

Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle Chan, Undersecretary

June 10, 2019

PUBLIC NOTICE

The Department of Housing and Community Development (DHCD) has published the FY 2018 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER represents accomplishments for the time period of April 1, 2018 to March 31, 2019 for five formula grant programs supported by the U.S. Department of Housing and Urban Development: Community Development Block Grant (CDBG); HOME Investments Partnerships Program (HOME); Emergency Solutions Grants (ESG); Housing Opportunities for Persons with AIDS (HOPWA); and Housing Trust Fund (HTF).

The CAPER can be viewed at DHCD's webpage: <https://www.mass.gov/orgs/housing-and-community-development> under Recent News and announcements AND at <https://www.mass.gov/service-details/dhcd-consolidated-action-plans> under Consolidated Annual Performance Evaluation Report (CAPER).

DHCD expects to submit the final CAPER to HUD on June 28, 2019. Comments may be submitted in writing until the close of business on Tuesday, June 25, 2019. The final CAPER may reflect input received during this comment period. Comments received after June 25th will not be responded to.

Please direct comments to:

Mark Southard
Department of Housing and Community Development
100 Cambridge Street, Third Floor
Boston, MA 02114

Or by email to: Mark.Southard@mass.gov

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

DHCD's HOME program has achieved continued success in meeting Action Plan goals of preserving and creating affordable rental housing, including units for extremely low income households at risk of homelessness. The number of HOME-assisted units came within 25% of meeting the stated goals; we note, however, that HOME units (136) represented just 17% of total HOME project units (786). The Commonwealth's HOME funding has leveraged other resources to meet Consolidated Plan and Action Plan goals. We also note that DHCD's HOME pipeline is robust. When HOME projects with contingent HOME awards meet commitment criteria, we enter these projects in IDIS.

The CDBG program continues to operate as it has in years past, attempting to guide its funds to the neediest communities and persons. The Program has found that allowing local governments, with the input of residents, to determine what the communities most urgent needs are is the best way to accomplish this. In FY 2017, CDBG staff implemented a modified application process that was the result of an extensive public participation process that spanned several months. DHCD CDBG staff had two goals in undertaking this process. The first was to simplify the application process making it easier for communities to apply to the program. The second was to make the application and program more accessible to communities. Both goals were met as we saw an increase in the number of communities applying and also we received applications from communities that had not applied in a while or at all. DHCD saw a continuation of this trend in FY 2018.

ESG outcomes were achieved through partnerships with 32 subrecipients and additional sub-subrecipients, DHCD administered ESG services to 17,309 participants through 61 ESG funded projects across Massachusetts.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preserve and create affordable rental housing	Affordable Housing		Rental units constructed	Household Housing Unit	150	133	88.67%	150	114	76.00%
Preserve and create affordable rental housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	30	86	286.67%	30	22	73.33%
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	149438	93.32%		37328	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	62251	125.01%		12501	
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Facade treatment/business building rehabilitation	Business	20	12	5.00%		1	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Rental units rehabilitated	Household Housing Unit	100	348	25.00%		21	
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	300	1251	84.00%		252	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%		0	
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Prevention	Persons Assisted	25	9123	5,316.00%		1329	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Jobs created/retained	Jobs	10	0	0.00%		0	
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Businesses assisted	Businesses Assisted	20	33	5.00%		1	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	200	4109	339.50%		679	
Reduce homelessness	Homeless		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	2109	88.00%		440	
Reduce homelessness	Homeless		Homeless Person Overnight Shelter	Persons Assisted	4700	66548	385.94%		18139	
Reduce homelessness	Homeless		Homelessness Prevention	Persons Assisted	500	7704	97.00%		485	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Massachusetts CDBG program has long prioritized directing resources primarily to communities with higher levels of need. In FY 2017, DHCD modified its CDBG program eliminating a few smaller funds and directing all resources to just two funds. The Mini Entitlement Fund is for larger communities that have been determined to have greater levels of need. There are 11 communities in this fund. The Community Development Fund is for all other communities which compete on the merits of their projects though communities with higher percentages of low and moderate income persons receive more points in the application. Further, DHCD relies on applicant communities to identify their most pressing

needs. Applicants are incentivised in the annual application to demonstrate that these needs have been identified through an open community process that involves significant public input and establishes a priority of projects to be addressed. Toward this end, DHCD makes the majority of CDBG eligible activities available for funding so that communities may pursue projects that they have first determined to be priorities. During FY 2018, as with previous years, communities have chosen to direct a significant portion of requests to address two primary activities, housing rehabilitation and infrastructure repairs. In addition, Massachusetts CDBG supports a significant amount of public social services designed to assist in stabilizing families and individuals.

HOME Accomplishments Narrative:

The Massachusetts subordinate debt programs, along with federal and state low income housing tax credits, promote strong and sustainable communities throughout the Commonwealth and address local priorities. HOME funds have been committed to rental projects with local zoning and (often) local funding support. The Commonwealth's principles of sustainable development, as well as the Massachusetts mission statement and fair housing principles, are referenced in the 2018-2019 Qualified Allocation Plan. HOME projects that have been completed during this program year have created or preserved 136 HOME-assisted units within 786 total housing units. These projects include production and preservation, as well as family housing, senior housing, age-restricted housing, and assisted living. One project Nearly all of these HOME projects include a regulated band of units targeted to individuals and families with incomes at/or below 30% of the area median, who are (formerly) homeless or at risk of homelessness. 65% of the HOME units completed this year house households with incomes at/or below 30% of the area median. 88% of the completed HOME units housed individuals or families at/or below 50% of the area median. All of the HOME units were occupied by households at/or below 60% of the area median.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	12,118	84	0	0	18
Black or African American	1,397	22	0	0	3
Asian	485	0	0	0	0
American Indian or American Native	72	0	0	0	0
Native Hawaiian or Other Pacific Islander	6	0	0	0	0
Total	14,078	106	0	0	21
Hispanic	2,506	51	0	0	0
Not Hispanic	11,572	85	0	0	21

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Of the HOME-assisted households, thirty households reported as 'other multi-racial.'

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	33,655,855	27,755,924
HOME	public - federal	11,924,326	5,837,478
HOPWA	public - federal	274,934	213,597
ESG	public - federal	4,414,916	2,267,761
HTF	public - federal	5,720,333	585,407
HUD-VASH	public - federal	5,474,193	5,941,029
LIHTC	public - federal	18,591,849	18,591,849
Section 811	public - federal	12,100,000	
Other	public - federal	975,531,837	932,266,546
Other	public - state	975,531,837	932,266,546

Table 3 - Resources Made Available

Narrative

HOPWA: Of the \$213,597.24 expended, \$109,857.37 was from the FFY16 grant, and \$103,739.87 was from the FFY17 grant. MDPH did not expend FFY18 grant funds during this period.

HOME amount expended reflects project draws during this program year.

Other amount expended reflects state funding for FY19 (July, 2018 - June, 2019) and is estimated; this report was filed before the close of the state fiscal year. A breakdown of 'Other' funding resources is included in the attached table.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

These HOPWA funds are allocated to 1) AIDS Project Worcester, a non-profit community-based organization located in Worcester that serves residents of Central Massachusetts; 2) Community Counseling of Bristol County, Inc. (CCBC), a non-profit organization located in Taunton that provides behavioral health, HIV/AIDS, and other health-related supportive services to residents of Southeastern Massachusetts; 3) Commonwealth Land Trust (CLT), a non-profit organization that owns and manages affordable housing and provides on-site case management services to residents of Greater Boston and

Lawrence; and Victory Programs, Inc. (VPI), a non-profit organization based in Boston, Massachusetts, that is funded to serve residents of Greater Boston and Topsfield, Massachusetts. Of the total HOPWA funds utilized, 32% are allocated to Central Massachusetts, 15% to Southeastern Massachusetts, and 53% to Greater Boston and the Northeast region of Massachusetts.

The Massachusetts CDBG program distributes its funds through a competitive process that is not based on geographic priorities. However, applications and subsequent grants have demonstrated that the majority of CDBG funds are going to three distinct areas: the western third of the State; south central Massachusetts; and the Cape and Islands. These areas are comprised of a number of rural communities which demonstrate a high level of need. DHCD going forward will be looking for ways to attract communities with need to the program from other geographical areas.

DHCD's HOME program supported both the production and preservation of rental housing. Our pipeline of projects remains steady with contingently awarded projects successfully moving to completion and occupancy. The Massachusetts tax credit market has been reliable, so the HOME pipeline has remained robust. The housing industry continues to find ways to contain costs, while ensuring a sustainable product. DHCD's HOME projects continue to be located in all regions of the state, with strong Metro Boston area representation. All of our HOME projects include units for households at/or below 30% of the area median income, who are either (formerly) homeless or at risk of homelessness.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The CDBG program does not require a match through its application. However, communities typically utilize local or state resources in developing their projects. Many infrastructure projects will also included state highway funds. Housing rehabilitation projects may employ state lead paint funds and when able require contributions from project recipients. In addition, the State requires grantees that are doing housing rehabilitation to consult with local agencies that provide Weatherization Assistance Program funds.

Federal funds are typically a very small component of our HOME projects' development sources. DHCD has structured our HOME program to ensure that we allocate per unit HOME dollar limits that are much lower than the federal limits, so nearly all HOME projects leverage approximately six or seven hundred percent in other funding, often private tax credit equity and private loan funds. Our division also administers various state bond resources that support the Commonwealth's HOME projects. The Massachusetts Rental Voucher program has been the HOME MATCH source utilized in annual program reports, since we launched the state's HOME program.

ESG funded was matched 100% by the Homeless Individual Emergency Shelters program. The Homeless Individual Emergency Shelters program funds essential service costs and shelter staffing for over 3,000 individual shelter beds across the Commonwealth.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	864,447,596
2. Match contributed during current Federal fiscal year	87,578,782
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	952,026,378
4. Match liability for current Federal fiscal year	1,548,551
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	950,477,827

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Mass Rental Voucher Program (12 months subsidy expenditure)	03/31/2019	87,578,782	0	0	0	0	0	87,578,782

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
2,143,129	2,152,520	931,000	0	3,364,649

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	151,606,951	0	0	0	0	151,606,951
Number	13	0	0	0	0	13
Sub-Contracts						
Number	342	2	0	25	24	291
Dollar Amount	122,680,206	129,524	0	7,649,790	16,153,037	98,747,855
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	151,606,951	0	151,606,951			
Number	13	0	13			
Sub-Contracts						
Number	342	27	315			
Dollar Amount	122,680,206	6,422,617	116,257,589			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	13	0	0	0	0	13
Dollar Amount	7,530,000	0	0	0	0	7,530,000

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		14		8,644,343		
Businesses Displaced		2		63,000		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		47		524,688		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	7	0	0	0	7	0
Cost	146,617	0	0	0	146,617	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	50	23
Number of Non-Homeless households to be provided affordable housing units	630	0
Number of Special-Needs households to be provided affordable housing units	27	23
Total	707	46

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	550	114
Number of households supported through Rehab of Existing Units	150	22
Number of households supported through Acquisition of Existing Units	0	0
Total	700	136

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The above 'Actual' numbers reflect HOME-assisted project units completed during this program year (136). If we include the total unit count within HOME-assisted projects, we add 650 units, most of which are affordable, to the program year's accomplishments. The 30% AMI HOME units that target (formerly) homeless individuals or families (or those at risk of homelessness) are not included in the homeless accomplishments above, but can be seen in the table below. Many of the HOME-assisted unit

households also are supported by either federal or state rental assistance. We do not use DHCD HOME funds for TBRA, however.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	98	0	21
Low-income	181	0	
Moderate-income	250	0	
Total	529	0	

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Throughout FFY18, DHCD worked Continua of Care across Massachusetts and our state agency partners including the Executive Office of Health and Human Services (EOHHS), the Executive Office of Elder Affairs, MA Department of Mental Health, MA Department of Public Health, and the MA Interagency Council on Housing and Homelessness (MAICHH), to better understand the needs of communities and people experiencing homelessness across the Commonwealth.

