See HHS: LIHEAP (federal resources)
DHCD: LIHTC	New Rental Production and Preservation	40% @ 60% AMI OR 20% @ 50% AMI & 10% @ 30% AMI	$4,000,000	see IRS: LIHTC
DHCD: Massachusetts Downtown Initiative	Tech Assistance, Information and Workshops	Municipalities	$90,000	
DHCD: Mixed Pop Service Coordination Program	Services Coordination	Young Disabled and Elderly Residents of C.667 Housing	$490,000	3,400 residents
DHCD: MRVP	Rental Assistance	Low/mod households	$26,283,345	7,400 households
DHCD: Public Housing Administration	Public Housing Operations	Very low income households	$34,871,170	50,000 units
DHCD: Public Housing - Modernization	Public Housing Improvements & Upgrades	Very low income households	$52,300,000	400 projects
DHCD: Housing Consumer and Education Centers	Information, Education, Referral	Housing Consumers and Providers	$1,000,000	30,000 people
DHCD: Residential Assistance for Families in Transition	Homelessness Prevention	Families at risk of homelessness/50% AMI	$5,000,000	2,000 families
DHCD: Supportive Senior Housing	On-site Supportive Services	Senior Public Housing Residents	$1,942,371	3,043 households
DHCD: Tenancy Preservation Program	Homelessness Prevention	Persons with disabilities facing eviction	$1,212,836	150 cases
DMH: Housing	Special Needs Housing	DMH clients	$250,000,000	
DMR: Supervised and Supportive Living Services	Special Needs Housing	DMR Clients		8,000 clients
DSS: Domestic Violence		Victims of Domestic Violence & Their Children	$13,324,454	800 beds
DSS: SSTAP I & II			$568,199	75 apartments

Table 4: Summary of Projected FY 2006 Housing and Community Development Resources and Activities

Funding Source & Program	Use	Target Population	Expected Level of Funding FY 2006	Expected Level of Activity FY 2006
DTA: Emergency Assistance Family Shelter	Family Shelters	Homeless Families	$73,600,000	1,560 family shelter units
DTA: Individual Homeless Shelter	Individual Shelters	Homeless Individuals	$35,050,000	2,762 shelter beds
DVS: Shelters	Homeless Veterans Housing	Homeless Veterans	Total DVS Funding: $4,271,350	292 beds
DVS: Transitional Housing	Homeless Veterans Housing	Homeless Veterans	Total DVS Funding: $4,271,351	786 SRO rooms
DVS: Permanent Housing	Homeless Veterans Housing	Homeless Veterans	Total DVS Funding: $4,271,352	158 units
Elder Affairs: Assisted Living	Assisted Living	Elders & Disabled Persons	N/A	11,000 units
Elder Affairs: Supportive Senior Housing	Rental Senior Housing	Elders in Public Housing	$1,942,371	3,034 households
Elder Affairs: Congregate Housing	Rental Housing	Elders & Disabled in Ch 667 Public Housing	$1,324,435	709 households
EOT: Transit Oriented Development	Pedestrian, Bicycle, Housing, and Parking w/n TODs	TODs, Housing - 25% affordable, up to 80% median income	$5 - $10 Million	
MassDEP (State Revolving Fund): Clean Water SRF	Infrastructure	Municipalities & Wastewater Districts	$300 - $350 million (new & ongoing)	40-50 new projects
MassDEP (State Revolving Fund): Drinking Water SRF	Infrastructure	Public Water Suppliers	$100 - $150 million	20-30 new projects
MassDevelopment: Brownfields Redevelopment Fund - Site Assessment	Redevelopment		$750,000	500 units
MassDevelopment: Brownfields Redevelopment Fund - Remediation	Redevelopment		$5,400,000	190 units
MassDevelopment: Tax-exempt Affordable Rental Housing Production	Rental Housing Production	20% @ 50% AMI or 40% @ 60% AMI	$200,000,000	1,200 units
MassDevelopment: Tax-exempt Affordable Rental Housing Preservation	Rental Housing Preservation	20% @ 50% AMI or 40% @ 60% AMI	$50,000,000	820 units
MassHousing: 202 Refinancings	Preservation of Elderly Rental Housing	Low/mod households	$13,000,000	186 units
MassHousing: Elder Choice	Assisted Living Facilities Production	Low Income Frail Elderly	0	0