Youth:

In addition to supporting CoC annual Point in Time Count efforts, DHCD actively participated the 2018 annual MA Youth Count by funding CoC planning efforts and the development of the Massachusetts State Plan to End Youth Homelessness published in May of 2018. The State Plan was funded and coordinated through the MA EOHHS and MAICHH. The six recommendations identified in the final report were established in conjunction with youth and young adults with lived experience of homelessness. The final report can be viewed at:

<https://www.mass.gov/files/documents/2018/05/01/Massachusetts%20State%20Plan%20to%20End%20Youth%20Homelessness%20-%202018.pdf>

Households with Children:

As part of DHCD's upcoming procurement of our family emergency assistance shelter program statewide listening sessions were held to allow consumers, shelter providers, advocacy organizations and other community partners the opportunity to provide their input on the current shelter system and provide feedback on how to make system improvements.

Households without Children:

DHCD's Division of Housing Stabilization continues to operate with a full time Constituent Services Coordinator who works to connect households in need of services with appropriate resources across the Commonwealth. In addition to services available through the MA non-entitlement ESG award, DHCD worked with the South Middlesex Opportunity Council (SMOC) and the City of Framingham to develop a street outreach program targeted to unsheltered persons in that area. Additionally, DHCD continues to partner with the City of Lawrence, as well as other municipalities, to better understand the unmet community needs of unsheltered persons experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Commonwealth continues to be the primary funder for the Emergency Assistance (EA) shelter

system in Massachusetts which provides emergency shelter to eligible homeless families. During the April - March 7,213 households with children receive emergency shelter and supportive services through the Massachusetts Emergency Assistance (family shelter) program.

Additionally, ESG funding helps to support shelter services for families who do not meet EA criteria and individuals by providing extensive funding for individual shelters. In SFY19 over 3,000 emergency shelter beds for individuals (persons in households without children) were provided on a nightly basis.

While DHCD does not fund transitional housing programs, DHCD continues to administer several programs (HomeBase, RAFT, ESG) that help to meet the needs of those who are in transition but who do not reside in emergency shelter. Additionally, ESG funding continues to be utilized to support families in transition who were in need of emergency shelter, but do not have housing opportunities available within a short time frame. ESG provided emergency shelter, while state funding provided rapid re-housing and case management services thereby leveraging state and federal resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

DHCD prevents low-income individuals and families from becoming homeless by providing financial assistance through the RAFT program. RAFT assists households who are at risk of homelessness with up to \$4,000 to preserve their current housing or move to new housing. This program serves families with children under 21 as well as households of all sizes and configurations, including the elderly, people with disabilities, and homeless youth.

DHCD helps families in the Emergency Assistance shelter programs with rehousing by providing up to \$10,000 over a 12-month period in HomeBASE rehousing funds. These funds can be used to help people exit EA shelter or be diverted from EA shelter when they first apply. HomeBASE is also available to households in domestic violence shelters and substance use treatment facilities funded by the Department of Public Health. Households who access HomeBASE are provided with case management services for 12 months to assist them in securing permanent housing after the HomeBASE program ends. DHCD expects an increase in the number of households who receive prevention assistance through diversion programming over the next year. Finally, DHCD encourages emergency shelter providers to implement front door triage and diversion programs based on national best practices to help individuals address their housing needs without coming into shelter.

Low income households experiencing housing instability can access prevention assistance (funded through state and federal ESG resources) by going to a local Housing Consumer Education Center or one of a network of 11 Regional Administering Agencies throughout the Commonwealth.

Elder Affairs

The Massachusetts 811 Project-based Rental Assistance (PRA) Program is a partnership between the Department of Housing and Community Development and the Executive Office of Health and Human Services to provide housing options for extremely low income adults with disabilities under the age of 62 who are transitioning from long term care facilities into the community or who are at risk of re-entering these facilities. The target populations are: Persons in institutions who are not eligible for MFP but are eligible for one of MassHealth's Home and Community-Based Services (HCBS) waivers; Persons residing in a long term care facility who are not eligible for either MFP or a HCBS waiver, but who are eligible for Medicaid State Plan services; and persons living in the community who are eligible for and receiving services through a HCBS waiver. DHCD worked in partnership with the Executive Office of Elder Affairs to enhance program operations for EOE Supportive and Congregate Housing programs. Additionally, Elder Affairs recently established recommendations as part of the Governor's Council to Address Aging to (see <https://www.mass.gov/files/documents/2018/12/18/Governor%27s%20Council%20to%20Address%20Aging%20in%20MA%20Blueprint%20Recommendations%2012.10.2018-final.pdf>). Recommendations include: Develop design standards for all state-funded senior housing to maintain tenancies in the face of increased frailty, Expand Resident Service Coordinators in state public housing, Explore the development of a new model of middle income housing for older adults, and work with PACE programs to create more formal linkages between PACE and affordable housing.

Partner Meetings	299
Outreach Events for Youth	95
Other Community Meetings	12
Total	406

Table 14 - Youth Outreach Table

Youth

As a result of the State Plan, EOHHS identified ten Youth Regions to receive state funding specifically geared towards understanding the local needs of youth and implementing flexible services to meet those needs. Together, the Youth Regions hosted numerous outreach events, focus groups, and other community events aimed at reaching out to homeless youth to assess and meet their individual needs, as demonstrated in the table below. Additional outcomes regarding services for youth and young adults are available in the EOHHS Legislative Report published on March 1st, 2019 at: https://www.mahomeless.org/images/eohhs_legislative_report_on_youth_homelessness_line_item_3-1-19.pdf

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

DHCD requires all family shelter providers to assist families in rehousing efforts while they are in shelter and then once housed provide them with 12 months of stabilization support. Housing search services include credit repair, criminal record migration, and assistance with applications for subsidized and unsubsidized housing. While in shelter, families receive assistance enrolling in job training and educational programs and in securing employment and developing a formal re-housing plan that is updated on a monthly basis.

To assist with moving costs, families are also eligible for a re-housing benefit of \$10,000 through the state HomeBASE Program. This flexible resources can be used such things as rental stipends, moving cost, utilities arrearages, and paying for first/last month's rent and security deposit. Households in individual shelter have access to rapid re-housing services through the state-funded individual shelter system (\$5M was dedicated to rapid re-housing in FY19), ESG, and CoC rapid re-housing programs.

Prior to moving into permanent housing, each shelter is expected to establish a stabilization plan in conjunction with the household that focuses on activities the family needs to undertake to ensure long term housing stability, such as, increasing income through employment and/or training, engaging in mental health and/or recovery services, and addressing other critical needs specific to each family.

In addition to emergency shelter efforts, DHCD and state partners have made affordable housing a priority and dedicated resources to creating affordable housing opportunities for all households experiencing homelessness. The Massachusetts Rental Voucher Program (MRVP) has a preference for homeless households and 737 MRVP project based vouchers are connected with supportive services subsidies. These units are almost all targeted at homeless households, many of which also have additional barriers to housing, like being a veteran, disabled, chronically homeless, elderly, and/or unaccompanied minors. Additionally, MRVP project based vouchers are often layered on units with CBH and FCF funding, both of which create housing for disabled persons.

In 2018, the Executive Office of Elder Affairs worked collaboratively with CoCs and private owners to implement waiting list preferences for homeless elders in Section 202 affordable housing. Additionally, in collaboration with MassHealth and the City of Boston, Elder Affairs participated in multiple housing surges for chronically homeless elders - linking them to housing units and services during one event.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

By the end of FFY18, DHCD is projected to have spent approximately \$90M in its bond cap for the modernization of state-aided public housing units throughout the Commonwealth. These projects range from modernization, energy efficiency and climate resiliency efforts, creation of unit and site accessibility, and vacant-unit refurbishment, amongst other capital improvements. In FFY18, DHCD also allowed Local Housing Authorities (LHAs) to increase their operating expense levels by 4 percent. Also in FFY18, DHCD closed on two state-aided public housing redevelopments. In December, 2018 the department provided \$5.87M in financing for the substantial rehabilitation of Camden Apartments, a state-aided family public development in Boston. The Boston Housing Authority (BHA) procured Beacon Communities as the entity to redevelop, own, and operate the 72-unit state family public housing development, subject to a 99-year ground lease. In FFY18, DHCD also provided \$16.75M in public housing capital funds for Phase II of the BHA's 331-unit Orient Heights state family public housing development, which will include demolition of 87 existing public housing units and construct 88 new ones. The BHA procured Trinity Financial as the entity to redevelop, own, and operate Orient Heights, subject to a BHA-held 99-year ground lease. Phase I (demo of 90 units and construction of 120 new replacement units) began lease up in FFY18.

In FFY18, DHCD has continued to implement major administrative reforms to enhance the transparency and accountability of state-aided public housing, mandated by the 2014 Chapter 235 "An Act Relative to Local Housing Authorities" legislative reform (the "Public Housing Reforms"). DHCD rolled-out the Common Housing Application for Massachusetts Public Housing ("CHAMP"), an online centralized application and waitlist system. For this first time, anyone can now submit a single application and apply for state-aided public housing to any of the 240 Local Housing Authorities throughout the state. Applicants may complete the application online, or complete and submit a paper application to any LHA, which will then be entered into CHAMP.

In FFY18, DHCD also continued to refine major reforms previously launched under the Public Housing Reforms, such as the Performance Management Review (PMR), which was launched late in FFY16. The PMR is a comprehensive on-site review of local housing authorities' operations, facilities and finances, as required under the Public Housing Reforms. In FFY18 DHCD conducted its third and final "Planning Year" of the PMR for all local housing authorities and continued to refine the PMR's metrics, as well as begin to integrate the use of business intelligence software to identify and analyze performance trends across DHCD's entire state public housing portfolio. The Public Housing Reforms also requires that each LHA contract with an independent certified public accounting firm to perform an Agreed Upon Procedures (AUP) review of the LHA's financial records. In FFY18, DHCD implemented important changes to the AUP process and continued to publish each LHA's AUP on the DHCD website, as required by the legislation.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

In FFY18, DHCD awarded grants totaling \$1M to New Bedford, Gloucester and Taunton Housing

Authorities as part of the A Better Life (ABL) program for their state-aided public housing family portfolios. A Better Life focuses on providing economic advancement opportunities based on each family's individual circumstances. ABL pairs participating families with a Family Life Coach. Together with participants, coaches conduct a comprehensive assessment of residents' needs, and create a collaborative "family development plan." This plan helps families determine short and long-term goals in focus areas of employment, financial security, and education. Participants continue to receive support to discuss progress and accomplishments, and are given access to services through providers in partnership with the housing authority. The program also focuses on asset-building for families, and helps families increase their personal savings and address outstanding debt.

In FFY18, DHCD completed implementation of the fourth year of a five year economic mobility program called the Massachusetts Learning, Employment and Asset Program (MassLEAP). DHCD committed \$8.125M over five years to MassLEAP in order to provide eligible residents of state-aided public housing and/or Massachusetts Rental Voucher Program (MRVP) participants with a set of supportive services needed to support meaningful and sustainable earned income growth. MassLEAP was created in response to recommendations from the 2012 Commission on Public Housing Sustainability and Reform, and in consultation with stakeholder input from a working group that included the Massachusetts Union of Public Housing Tenants, service providers, and housing agencies. Also in FFY18, DHCD, together with MassNAHRO, CHAPA and Massachusetts Union of Public Housing Tenants jointly issued a request to the Joint Committee on Housing to amend a state law requiring tenants to elect a tenant representative to the LHA Board; a provision added in the 2014 Public Housing Reforms. In November, 2018 the bill was introduced in the Massachusetts Legislature that will, if passed, clarify the process for seating tenants on LHA boards in Massachusetts towns.

In conjunction with the Center for Survey Research at the University of Massachusetts, Boston, DHCD completed the final year of a four-year tenant satisfaction survey of its state-aided public housing units. In the fall of 2018, surveys were sent to 13,304 households, 6,717 of which were completed and returned. In all, surveys were sent to 38,724 households with an overall response rate of 51%. Statewide survey results are posted on DHCD's website. DHCD and Housing Authorities are now following up on reports of dissatisfaction with follow up on maintenance issues.

DHCD also continued its series of trainings specifically for public housing residents. Developed and implemented by the Mel King Institute, the Public Housing Training Program was established with the goal of "enabling tenant members and members of local tenant organizations to participate fully in the oversight of the housing authority's operation and capital planning." Two types of trainings are offered: one for resident board members, which focuses on the role of the board member, and an in-depth review of budgets and capital improvement plans. The second type is for any resident, with a focus on new state regulations about tenant participation, essential leadership skills and running good meetings. In FFY18: 64 residents residing at 12 LHA properties completed training, of which 3 were resident board members.

Actions taken to provide assistance to troubled PHAs

The Performance Management Review comprehensively compares local housing authorities' operations,

facilities and finances to a list of benchmarks. Local housing authorities that do not meet benchmarks are provided technical assistance by DHCD staff. To increase technical capacity of smaller LHAs while fostering collaboration to capture efficiencies, the Regional Capital Assistance Team (RCAT) legislatively mandated under the Public Housing Reforms, is comprised of 3 regional teams of technical assistance providers to assist smaller LHAs in executive capital and maintenance plans and projects. All LHAs may participate in the program, though LHAs with 500 or fewer state-aided units are required by law to participate, unless the LHA is granted a waiver.

In 2018, when the Agreed Upon Procedures and a state auditor's report indicated serious financial concerns at two housing authorities, DHCD interceded and offered intensive technical assistance, staffing offices and training new employees on laws, regulations, processes, and procedures.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Commonwealth's Interagency Council on Housing and Homelessness (ICHH) continues to facilitate communication between state departments in order to identify and breakdown barriers to serving households facing a housing crisis while focusing additional efforts on coordinating access to services for specific sub-populations including homeless youth, families, and veterans. Through ongoing coordination with Continua of Care regarding the use of ESG funding, DHCD continues to improve the administration of ESG funding while working closely with other state funded programs to identify gaps in services and better serve households in need who do not qualify for state funded programs. Through coordinated entry systems, continua statewide are making significant improvements in removing barriers and obstacles to their permanent supportive housing units. DHCD, through its programs and partnerships, has continued to aim 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, gender identity, age, ancestry, familial status, veteran status, or physical or mental impairment. Fair housing is embedded in all the state's housing programs and activities. Massachusetts' fair housing policy is expressed through its Fair Housing Mission Statement and Principles which are included in the Commonwealth's Analysis of Impediments to Fair Housing Choice.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The above-response speaks to meeting underserved needs. In terms of actions to reduce lead-based paint hazards, our programs follow both applicable federal and state lead laws and requirements. Funds also are available at one of the quasi-public agencies for deleading of single-family homes, occupied by low income families.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Providing affordable housing opportunities to a range of low income households, as well as housing with available supportive services is intended to encourage household income growth and self-sufficiency. DHCD has implemented an Economic Prosperity Agenda with the goal to create housing policy and practice that catalyzes economic mobility for 1,000 working families who are securely housed. Our vision is to ensure subsidized housing serves as a platform for economic prosperity. In order to achieve our stated goal, DHCD is utilizing our Moving to Work status to create programming intended to reduce the

number of poverty-level families.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Chapter 235 Act Relative to Local Housing Authorities reform of 2014, and the resulting programs, have assisted in the enhancement of institutional structure for state-aided public housing. The programs and funding initiatives described herein assist in preserving the physical assets and ensuring effective management.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

DHCD works closely with other state departments and social service agencies, including the Department of Transitional Assistance, the Department of Child Welfare, and more recently the Massachusetts Emergency Management Agency. DHCD works closely with state agencies and service providers to enhance coordination in order to more effectively reduce and end homelessness across Massachusetts. Specifically, DHCD requires ESG subrecipients to take concrete steps to enhance coordination and access to services within their Continuum and DHCD continues to work closely with the MA ICHH to support enhanced coordination between state departments and social service agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

DHCD's FY14 Analysis of Impediments included an action step of furthering mixed-finance options to increase rental affordability for very low-income households by leveraging private funds along with public housing, project-based vouchers, and/or other subsidy programs. As described in this CAPER, in FFY18, DHCD's Public Housing Division closed on the financing of the second phase of Orient Heights and Camden Apartments. These two projects will leverage a combined \$69M in other funding, including LIHTC equity and private debt.

Additionally, DHCD's Public Housing Division provides capital funding to expand accessibility at state-aided public housing developments. This investment reduces physical barriers to affordable housing in the Commonwealth for people with disabilities.

The release of CHAMP to the public in FFY18 will also advance improve consumer awareness of housing opportunities across the Commonwealth and, with data analysis, improved evaluation of consumer access to the state's public housing programs.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

This performance report is being posted to DHCD's public website and we will issue a broad listserv notice regarding the posting and process for public comment.

Typically, DHCD shares public notices with internally with colleagues who distribute notices to a variety of partners across the Commonwealth, and in some cases, across New England. Every effort is made to ensure the information is shared broadly and publicly and that citizens have opportunity to comment on performance reports; including sharing information about performance reports with CoC lead agencies, discussing performance at Balance of State CoC Planning Groups, and making the report available for discussion at the quarterly statewide CoC meeting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the FY 2017 Program Year, DHCD implemented changes that were the result of a broad and intensive public effort going into the 2017 year, to define new ways/approaches to administer the CDBG Program. Some modest changes were made to the program structure which included reducing the number of funds that CDBG dollars are administered through from four to two. The Mini Entitlement program which awards funds on an annual basis to certain communities that have been identified through a formula as having a greater level of need, was continued. The Economic Development Fund (EDF) and the Community Development Fund II were eliminated and all non Mini Entitlement applicants would submit to the Community Development Fund (CDF). In addition, the community wide needs (CWN) score which was a relative assessment of need used to rank communities based on level of need was discontinued. The CWN was replaced in application scoring with a ranking of communities by low and moderate income percentage. Structural changes were also made to the application, eliminating some required information and modifying and reducing questions that were scored and ultimately determined funding. The primary intent of these changes was to make the program more accessible and easier to apply to. It was hoped that the program would see a broader range of applicants. The changes to the application were well received and there was an increase in the number of applicants and a modest increase in new applicants.

In 2018, the structural changes were maintained with minor modifications. The trend toward an increase in numbers of applicants and new applicants continued.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please see the attached list of DHCD HOME projects monitored for program compliance, including a summary of observations. We work closely with a third party contractor. At a minimum, we communicate with the contractor each quarter and provide a list of new HOME developments that are near completion. With projects that are under construction, we enter a formal relationship with a 'lender advisor' prior to loan closing and this advisor ensures ongoing construction inspections. DHCD continues to approach compliance monitoring as an opportunity to provide HOME technical assistance to support HOME project developers and property managers. We also are accessible to HOME unit residents should they call our office or monitoring contractor, providing information or coordination as needed. Our goal always is to bring HOME projects to sustained program compliance.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

In addition to requiring adherence to the Commonwealth's fair housing mission statement and principles, program guidelines and procedures ensure that projects have approved written affirmative fair marketing and tenant selection plans. All HOME projects are required to submit an affirmative fair housing marketing plan and tenant selection plan that meets DHCD's posted fair housing guidelines. Projects identify those populations least likely to apply and target outreach accordingly. Through compliance monitoring, we continue to review resident composition and ensure ongoing affirmative fair marketing implementation. The MassAccess public website is a resource where all Massachusetts affordable projects list vacancies. Nearly all HOME projects (85%) completed this year also were supported with low income housing tax credits. The state's Qualified Allocation Plan offers points to projects located in 'Areas of Opportunity.'

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Please refer to Section CR-15 (Resources and Investments) for the summary of HOME Program Income (PI) dollars receipted and subsequently committed and expended by other HOME projects. As of the HOME Interim Final Rule effective January 31, 2017, HOME PI is receipted and accumulated to be referenced in the next Action Plan. Upon approval of the plan, the HOME PI is committed to the next available HOME activity (i.e.: rental housing development project) and then expended by that particular

activity for eligible costs. We have not taken administrative funds from receipted HOME PI. During this program year, we receipted PI from 23 HOME rental projects and these payments were from either project cost savings, available proceeds from the refinancing of first mortgage loans, or cash flow payments. During this program year, we committed all HOME PI funds that were approved in last year's Action Plan (2,088,128.56) to four new HOME rental activities, all of which are currently under construction and two of which already have expended \$931,000 in HOME PI. On our 2019 Action Plan, we have referenced all of the PY 2018 receipted HOME PI (\$2,152,520.06) and we will commit these funds after HUD approval of the plan.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

DHCD's Housing Development division utilizes many additional resources to support the production and preservation of affordable housing units. HOME pairs well with LIHTC and nearly all of our HOME projects also have tax credits; both resources remain greatly oversubscribed. We have continued to have constructive debrief calls after issuing contingent housing development awards, including contingent HOME awards. We also do debrief calls for projects that are not contingently awarded in a given funding round, so we can give feedback and learn about project progress in hopes that it may be successful in the next funding round. With funded projects, staff work with borrowers, other lenders and municipalities to streamline the loan closing process and to help coordinate efficient and timely delivery of affordable housing units. These calls also are a tool to ensure that HOME-specific requirements are known and are clear early in the project development process.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0	0
Tenant-based rental assistance	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 15 – HOPWA Number of Households Served

Narrative

These HOPWA funds are utilized for supportive services; therefore, this table is not applicable.