Table 4: Summary of Projected FY 2006 Housing and Community Development Resources and Activities

Funding Source & Program	Use	Target Population	Expected Level of Funding FY 2006	Expected Level of Activity FY 2006
MassHousing: First Time Homebuyer Mortgage Products	Homeownership	80% of loans @ 80% of AMI and below; 20% between 80% and 110% of AMI	$203 million	1,036 loans
MassHousing: Home Improvement (lead abatement, septic repair/replacement, accessibility)	Home Repairs Including Lead Paint Abatement	100% of AMI and below	$8 million	575 loans
MassHousing: Housing Starts	Ownership Production	25% of units for FTHB at or below 80% AMI	$39.5 million	67 affordable units of 262 total units
MassHousing: Multifamily Production	Rental Housing Production	20% low/80% market	$162,563,000	1,304 units
MassHousing: Multifamily Preservation (refinancing)	Rental Housing Preservation	65% low; 15% mod; 20% market	$88,357,000	2,892 units
MassHousing: Municipal Mortgage & Take the T Home/MassHousing FNMA "My Community"	Homeownership	For buyers with less than 20% down	$75,000,000 ($35,000,000 Municipal Mortgage & Take the T/$40,000,000 "My Community" Loans)	175 Municipal Mortgage & Take the T Loans/200 My Community Loans
MassHousing: Portfolio Management	Rental Housing Preservation	65% low; 15% mod; 20% market		100,450 units
MassHousing: Priority Development Fund	Rental Housing Production	Gap Filler Financing for MassHousing-financed Developments	$15,000,000	719 units in 8 developments
MassHousing: Priority Development Fund - Technical Assistance	Pre-Development Planning	Municipalities	$1,500,000	50 projects
MHP: Permanent Financing	Rental Housing Production & Preservation	Low/mod households	$55,000,000	1,250 units
MHP: Technical Assistance	Technical Assistance	Municipalities	$250,000	5 communities
MHP: Chapter 40B Technical Assistance	Technical Assistance	Municipalities	$195,000	30 proposals
MHP: Local Housing Partnership Support		Local Housing Partnerships	$20,000	4 assistance awards, 8-10 trainings
MHP: Soft Second Loan	Homeownership	Low/mod FTHB	$5,000,000	1,000 households
MHP: Production Capacity Grants	Rental & Ownership Affordable Production by Nonprofits	Nonprofit Developers	$920,000	31 grants to nonprofit entities

Table 4: Summary of Projected FY 2006 Housing and Community Development Resources and Activities				
Funding Source & Program	**Use**	**Target Population**	**Expected Level of Funding FY 2006**	**Expected Level of Activity FY 2006**
MRC: Home Modification Loan Program	Home Modifications	Individuals/Families with Disabilities	$4 million	160 loans
MRC:ILP	Rental Assistance	MRC Consumers	n/a	130 vouchers
Home Funders: Permanent Financing	To Increase # of ELI Units in MHP Rental Production	100% low income, 25% ELI	Included in MHP Funding	
Home Funders: Predevelopment & Acquisition Loans (CEDAC)	Rental Production	100% low income, 25% ELI	Included in CEDAC Funding	
Note - Includes 10 special set asides for special populations, but does not include units administered by the state's local housing authorities. In total, more than 70,000 MA households receive Section 8 Housing Choice Rental Vouchers. In addition, the rents of tenants in more than 60,000 units of subsidized housing are supported by Section 8 project based rental subsidies.				