HOPWA funds are administered by the Massachusetts Department of Public Health (MDPH), Bureau of Infectious Disease and Laboratory Sciences (BIDLS), Office of HIV/AIDS (OHA). MDPH uses HOPWA allocation to fund Support Services provided by AIDS Project Worcester (APW), Commonwealth Land Trust (CLT), Community Counseling of Bristol County (CCBC), and Victory Programs, Inc. (VPI). All of these services facilitate access to permanent and affordable housing and promote housing stability, both to address homelessness and to support engagement in HIV medical care and treatment.

APW is an AIDS Service Organization in Central Massachusetts that provides services for persons living with HIV and those at greatest risk for the disease. CCBC is a behavioral health provider located in Taunton, Massachusetts that offers HIV support services to individuals in the Southeastern region of the state. Both APW and CCBC use HOPWA for HIV Housing Search and Advocacy Services. These services include assessments of the housing-related needs of each low-income client and specialized planning to help individuals access and maintain the safe, stable, and affordable housing and associated services that will support their ongoing retention in HIV care. CLT is a non-profit organization that owns and manages affordable housing in Greater Boston and the city of Lawrence. VPI is a multi-service

organization that provides housing and services to homeless individuals and families with substance use disorders and/or chronic health issues including HIV. Both agencies use HOPWA to provide Medical Case Management (MCM) services to individuals with HIV who live in their housing programs throughout Greater Boston and the Northeast. MCM includes medical care coordination, social service coordination, adherence support, substance use risk reduction, sexual health promotion, benefits counseling, and housing services that promote housing stabilization and prevent homelessness. Agencies conduct comprehensive needs assessments with every client every six months and update individualized service plans to meet needs as they evolve. These agencies' HOPWA-funded services help individuals living with HIV maximize health outcomes, prevent acquisition of other commonly co-occurring infectious diseases, and reduce potential transmission of HIV to others.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

In August, 2018, DHCD announced its third competitive rental competition for supportive housing projects seeking HTF and other funds. DHCD accepted applications in December, 2018 and selected five projects that will preserve or produce 116 units of rental housing (57 HTF assisted units) for some of the Commonwealth's neediest residents. As a result of this process, DHCD has made contingent commitments of the remaining 2017 HTF Grant funds of \$1,644,000 and 50% of 2018 HTF Grant funds or \$2,600,000, for a total of \$4,244,000 committed during this grant period. We expect to announce another competitive supportive housing round this fall to commit the remainder of the 2018 HTF Grant funds and a portion of the 2019 HTF Grant.

All of the Massachusetts 2016 HTF allocation has been committed and closed. Two of the seven are completed and five are in construction.

All of the Massachusetts 2017 HTF allocation has been contingently committed to eight projects. Three projects are under construction, three are in the process of closing and two will be closing this summer.

There have been no emergency transfers requested pertaining to victims of domestic violence, dating violence, sexual assault, or stalking within the twenty-one HTF units leased up through this reporting period.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	21	0	0	21	2	23
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MASSACHUSETTS
Organizational DUNS Number	824848162
EIN/TIN Number	046002284
Identify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Boston CoC

ESG Contact Name

Prefix	Mr
First Name	Gordon
Middle Name	M
Last Name	Calkins
Suffix	0
Title	Federal Grants Manager

ESG Contact Address

Street Address 1	100 Cambridge Street
Street Address 2	Suite 300
City	Boston
State	MA
ZIP Code	-
Phone Number	6175731384
Extension	0
Fax Number	0
Email Address	gordon.calkins@state.ma.us

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	04/01/2018
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CAPER

34

Program Year End Date

03/31/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	818,313
Total Number of bed-nights provided	818,313
Capacity Utilization	100.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

DHCD's federal award period for Massachusetts non-entitlement ESG funding was 4/1/2018-3/31/2019. In addition to advancing the Housing First philosophy and Rapid Re-Housing model, the Commonwealth, through consultation with our CoC partners, identified the following goals in our Consolidated Plan and 2018 Annual Action Plan:

- Reduce the number of households becoming homeless and needing to be sheltered;
- Reduce the number of homeless households in shelters;
- Increase the number of very short term emergency shelter beds available to families fleeing domestic violence;
- Reduce the average length of stay at shelters receiving ESG funding; and
- Strengthen existing Continuum of Care (CoC) activities while increasing ESG coordination between the CoCs, the Commonwealth and state federal and local resources to reduce and homelessness.

DHCD identified the following performance indicators for sub-recipients funded under ESG.

- Number of households prevented from becoming homeless.
- Number of households rapidly re-housed into permanent housing.
- Number of emergency shelter bed nights made available to individuals and families with DHCD ESG funding.

Over the next year, DHCD plans to confer with our subrecipients, CoCs, and HMIS leads to review our reporting indicators. It is anticipated that they will be refined to better reflect outcomes reported through HMIS. CoC system-wide performance measures and Stella, the new CoC system wide analysis tool, will contribute significantly to this process.

The use of SAGE to collect and aggregate ESG outcomes has pointed to some data quality concerns and highlighted areas where improvements can be made. DHCD is in the process of implementing several

strategies intended to improve HMIS data for the Balance of State CoC and across the Commonwealth. Included in those strategies is the implementation of a statewide data warehouse.

During the FFY18 Program Year:

1. 403 households / 830 persons received homelessness prevention services. 85% of the households served exited to permanent housing at the end of the project year.

In addition to HMIS, DHCD requires subrecipients to report on the # of households enrolled in prevention assistance AND the # of households exiting program to permanent housing. There is a slight difference in the outcomes reported by subrecipients to DHCD and the outcomes drawn from data entered into HMIS; our programs reported that 389 households received prevention assistance compared to 403 households that were captured in HMIS. We believe the discrepancy is related to households who received assistance across multiple reporting periods.

2. 477 persons / 320 households received RRH assistance. Of those households, 257 households were re-housed into a permanent housing situation during the grant year.

3. 778,942 emergency shelter bed nights were provided to 15,873 persons.

The above outcomes were achieved through partnerships with 32 subrecipients and additional sub-subrecipients, DHCD administered ESG services to 17,309 participants through 61 ESG funded projects across Massachusetts.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	522,414
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	522,414

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	409,193
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	409,193

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	0	0
Operations	0	0	1,239,430
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	1,239,430

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	0	13,557
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	0	0	2,184,594

Table 29 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	2,184,594
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	2,184,594

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	0	0	4,369,188

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachment

Youth Legislative Report



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
One Ashburton Place, Room 1109
Boston, Massachusetts 02108

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

MARYLOU SUDDERS
Secretary

Tel: (617) 573-1600
Fax: (617) 573-1891
www.mass.gov/eohhs

March 1, 2019

**Report Pursuant to Chapter 154 of the Acts of 2018
Regarding Services for Unaccompanied Youth (4000-0007)**

Chapter 154 of the Acts of 2018 (Chapter 154), Line item 4000-0007, appropriated \$3,300,000 in funding for housing and supportive services for unaccompanied youth pursuant to section 16X of chapter 6A of the General Laws; provided, that the secretary of health and human services shall report to the house and senate committees on ways and means not later than March 1, 2019 on: (a) the number of youths served through this item; (b) the types of services received by participating youths; (c) the number of youths who transition into stabilized housing and the zip code of the stabilized housing; (d) the number of youths who remain in stabilized housing after 90 days, when applicable; (e) other quantifiable data related to client outcomes as determined by the secretary; (f) the number of youths turned away from the program; and (g) the amount of funding awarded to vendors for the delivery of services and the names of each vendor.

In accordance with this requirement, the Executive Office of Health and Human Services (EOHHS) respectfully submits this report.

I. Fiscal Year 2019 Grant Application and Grant Awards

On July 26, 2018, EOHHS issued a Grant Application to solicit responses from qualified entities to implement a homeless youth program in 10 program regions in the Commonwealth, as determined by EOHHS and specified in the grant application. (See Appendix A for map of program regions)

EOHHS received 10 responses in total, with one response received for each program region, by the response due date of September 10, 2018. After a thorough review, and successfully completed contract negotiations, EOHHS entered into grant agreements with all respondents

(listed below). The grants were effective as of late November 2018, and will end on June 30, 2020, subject to satisfactory performance, applicable termination provisions, and funding availability. The grants may be extended eight additional years in increments determined by EOHHS and upon terms agreed to by the parties.

The 10 grantees are as follows:

Program Region	Grantee	Subgrantees	Grant Amount
1 Tri-County (Berkshire, Franklin & Hampshire counties)	COMMUNITY ACTION PIONEER VALLEY, INC.	- Dial Self Youth and Community Services - Berkshire County Regional Housing Authority	325,000
2 Hampden County	CITY OF SPRINGFIELD	- Gandara Center – Shine Program - Center for Human Development – Safety Zone	316,089
3 Worcester County	LU K CRISIS CENTER INC	TBD	325,000
4 Bristol County	CATHOLIC SOCIAL SVCS OF FALL RIVER INC		299,938
5 Cape Cod & Islands (Barnstable, Dukes & Nantucket counties)	COUNTY OF BARNSTABLE	- Homeless Prevention Council (HPC) - Housing Assistance Corp (HAC) - CHAMP Homes - Martha Vineyard Community Services (MVCS) - Nantucket Fairwinds	232,841
6 Plymouth & East Norfolk counties	FATHER BILL'S & MAINSPRING, INC.	- Old Colony YMCA (OCY)	300,000
7 Essex County	LYNN HOUSING AUTHORITY	- United way of Massachusetts Bay and Merrimack Valley - North Shore Community Action Program, Inc.	325,000
8 North Middlesex County	COMMUNITY TEAMWORK INC	- Justice Resource Institute – Youth Harbors	325,000
9 Metro West (South Middlesex & West Norfolk counties)	SOUTH MIDDLESEX OPPORTUNITY COUNCIL INC	- Wayside Youth and Family Services, Inc.	272,340
10 Metro Boston (Boston, Arlington, Belmont, Brookline, Cambridge, Chelsea, Everett, Malden, Melrose, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop)	BRIDGE OVER TROUBLED WATERS INC	- Y2Y - More Than Words - Youth Harbors - JRI Health & Housing - Somerville Homeless Coalition (SHC) - The Home for Little Wanderers - Heading Home	325,000
TOTAL			3,046,208

II. Services and Target Service Levels

The goal of the grant application is to implement a statewide homeless youth program by providing the following services to unaccompanied homeless youth or youth at risk of homelessness:

A. Core Services:

- o Outreach and upstream prevention. Outreach efforts and development of early warning systems to identify housing instability prior to homelessness.

- Assessment, crisis intervention and rapid rehousing. Provision of services aimed at rapid rehousing and maximizing stable housing outcomes.
- Direct housing-related financial assistance (flexible funds) to individuals.

B. Winter Response

C. College Student Services

D. Community Partnerships

In each program region, EOHHS supports a provider or a network of providers who demonstrate that they can deliver: (1) ongoing services to unaccompanied homeless youth and youth at risk of homelessness, and (2) appropriate and timely interventions in response to their needs. EOHHS aims to achieve statewide coverage, through contracting with experienced providers who have the capacity to serve this population. Grantees are also expected to implement a process for identifying and providing support to undocumented and immigrant youth who are unaccompanied.

The grantees perform all work under the grant agreement in accordance with program plans approved by EOHHS. In their program plans, the grantees have identified the following target annual service levels (see Appendix B for target service levels by program region):

Services/Activities	Metric	TOTAL
A. Core Services		
Street Outreach	Outreach Contacts	1,780
Referrals Received	Incoming Contacts (walk-ins, calls, referrals from partners)	1,944
Assessment/Case Management/Case Coordination - Prevention	Number of Youth	935
Assessment/Case Management/Case Coordination - Rehousing	Number of Youth	563
Direct Financial Assistance	Recipients	446
Referrals to other providers/units	Number of Youth	1,088
Other	Number of Youth	385
Total Youth Served (Unduplicated):		2,274
B. Winter Response		
Transitional Housing Services	Number of Youth	188
Additional Shelter Beds	Number of Beds	70
Referrals for Shelter Services	Number of Youth	342

Other	Number of Youth	208
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**Total Youth Served
(Unduplicated): 626**

C. College Student Services *(if applicable)*

College Name:		
Transitional Housing & Case Management (enrolled students)	Number of Students	19
Transitional Housing & Case Management (graduating students)	Number of Students	4
Other	Number of Students	47

**Total Youth Served
(Unduplicated): 65**

D. Community Partnerships

Partner Meetings	Number of Meetings	299
Outreach Events (for youth)	Number of Meetings	95
Other	Number of Meetings	12

Total Events (Unduplicated): 406

As of this report, the homeless youth program is still in its initial phase (see next section for implementation highlights), and service data is not applicable/available. EOHHS is implementing a data collection process that will allow the reporting of actual metrics against target service levels in the legislative report for fiscal year 2020. Data reporting will also include youth turned away from the program, youth who transition into stabilized housing and who remain in stabilized housing after 90 days, as well as client demographics.

III. Implementation Highlights

Since November 2018, all 10 programs have begun hiring staff, finalizing subgrantee contracts, building the structure for referral tracking, forms, and connecting to other providers, and developing capacity to implement the full scope of homeless youth services defined in the grant application.

A. Core Services

Programs have focused on the development of programming, community engagement and identifying eligible youth and young adults in their program regions. Programs have begun providing case management around housing stability, life skills, educational components, employment and behavioral health. As programs build up to full capacity, youth and young adults who are homeless and/or at risk of homelessness, have been actively engaged in the development of programming and services that are responsive to their needs.

Flexible funding, in particular, has been an important tool in overcoming barriers to housing stability. In many cases, direct financial assistance through this program is the only source of flexible funds available for homeless youth in the program regions. These funds are typically used for move-in costs, rent and rent arrears, food, work-related costs, child care, education related expenses, transportation, obtaining vital documents, and legal costs. Since the start of the program, providers have also creatively used flexible funding to support participant needs, such as substance use treatment, obtaining a permanent resident card to secure continued employment, and other related costs.

All regions continue to make important strides in creating stability for young people.

B. Winter Response

As young adults are more likely to present in adult shelters during the winter months, all of the regions have implemented a Winter Response to improve safety and support services. Though this response looks different in each region, all regions are making successful efforts. Some highlights include:

- In the Tri-County region, the grantee has reached out to 5 adult shelters in the area to discuss accommodations for young adults in shelter. A case manager has been hired at the Berkshire County regional housing authority to provide outreach to shelters to ensure that all youth and young adults in the adult shelters are connected to youth-specific case management. The Night Owl Program operated by subgrantee DialSelf uses flexible funds to ensure youth and young adults have a safe overnight shelter.
- In the Hampden County Region, staff provided trainings to adult shelters in trauma-informed care and working with transgender and non-binary clients in order to increase their capacity to appropriately serve young adults. An outreach worker stays in contact with adult shelters and is contacted when a young adult presents at the shelter. The region plans to open a 6-bed overnight crisis program.
- In the Bristol County Region, Killian's House provides 10 young people with a safe and stable transitional living program. Additionally, the program has served 6 young adults through new winter overflow beds, and has accommodated youth who had previously rejected services, staying in unsafe conditions
- In the Plymouth Region, Father Bill's & MainSpring established a 4-bed youth space at the shelter that is accessible 24 hours per day and includes implementation of age-appropriate services.
- In the Essex County Region, staff worked with the Lynn Shelter to create a 7-bed set-aside room that prioritizes young adults. Young adults referred by the regional staff have priority for these beds.

- In the North Middlesex Region, staff worked with the Lowell Transitional Living Center to house youth and young adults in the dorm side of the building, so they are separated from the majority of older adults at the shelter.
- In Metro Boston, the Warming Center at Bridge Over Troubled Waters, Y2Y Shelter, Roxbury and Somerville Villages, and Somerville Homeless Coalition has served 113 youth and young adults through shelter and transitional beds.

In addition to the individual regional responses, a framework for creating Young Adult Protocol at every shelter in the Commonwealth is being developed. This framework will provide a directive and structure for program to approach every adult shelter in their region and work with them to create a formal protocol outlining the accommodations, supports, and services available for young adults in the adult shelter system. The long-term vision is that every shelter in the Commonwealth will have a Young Adult Protocol, further supporting the primary goal of the State Plan to End Youth Homelessness to develop a coordinated statewide response to ending youth homelessness.

C. College Student Services

The partnership with local colleges and universities to support students facing housing instability has been a significant focus during this fiscal year. Some highlights include:

- In North Middlesex region, in addition to providing housing for 5 students at the University of Massachusetts-Lowell dormitories, staff are working with the college/university Single Point of Contact (SPOC) to provide wrap-around services such as food resources, benefits enrollment, housing search, and flexible funding access.
- The Plymouth Region has been working with Bridgewater State University and Massasoit Community College to support students. Some individualized support has included the purchase of parking pass and help with cost of gas for a student to commute from the provided dorm at Bridgewater State to the Community College. Additionally, the program has been able to provide assistance with supplemental food costs.
- The Worcester Region used flexible funds to support move-in costs for new students, including purchase of bedding, textbooks and laptops. Additionally, the program has purchased parking passes and is providing support with gas costs for students commuting from Worcester State University to Quinsigamond Community College.
- The Metro-West region hosted a press event at Framingham State University on January 31st, 2019. During this event, the Governor, Lt. Governor, the Secretaries of Health and Human Services and Higher Education, and College Presidents from the pilot programs met with college students who had experienced homelessness or housing instability, and are currently benefiting from these programs. Seven young adults met with the officials and shared their experiences and highlighted the ways this funding would benefit them and support their graduation. (See Appendix C for press coverage of the event)

In addition to the four college pilot programs specified in the grant application, other regions also work with their local colleges and universities. For example, the Essex Region has been working with the SPOCs at Salem State University and North Shore Community College, and has supported two students to obtain stable housing using the grant funding.

D. Community Partnerships

All grantees are creating new relationships and partnerships throughout their program regions. Community meetings, organizational introductions, and informational sessions have been held throughout the Commonwealth. Over 70 meetings have taken place throughout the Commonwealth to promote services and better understand the needs of young adults experiencing homelessness. Highlights include:

- In the Tri-County Region, program staff participated in the Franklin County Provider Network Resource Fair, reaching over 100 providers.
- Bristol County has established a Mobile Resource Center (MRC), and purchased a mobile outreach van, in order to reach youth in underserved areas lacking in adequate public transportation, as well to offer them transportation to shelter and services. A Mobile Case Manager staffs the MRC, and offers young adults a place to engage in services or access local, state and national resources. The MRC has been discussed with local providers and stakeholders, and plans to collaborate with area high schools, community centers, churches, colleges and universities.
- The newly funded Cape and Islands Region has begun to do a needs assessment with a focus on improving current partnerships and infrastructure to better meet the needs of youth experiencing homelessness, with a special lens towards preventing system-involved youth from experiencing homeless. New conversations about the needs of young adults have been initiated with shelters and service providers across the region.
- In North Middlesex, the Mayor of Lowell hosted the “Mayors Rock ‘n Roll Benefit to End Youth Homelessness” with over 115 people in attendance.