Institutional Structure and Coordination

The overall institutional structure and coordination is detailed in Section 4 of the five year plan. The FY 2006 Action Plan reflects the continuing cooperative participation of the many state agencies, municipalities and non-profit housing and service providers whose efforts are essential to its success. In particular, the Department of Transitional Assistance (DTA), which administers the Emergency Shelter Grant (ESG), and the Massachusetts Department of Public Health, which administers the state Housing Opportunities for Persons with AIDS (HOPWA) funding, were instrumental in assisting the Department of Housing and Community Development in the organization and development of the One-Year Plan.

Implementation of the One Year Plan is carried out by dozens of state agencies, departments and quasi-public entities, working in concert with a network of for-profit and nonprofit service providers and developers and the 351 cities and towns of the Commonwealth of Massachusetts. Governor Romney, as a cornerstone of his administration, has committed his leadership and energies to improving both the efficiency and outcomes of state government. As a result, those managing the state's housing and community development efforts will benefit from improved data collection, analysis, and reporting. Agencies will manage to the specific goals and objectives; community partners, including developers, employers and municipalities will understand what those priorities are – indeed they have been, and will continue to be – instrumental in establishing them. The oversight of key objectives – the state's built and natural environments (including housing), its response to the challenges of homelessness, its responsibility to ensure that the needs of residents with long-term support requirements are met, and the economic vitality of all regions – have been elevated to the most senior levels of government. These changes have been implemented in less than three years.

Initiatives to Overcome Gaps in the Delivery System

During the citizen participation process for the five year plan, the public participants underscored that the current institutional structure for carrying out the state's housing and community development plan is in most respects strong. In summary, they felt that state agencies make considerable effort to coordinate the activities of the myriad organizations whose efforts are essential to a successful execution of the plan. Still, opportunities to more closely integrate their policies and programs remain, so efforts at improved efficiency will continue. The management changes already implemented (and described in greater detail in Section 4 of the five year plan) should go a long way in ameliorating some of the challenges. Still, some challenges are more fundamental than managerial:

- DHCD collaborates with many government entities and direct service providers – including local housing authorities, municipalities, community action agencies, community development corporations – to fulfill the purposes of the state's broad housing and community and economic development programs and policies, deliver services, and undertake grant-funded projects. (This is also true of service-related activities overseen by EOHHS in its management of Emergency Services Grants and of the Department of Public Health's AIDS Bureau in its management of HOPWA.). Program development and grant management is done through the Interagency Task Force on ESG and the Balance of State Continuum. Services are delivered to their beneficiaries by private service providers and organizations. Massachusetts benefits from a large and capable group of organizations that can and do carry out a wide variety of housing and human service activities.

- DHCD must balance local and regional interests. Especially in the area of economic development, the state's emphasis is on job creation and retention, and jobs are ultimately created or retained by employers. The state supports its employers – both for-profit and

nonprofit by seeking to create a favorable business environment, through a variety of financing programs, and, in the case of for-profit companies, through tax incentive programs. Assistance that DHCD provides through components of the CDBG program (e.g., the Economic Development Fund and Section 108 financings) and the Community Development Action Grant program involve grants to communities, but the financing requirements, match requirements, pace of the projects, and financial viability of the businesses who will ultimately create the public benefits are all thoroughly examined in the application stage and closely monitored throughout the course of the project. In this manner, the state ensures that capacity constraints in smaller communities do not prevent valuable projects from moving forward.

- Massachusetts' home rule structure of governance results in different levels of local capacity and different local priorities. Outreach and information sharing with local, regional, and non-governmental entities are important for states generally, but are particularly important in Massachusetts, where there is no "mid-level" government, such as counties, to serve as a conduit or liaison between the state and its 351 municipalities. The challenge is magnified by the fact that 212 towns have fewer than 10,000 residents; 125 towns have fewer than 5,000 residents. Towns of this size often cannot afford to have professional community development and planning staff. This lack of capacity presents a problem in the delivery of programs and services in these smaller communities. A long and strong tradition of local autonomy also makes it difficult to plan initiatives across the political boundaries of small Massachusetts communities.