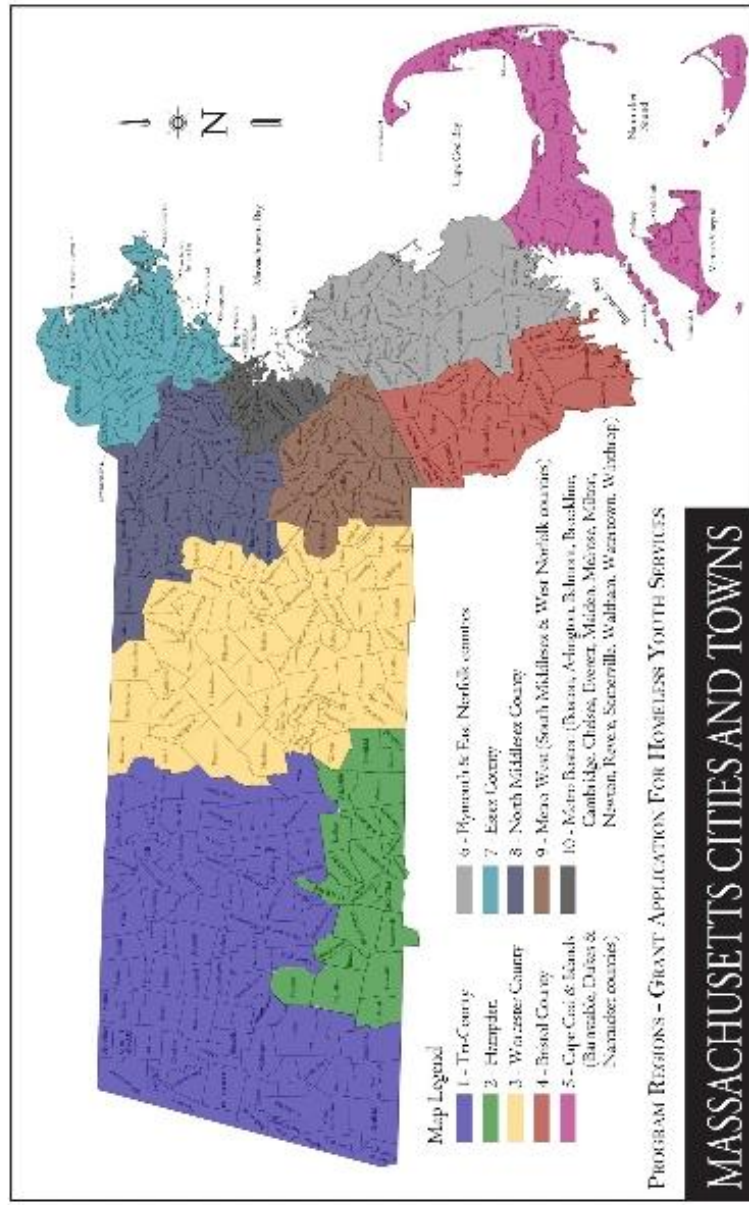
APPENDICES

Appendix A – Map of Program Regions

Appendix B – Target Service Levels by Program Region

Appendix C – Press Coverage of January 31, 2019 Event

APPENDIX A Map of Program Regions



APPENDIX B

Target Service Levels by Program Region

Service/Activity	Metric	TOTAL	1 Community Action Pioneer Valley	2 City of Springfield	3 C.A.R. Crisis Center, Inc.	4 Catholic Social Services
A. Case Services						
Street Outreach	Outreach Contacts	3,700	800	170	100	100
Recovery Resources	Recovery Contacts (individuals, calls, referrals to outpatient)	3,900	100	300	800	50
Assessment of Case Management/Case Coordination - Prevention	Number of Youth	800	200	40	80	60
Assessment of Case Management/Case Coordination - Reframing	Number of Youth	180	50	40	20	40
Direct Financial Assistance	Receipts	470	20	80	80	20
Recovery to other provider/agency	Number of Youth	1,000	100	60	150	80
Other	Number of Youth	100				
Total Youth Served (Endophiliac)		3,270	300	270	800	300
B. Winter Response						
Transitional Housing Service	Number of Youth	100	5	7	10	20
Additional Shelter Beds	Number of Beds	70	5	5	5	20
Recovery for Shelter Services	Number of Youth	100	20	60	10	50
Other identified	Number of Youth	200				20 (probable)
Total Youth Served (Endophiliac)		470	30	60	25	80
C. College Student Services (Opportunity)						
College Name					Overseas Developmental College	
Transitional Housing & Case Management (qualified students)	Number of Students	15				5
Transitional Housing & Case Management (graduating students)	Number of Students	4				20%
Other identified	Number of Students	67				5
Total Youth Served (Endophiliac)		86				25
D. Community Partnerships						
Partner Meetings	Number of Meetings	200	20	15	20	100
Outreach Events for youth	Number of Meetings	40	10	5	5	20
Other identified	Number of Meetings	12				
Total Events (Endophiliac)		252	30	20	30	120

Service/Initiative	2020	5-Bucks County Department of Human Services	6-Father Dads & Mentoring	7-Lynn Planning Authority & Neighborhood Development	8-Community Outreach	9-County Mentoring Opportunity Council	10-Bridge (Key Trained Trainers)
A. Case Services							
Food Outreach	Meals on Wheels	27	14	30	54	36	70
Referral Services	Referral Services (with the help of other organizations)	50	104	100	54	300	526
Emergency Case Management/CRS Counseling - Emergency	Number of Funds	10	10	70	100	300	300
Emergency Case Management/CRS Counseling - Follow-up	Number of Funds	20	140	30	40	50	100
Direct Financial Assistance	Referrals	10	10	30	30	100	10
Referrals to other providers/units	Number of Funds	10	104	0	10	300	100
Other	Number of Funds			20/100 (with/without)	10 (with/without) and adults in school	100 (with/without)	100 (with/without)
Total Youth Serviced (Estimated)		10	104	100	104	340	300
B. Winter Response							
Transitional Housing Services	Number of Funds		4	10	10	10	100
Additional Winter Help	Number of Funds		4	10	10	10	10
Referrals for Winter Services	Number of Funds	10	20	10	10	10	100
Other (various)	Number of Funds				10 (emergency housing services)		100
Total Youth Serviced (Estimated)		10	20	10	10	10	200
C. College Student Services (if applicable)							
College Name		Brighton State University		University of Delaware		University of Maryland	
Transitional Housing & Case Management (estimated numbers)	Number of Students		4		5		0
Transitional Housing & Case Management (estimated numbers)	Number of Students		1		1		0
Other (various)	Number of Students				100 (with/without)	100 (with/without)	0
Total Youth Serviced (Estimated)			5		10	10	0
D. Community Partnerships							
Partner Meetings	Number of Meetings	6	10	10	10	10	4
Community Events (for youth)	Number of Meetings	2	10	4	4	4	4
Other (various)	Number of Meetings	4 (various)			10 (with/without)		10 (various)
Total Youth Serviced (Estimated)		14	10	10	10	10	10

APPENDIX C

Press Coverage of January 31, 2019 Event *(links verified as of 2/22/19)*

MetroWest Daily News: **Framingham: Baker announces youth homelessness initiative**
<https://www.metrowestdailynews.com/news/20190131/framingham-baker-announces-youth-homelessness-initiative>

Boston Globe: **State will offer dorm rooms for homeless college students**
<https://www.bostonglobe.com/metro/2019/01/31/state-offers-housing-homeless-college-students/ds74frN1s3Coo7Wklb5gJJ/story.html>

Boston Herald: **Bank of America, state announce funding to help homeless**
<https://www.bostonherald.com/2019/01/31/bank-of-america-state-announce-funding-to-help-homeless/>

Campus Safety Magazine: **Mass. Program Offers Free Dorms for Homeless College Students**
<https://www.campusafetymagazine.com/university/mass-offers-dorms-homeless-college-students/>

Worcester Telegram: **Worcester State, QCC team up to provide housing for homeless students**
<https://www.telegram.com/news/20190131/worcester-state-qcc-team-up-to-provide-housing-for-homeless-students>

Education Dive: **Massachusetts pilots housing for homeless community college students**
<https://www.educationdive.com/news/massachusetts-pilots-housing-for-homeless-community-college-students/547527/>

Framingham State University: **FSU Part of New Pilot Program to Help Students Facing Housing Insecurity**
<https://www.framingham.edu/about-fsu/news-and-events/articles/fsu-part-of-new-pilot-program-to-help-students-facing-housing-insecurity>

MassBay Community College: **MassBay and Framingham State Partner as Part of New Pilot Program to Help Students Facing Housing Insecurity**
<https://www.massbay.edu/press/gov-baker-new-pilot-program-student-housing>

Bridgewater State University: **Help for Homeless Students**
<https://www.bridgew.edu/news-events/news/help-homeless-students>

University of Massachusetts – Lowell: **State Will Offer Dorm Rooms for Homeless College Students**
<https://www.uml.edu/news/news-articles/2019/globe-homeless-students.aspx>

HOME Annual Report

2018-2019
DHCD HOME Program
Annual Monitoring Report
April 1, 2018 – March 31, 2019



Annual Monitoring Report

2018-2019 DHCD HOME Program

Introduction

FinePoint Associates, LLC is under contract to the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) to provide compliance monitoring functions for DHCD's HOME Program. Recipients of DHCD's HOME funds are monitored to ensure compliance with HOME regulations, as well as DHCD's contractual agreements. Between April 1, 2018 through March 31, 2019, FinePoint conducted **361 site visits** and reviewed **48 desk review rent schedules** to monitor HOME-assisted rental projects, serving **7,150 HOME-assisted rental units**.

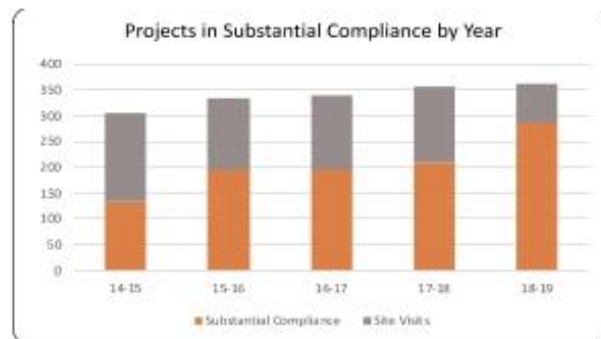
Monitoring Process

FinePoint maintains a pipeline of HOME-assisted rental projects and monitors them annually, as directed by DHCD. Monitoring may consist of either a site visit and/or a desk review of household eligibility and the current and proposed rent schedules. Site visits include an interview of administrative and management practices, financial recordkeeping analysis, tenant file review, and a physical inspection of a sample of HOME-assisted units. Site visits for projects containing 25 or less units are conducted once every two years. Annually, all HOME-assisted projects are required to submit for approval household income eligibility, current rent charges, and proposed rent charges through an annual rent schedule approval process (also meeting the desk review requirement for projects not scheduled for onsite monitoring visits). After DHCD review, FinePoint provides the project owners and management with a written report summarizing project requirements and compliance status. As compliance deficiencies are noted, property managers and owners are instructed to provide DHCD with corrective action responses and evidence of the resolution(s).

Monitoring Summary

Of the 361 monitoring site visits completed during the period, **286 projects (79%)** were found to be in *substantial compliance* with the HOME Program. Whereas *findings of non-compliance* were cited in **75 of the projects (21%)**, and *other concerns* were identified in **28 of the projects (8%)**. Monitoring staff also reviewed *HOME rent and income schedules* for **48 additional HOME-assisted projects** in lieu of an onsite visit this period. Overall, project compliance with the HOME Program appeared to improve during this report year.

Appendix A of this report identifies the projects which received an on-site monitoring review during this reporting period. Additionally, Appendix B identifies the projects monitored via a desk review of rent and incomes in lieu of a site visit this period.

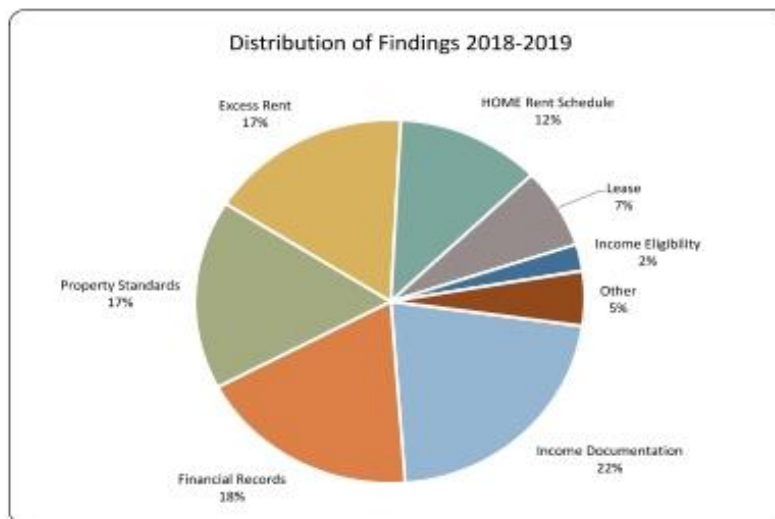


The majority of HOME-assisted rental projects appear to comply with program regulations. However, when areas of non-compliance are identified, the concerns are immediately addressed with the managing agent by providing technical assistance onsite. Technical assistance and follow up communication are also provided throughout the year during the rent and income review process, as needed. Additionally, training sessions and workshops are conducted annually by FinePoint, as directed by DHCD.

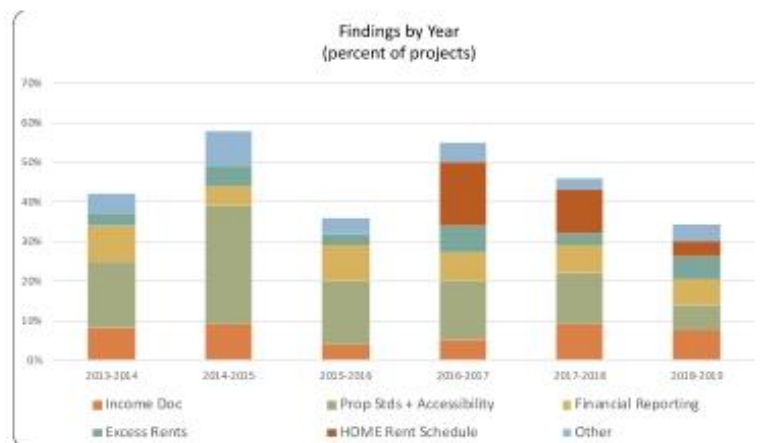
Common compliance issues most often cited included:

- Property standard deficiencies, most of which are tenant-related or deferred maintenance;
- Incomplete or late annual household income and asset certifications, often due to site staff turnover;
- Rent charges in excess of the HOME limits, due to the lack of understanding that housing choice voucher subsidies and/or utility allowances are included in the HOME gross rent calculation;
- Insufficient financial reporting to assist in the assessment of the project's financial stability, including comparative income statements, cash flow reports, reserve funding, financial audits, and certificates of insurance; and
- Late submission of annual HOME rent and income schedules.

The findings identified most frequently during the 2018-2019 monitoring period included projects not meeting the property standards and income documentation requirements. These are continual challenges experienced by many projects and are often exacerbated as property management staff turns over. Property standard deficiencies were attributable to both resident treatment and lack of adequate property maintenance procedures. Additionally, the coordination of multiple funding sources and their respective rules and requirements continue to challenge managers.



Improvements in programmatic compliance may partly be attributed to managements' increasing familiarity of the annual HOME rent and income schedule approval requirement, thus resulting in fewer rent and program violations. FinePoint also implemented a more detailed rent schedule approval form that was intended to be a tool to better assist managers in understanding and meeting project-specific HOME unit designation requirements. Additionally, FinePoint's data collection and reporting systems were enhanced to more accurately report on HOME-specific deficiencies, as opposed to reporting concerns attributed to other subsidy programs layered in the project.



Percent of Projects by Finding by Year						
	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Income Doc	8%	9%	4%	5%	9%	7%
Prop Stds + Accessibility	17%	30%	16%	15%	13%	6%
Financial Reporting	9%	5%	9%	7%	7%	6%
Excess Rents	3%	5%	3%	7%	3%	6%
HOME Rent Schedule				16%	11%	4%
Other	5%	9%	4%	5%	3%	4%

APPENDIX A: Monitoring Site Visits

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
1	Woodlands at Abington Station	Abington	3/20/19	Beacon Communities	Beacon Communities	117, 714, 231, 536, 327
2	Woodlands at Abington Station aka Abington Commons	Abington	4/18/18	Beacon Communities	Beacon Communities	117, 327, 425, 811
3	Old High School Commons (Towne School Reuse)	Acton	6/6/18	Community Teamwork, Inc.	Peabody Properties	3, 6, 10, 13
4	Butternut Farm	Amherst	2/7/19	WayFinders	WayFinders	3, 8, 20, 26, 16
5	Valley Main Street LLC Housing (Main Street Apts)	Amherst	10/15/18	Valley CDC-Main Valley Main LLC.	HMR Properties, Inc.	687-4, 687-2, 683-1, 683-3, 683-7
6	Capitol Square Apartments Arlington	Arlington	6/12/18	HCA Capitol Square Apartments LLC	Maloney Properties	252-1A, 252-8, 258-3, 260-10, 260-4
7	Russell Terrace (Caritas Community Holdings)	Arlington	11/27/18	Caritas Community Holdings	Caritas Communities	11, 27, 35, 16, 24
8	Cottage Haggood	Athol	4/11/18	HAPCO LLC	RCAP Solutions	A1, B3, E1
9	School Street Residences	Athol	4/27/18	SCG Development	WinnResidential	100, 200, 313
10	Bliss School Apartments	Attleboro	8/21/18	Great Bridge Properties	Stewart Property Mgmt	106, 203, 307, 306, 207, 214, 211, 115
11	Village Green I	Barnstable	12/11/18	Dakota Partners	HallKeen	A305, D310, A205, A310, A-103, D206, D107, D306, A-107, A210
12	Cabot Affordable Housing (Cabot Street House)	Beverly	5/9/18	Cabot Affordable Housing LP	YMCA of the North Shore	201, 204, 210, 307, 313, 326
13	Cabot Street Homes	Beverly	11/27/18	North Shore CDC	YMCA North Shore	201, 104, 9, 210, 5, 310, 2, 305
14	Harborlight House	Beverly	9/20/18	Harborlight Community Partners	Harborlight Community Partners	M206, M202, M210, M104, A201, A301
15	Holcroft Park Homes - Phase 2	Beverly	11/27/18	North Shore CDC and YMCA of the North Shore	YMCA of the North Shore	35-203, 35-202, 35-201, 35-302, 35-301
16	Holcroft Park Homes Phase I	Beverly	11/27/18	North Shore CDC and YMCA of the North Shore	YMCA North Shore	308, 306, 30-A, 30-B, 305

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
17	Pleasant Street Apartments	Beverly	1/15/19	Peabody Properties	Peabody Properties	405, 203, 209, 408, 105, 305
18	109 Mt Pleasant	Boston	3/26/19	Nuestra Comunidad	WinnResidential	7, 4, 8, 6, 2
19	1460 House	Boston	8/7/18	VietAid	Trinity Mgmt	7, 1, 3, 4, 9, 8, 5, 6, 2
20	2055 Columbus Ave. (Carleton House)	Boston	11/15/18	Rogerson Communities	Roberson Communities	107, 405, 607, 402, 308, 103, 206, 305, 211
21	225 Centre Street	Boston	6/12/18	TCB, Inc	Peabody Properties	304, 414, 514, 607, 617, 713
22	25 Ruggles Affordable Asst. Lvg.	Boston	7/12/18	Ruggles Assisted Living LP	Peabody Properties	102, 201, 214
23	270 Centre Street	Boston	1/23/19	JPND	Peabody Properties	490, 220, 260, 210, 280, 370, 200
24	270 Huntington Avenue	Boston	2/13/19	Cushing Companies	Peabody Properties	503, 705, 311, 411, 615
25	33 Everett Street (Brian J. Honan Apartments)	Boston	4/20/18	Everett Street Crossing II LP	Maloney Properties	14C, 39B, 57E-E
26	35 Creighton Street Residence	Boston	2/7/19	JPND	Pine Street Inn	202, 402, 212, 301, 103, 205
27	75 Amory Avenue	Boston	6/12/18	JPND	Peabody Properties	103, 106, 206, 305, 204, 201, 310, 410
28	976 Morton Street - KAFANM	Boston	8/14/18	AFAB-KAFANM	AFAB-KAFANM	M5, M1, M2, M3, M4, F6, 0
29	Academy Homes I	Boston	5/17/18	Urban Edge	Winn Residential	WC44A, AW63C, AT68, SW33B, ACD6B, SW039, SW014, AC30B, WW007, AC040, SW5C, AC44
30	Amory Terrace aka 89-95 Amory Street	Boston	7/30/18	Urban Edge	Winn Residential	1N, 3C, 4E, 10D, 10F
31	Ashmont TOD aka The Carruth	Boston	4/3/18	Trinity Financial	Trinity Mgmt	107, 308, 402, 414, 422
32	BCN Properties	Boston	4/11/18	Cruz Companies	Cruz Management	101 Nazing St., 8, 14, 24, 40, 58 Bower St., 21 A Centre St.
33	Bloomfield Gardens	Boston	12/5/18	VietAid	Trinity Mgmt	202, 402, 403, 103, 207, 309
34	Boston Hope	Boston	1/3/19	Nuestra Comunidad	WinnResidential	88-202, 78-00, 19-00, 221-00, 90-000, 83-89, 71-104, 53-00