  The direct state—local relationship extends to a variety of regulatory and program areas. Local enforcement actions in many health and safety areas, for example, are determined in large part by uniform state safety codes. Also, local land use decision-making is governed by the parameters established by the state's zoning and subdivision control laws. Implementation and enforcement of state standards, however, is often in the hands of localities, and the manner in which localities interpret and use them can affect outcomes. This dynamic is especially notable in the context of residential development, as discussed in Sections 2 and 4 under "Barriers to Housing" in the five year plan. While efforts to change certain aspects of the state-local relationship are perennial, it is unlikely that there will be major changes in the institutional structure of the Commonwealth or its municipalities in the near future.

To overcome these challenges, the state encourages regional cooperation among municipalities and the use of regional and other professional entities to facilitate the administration of programs and to overcome some of the limitations imposed by the small scale of some localities and their governments. DHCD and other state agencies will continue to provide technical assistance and training for municipal officials to increase local government capacity.

Also, DHCD will continue to improve its outreach, information dissemination, and partnerships with and among all of its constituencies. The 2005-2009 consolidated planning process typified some of the improvements, for example, greater use of the internet for notices of grant availability, program descriptions, guidance and technical assistance, useful demographic and economic information in a user friendly format, and regulatory changes.

All administering agencies, and their service providers, have committed to improving information, data-sharing, resource availability and requirements to create a more "seamless" experience for clients who are often frustrated by the multiple agency contacts and arrangements necessary to provide services for which these individuals are qualified. This is especially important if the state is to fulfill its objectives relating to homeless and near homeless populations and to people with disabilities and/or other support needs. Agencies and providers expected to be involved in such efforts include local housing authorities, the state's Departments of Transitional Assistance,

Mental Health, Mental Retardation, community action agencies, housing providers (nonprofit and for profit), and the vast network of Continua of Care entities.

Fundamental aspects of the structure of state and local government which is composed of 351 municipalities – will continue to pose challenges, which the state will seek to address through outreach, technical assistance, incentives, and cooperation. Making the best use of the institutional structure where it is strong and strengthening it where it is weak, the state will continue pursuing its housing and community development plan.

Consultation/Citizen Participation

The feedback elicited during the Consultation/Citizen Participation process for the FY 2006 Action Plan is described in further detail in **Appendix A**. As required by Annual Plan Regulation, legal notice describing the availability of the Commonwealth's FY 2006 Action Plan Draft, its contents, and notice of public hearing was published on January 4, 2006 in newspapers of general circulation throughout the Commonwealth. The public comment notice clearly stated the length of the 30-day public comment period that ended February 4, 2006, that copies of the draft were available at locations across the state and that comments should be sent, e-mailed or faxed to the Office of Policy Development, DHCD, 100 Cambridge Street, Suite 300, Boston, MA 02114 Attention: Elizabeth Malloy. The public comment notice also stated that public hearings were held on January 23, 2006 at DHCD in Boston and on January 25, 2006 at the West Springfield Town Hall. Notices announcing the comment period and public hearings were sent to an extensive list of providers, eligible applicants, advocacy organizations, housing authorities, and local and regional entities that are or could be participants in one or more of the programs described in the plan. The FY 2006 Action Plan Draft was mailed at the same time to 20 locations across the Commonwealth, and made available at DHCD's office in Boston. In addition, the draft plan was posted on the DHCD website, www.mass.gov/dhcd, and thus made available to all the citizens of the Commonwealth.

DHCD supports the fundamental principles of promoting fair housing and sustainable development, enhancing community based organizations and local government capacity, removing barriers to affordable housing production and improving the outcomes of government action. This Action Plan identifies specific activities and goals for FY 2006 based on these principles and the housing and community development needs, strategies and objectives discussed in the five year plan. These principles drive the decision making behind programmatic activities, planning and policy making of DHCD in order to meet the state's housing and community development needs and continually improve the quality, affordability and availability of housing and communities across Massachusetts.

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approval No. 0348-0043

2. DATE SUBMITTED March 9, 2006	Applicant Identifier
3. DATE RECEIVED BY STATE	State Application Identifier
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

1. TYPE OF SUBMISSION:

Application
- [x] Construction
- [ ] Non-Construction

Preapplication
- [ ] Construction
- [ ] Non-Construction

5. APPLICANT INFORMATION

Legal Name: Commonwealth of Massachusetts

Organizational Unit: Depart of Housing and Community Development

Address *(give city, county, State, and zip code)*:
100 Cambridge Street, Suite 300
Boston, MA 02114

Name and telephone number of person to be contacted on matters involving this application *(give area code)*
Sarah B. Young
(617) 573-1103

6. EMPLOYER IDENTIFICATION NUMBER *(EIN)*: 99 — 9089540

7. TYPE OF APPLICANT: *(enter appropriate letter in box)* A

A. State
B. County
C. Municipal
D. Township
E. Interstate
F. Intermunicipal
G. Special District
H. Independent School Dist.
I. State Controlled Institution of Higher Learning
J. Private University
K. Indian Tribe
L. Individual
M. Profit Organization
N. Other (Specify) _____

8. TYPE OF APPLICATION:

- [x] New
- [ ] Continuation
- [ ] Revision

If Revision, enter appropriate letter(s) in box(es) [ ] [ ]

A. Increase Award B. Decrease Award C. Increase Duration
D. Decrease Duration Other*(specify)*:

9. NAME OF FEDERAL AGENCY:
US Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:
HOPWA 14.241 14 — [ ][ ][ ]
TITLE: CDBG 14.228 HOME 14.239 ESG 14.231

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
HUD Community Planning Development 2006 One Year Action Plan for the Commonwealth of Massachusetts' CDBG, HOME, ESG, and HOPWA programs

12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*:
Commonwealth of Massachusetts

13. PROPOSED PROJECT

Start Date	Ending Date
10-1-05	9-30-06

14. CONGRESSIONAL DISTRICTS OF:

a. Applicant: 9th District

b. Project: 1st - 10th Districts

15. ESTIMATED FUNDING:

a. Federal	$ 51,151,629.00
b. Applicant	$ .00
c. State	$ .00
d. Local	$ .00
e. Other	$ .00
f. Program Income	$ .00
g. TOTAL	$ 51,151,629.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON:

DATE _____

b. No. [x] PROGRAM IS NOT COVERED BY E. O. 12372
[ ] OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

[ ] Yes If "Yes," attach an explanation. [x] No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Type Name of Authorized Representative	b. Title	c. Telephone Number
Jane Wallis Gumble	Director	(617) 573-1100
d. Signature of Authorized Representative		e. Date Signed 3/9/06

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Standard Form 424 (Rev. 7-97)
Prescribed by OMB Circular A-102

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form used by applicants as a required facesheet for preapplications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:
1.	Self-explanatory.
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).
3.	State use only (if applicable).
4.	If this application is to continue or revise an existing award, enter present Federal identifier number. If for a new project, leave blank.
5.	Legal name of applicant, name of primary organizational unit which will undertake the assistance activity, complete address of the applicant, and name and telephone number of the person to contact on matters related to this application.
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.
7.	Enter the appropriate letter in the space provided.
8.	Check appropriate box and enter appropriate letter(s) in the space(s) provided: -- "New" means a new assistance award. -- "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. -- "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation.
9.	Name of Federal agency from which assistance is being requested with this application.
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.
11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.

Item:	Entry:
12.	List only the largest political entities affected (e.g., State, counties, cities).
13.	Self-explanatory.
14.	List the applicant's Congressional District and any District(s) affected by the program or project.
15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate *only* the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.
16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.
17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)