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
35	Bridgeview Center	Boston	2/14/19	TILL, Inc.	Trinity Mgmt	107, 202, 314, 210, 103, 302, 310, 408, 214, 414
36	Brighton Allston Apartments	Boston	11/29/18	Allston-Brighton CDC	Maloney Properties	497-03, 203, 497-01, 499-02, 501-02, 495-01, 493-01, 103, 493-06, 501-06, 495-04, 497-04, 499-04, 501-01
37	Brook Ave. Cooperative	Boston	6/1/18	Brook Veterans Housing	United Housing Management	BA47, WCS8, BA12A
38	Burbank Street Apartments	Boston	12/19/18	Fenway CDC	HallKeen	70-15, 70-10, 70-11, 70-7, 70-12, 70-9, 70-14
39	Centre Creighton Apts (Blessed Sacrament Mixed)	Boston	8/16/18	JPND	Peabody Properties	203, 201, 402, 210, 102, 409, 406
40	Ceylon Field Apartments	Boston	10/24/18	Dorchester Bay EDC	Maloney Properties	40-1, 255-1, 70-2L, 286COR-1, 93-3
41	Cheriton Heights Senior Housing	Boston	6/6/18	Cheriton Heights LP	TCB, Inc.	206, 303, 401, 414, 503, 601, 609, 614
42	Columbia West Apartments	Boston	12/14/18	New Communities Inc.	Peabody Properties	1-408, 1-109, 1-402, 1-301, 1-213
43	Commerce Apartments	Boston	5/31/18	Thomas Welch Associates	Peabody Properties	202-4, 3-378-4, 48-1, 48-4, 3-1, 85-1, 85-5, 3115-5, 3125-5
44	Dartmouth Hotel	Boston	8/28/18	Nuestra Comunidad	WinnResidential	201, 402, 307, 301, 208, 210, 410, 422, 206, 317
45	Dudley Greenville Rental Project	Boston	2/21/19	Madison Park Devt Corp	WinnResidential	201, 504, 303, 1, 8, 302, 2, 406
46	Dudley Terrace	Boston	2/27/19	Dorchester Bay EDC	United Housing Management	3-872, 1-2E, 9-1289-1, 3-929, 7-22-1
47	Egleston Crossing	Boston	7/30/18	Urban Edge	WinnResidential	58-5, 89-208, 33-504, 33-408, 33-309, 33-304, 33-208
48	Eutaw/Meridian	Boston	11/30/18	NOAH, Inc.	NOAH, Inc.	359-2, 359-1, 363-2, 363-1, 359-3, 363-3
49	Foley, The	Boston	5/30/18	Trinity Financial	Trinity Mgmt	106, 207, 222, 304
50	Franklin Hill Revitalization Phase 1A	Boston	11/14/18	Trinity Financial	Trinity Mgmt	2-307, 2-607, 2-605, 2-406, 2-501
51	Franklin Hill Revitalization Phase 2A	Boston	7/26/18	Trinity Financial	Trinity Mgmt	312, 485, 406, 301, 511, 11F, 103, 83F, 51F, 37F
52	Geneva Avenue 202 Elderly	Boston	11/7/18	Action for Boston Comm Dev	Maloney Properties	10, 7, 3, 4, 9, 8, 5, 6, 2

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
53	Geneva Avenue Special Needs Elderly - Pine Street Inn II	Boston	9/5/18	Pine Street Inn	Pine Street Inn	303, 306, 204, 305
54	Grandfamilies House	Boston	1/3/19	Nuestra Comunidad	WinnResidential	2F, 214-18, 214-2A, 3E, 81
55	Harvard Commons Cooperative	Boston	10/10/18	Cruz Companies	Cruz Management	79, 369, 453, 465, 359, 451, 59, 2, 72, 365, 63, 67
56	Haynes House	Boston	9/26/18	Madison Park Devt Corp	WinnResidential	303, 8, 103, 5, 109, 2, 206
57	Hearth at Olmsted Green	Boston	2/12/19	Hearth Inc.	Peabody Properties	1-108, 1-302, 1-413, 1-208, 1-308, 1-201, 1-405, 1-104, 1-307, 1-111
58	Hong Lok House	Boston	4/12/18	Rogerson Communities	Rogerson Communities	201, 208, 211, 308, 403, 504, 509, 612, 711, 808
59	Hope House	Boston	9/6/18	Hope House LLC	Hope House	3C, 4H, 1A, 4K, 4A
60	Howard Dacia	Boston	6/5/18	Nuestra Comunidad	WinnResidential	15, 18, 170
61	Jamaica Plain Apartments - 2	Boston	10/11/18	Urban Edge	WinnResidential	3 #4, 3318 #1, 3294 #3, 15#2, 82 #3
62	Kasanof Bakery	Boston	2/5/19	Nuestra Comunidad	WinnResidential	106, 203, 202, 104, 212, 307, 301, 314, 409, 414
63	Long Glen Rental	Boston	2/28/19	Allston Brighton CDC	Maloney Properties	10L-01, 10L-15, 114G-12, 10L-03, 118G-02, 118G-09, 114G-07, 118G-10, 114G-05, 114G-15, 118G-15, 10L-11, 10L-09, 114G-02
64	Mandela Homes I	Boston	5/24/18	Mandela Homes LP aka Mandela Preservation LLC	Beacon Communities	224P, 227G, 162B
65	Maple Commons	Boston	8/29/18	Cruz Companies	Cruz Management	C-202, 21-302, C-102, C-101, 21-202, 21-204, 21-301, C-201
66	Mattapan Heights Phase 5A	Boston	5/17/18	Trinity Financial	Trinity Mgmt	104, 201, 203, 302, 309, 404, 503, 604
67	Maverick Gardens Phase 2	Boston	8/30/18	Trinity Financial	Trinity Mgmt	405, 104, 504, 018, 614, 411, 514, 308, 314, 013, 416, 605
68	Maverick Gardens Phase 3	Boston	8/30/18	Trinity Financial	Trinity Mgmt	SU-74, LI-20, LA-11, LA-03, LO-22, BO-17, MA-33, LA-01, LI-10,

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
						SU-64, LA-06, LO-10, LA-24, MA-29
69	Metropolitan aka Parcel C	Boston	6/7/18	Parcel C Rental	Peabody Properties	208, 224, 235, 304, 312, 402, 502, 513, 614, 706, 802, 808, 901
70	Mishawum Park Apartments	Boston	8/22/18	Mishawum Park Tenants Assoc	Peabody Properties	10-109A, 5-15, 9-296, 5-21, 14-16, 3-338A, 6-320A, 15-25, 1-92, 17-220, 18-5, 13-280A, 20-79A, 7-14, 12-3, 8-72, 2-64, 16-7, 4-67, 11-83
71	Mission Hill Parcel 25 Ph1A	Boston	11/8/18	Mission Hill Neighborhood Housing Services	Maloney Properties	301, 304, 316, 403, 505
72	Moreland Street	Boston	8/29/18	Brookview House	Cruz Management	10, 11, 12, 9, 8
73	Neponset Field Senior Housing	Boston	2/14/19	Inquilinos Boricua en Accion (IBA)	Maloney Properties	203, 104, 402, 407, 304, 205
74	New Girls Latin Academy Apartments	Boston	8/8/18	Codman Square NDC	WinnResidential	380-210A, 380-210B, 380-0011, 380-110B, 380-110A, 380-0012
75	Oliver Lofts	Boston	12/20/18	WinnDevelopment	WinnResidential	201, 202, 313, 300, 103, 304, 306, 207, 105, 109
76	Olmsted Green Rental Housing Phase 2	Boston	8/13/18	Codman Sq. NDC	WinnResidential	K01, K34, K03, K25, S23
77	Olmsted Green Rental Housing Phase III	Boston	8/13/18	Codman Sq. NDC	WinnResidential	7, E9B-SL47, E9B-SL45, E9B-SL43, OW14
78	One East Lenox Street	Boston	3/12/19	Caritas Communities	Caritas Communities	201, 402, 301, 305, 404
79	Oxford Ping On	Boston	1/29/19	Chinese Economic Development Council Inc	Trinity Mgmt	0607, 0117, 0502, 0802, 1001, 0401, 0903, 0702, 0301, 0206
80	Parcel 24 - Affordable Rental Apartments	Boston	12/10/18	Asian Community Development Corp.	Maloney Properties	1006, 806, 402, 303, 208, 706, 306, 606, 506, 906
81	Pitts Portfolio (GCT)	Boston	2/6/19	JPNDC	Peabody Properties	34-4, 34-3, 286-14, 34-6, 34-9
82	Providence House	Boston	6/27/18	EA Fish Associates	Weich Healthcare and Retirement Group	35, 46, 134, 303, 447

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
83	Quincy Commons (Ellen S Jackson Apts)	Boston	3/26/19	Nuestra Comunidad	WinnResidential	201, 307, 311, 315, 205, 302, 101, 404
84	Quincy Commons (Ellen S Jackson Apts)	Boston	4/25/18	Nuestra Comunidad	WinnResidential	102, 103, 213, 308
85	Riley House	Boston	4/26/18	POUA	Maloney Properties	102, 205, 301, 304, 404, 408, 504, 507
86	Rollins Square (Rental)	Boston	11/15/18	POUA	Maloney Properties	10, 7, 9, 8, 5, 6
87	Roxbury Crossing Senior Building	Boston	8/30/18	Mission Hill Neighborhood Housing Services	Maloney Properties	201, 104, 304, 302, 310, 109, 206, 406
88	RTH Mosaic	Boston	7/11/18	Roxbury Tenants of Harvard	Trinity Management	303, 313, 413, 506, 203
89	Ruggles Shawmut Housing	Boston	9/26/18	Madison Park Dev Corp	WinnResidential	107, G03, 301, 409, G02, 206
90	Savin Creston	Boston	10/24/18	New Vision CDC	WinnResidential	388-401, 2-201, 19-302, 21-301, 2-402
91	Spencer House II	Boston	5/23/18	Rogerson Communities	Rogerson Communities	206, 410, 302, 105, 201, 407, 403, 310
92	St. Botolph Assisted Living Comm. (Susan Ballis)	Boston	4/26/18	St. Botolph Assisted Living	HallKeen Management	106, 205, 301
93	Talbot Bernard Senior Housing	Boston	5/1/18	Codman Square NDC	WinnResidential	103, 106, 200, 205, 303, 310
94	Talbot-Bernard Homes	Boston	5/1/18	Codman Square NDC	WinnResidential	140-1, 114-3, 150, 152-1, 158
95	Trinity Terrace	Boston	1/22/19	Trinity Financial	Trinity Mgmt	237-102, 213-203, 00T-044, 237-202, 00T-007, 213-201, 00T-035, 00T-001, 221-201, 00T-050
96	Uphams Corner Marketplace	Boston	7/19/18	New Communities	Peabody Properties	103, 105, 202, 206, 303, 304, 309, 403, 411
97	Upper Washington	Boston	12/19/18	VietAid	Trinity Mgmt	B202, A302, A204, B301, B303, A102, A402
98	Upton Street	Boston	2/7/19	POUA	Pine Street Inn	40-33, 42-34, 40-41, 40-21, 42-42
99	Villa Michelangelo	Boston	3/19/19	East Boston CDC	Metro Management	M305, M302, M203, M309, M213, A-A203, M209, A-A101, M314, MG05, M107, M108, MG04, M205, A-A205

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
100	Walnut Avenue	Boston	2/7/19	JPND	Pine Street Inn	1, 11, 25, 27, 26, 14, 21
101	Walnut Community Housing (Walnut House)	Boston	3/12/19	1810 Realty	1810 Realty	241-G2, 237-1B, 237-1C, 241-1G, 237-2C, 241-3B, 241-1A, 237-2E
102	Wardman Apartments	Boston	6/27/18	Urban Edge	WinnResidential	79-11, 3-3, 11-2, 19-4, 17-6, 17-1, 15-1, 50-5, 65-7, 60-3, 50-2, 65-2b, 65-9, 79-1, 9-6, 9-1
103	Washington Beech HOPE VI - Phase 1A	Boston	7/18/18	Trinity Financial	Trinity Mgmt	368C, 5MV, 68C, 358A
104	Washington Beech HOPE VI - Phase 1B	Boston	7/18/18	Trinity Financial	Trinity Mgmt	102, 207, 302, 502, 513
105	Washington Beech HOPE VI Phase 2A	Boston	7/18/18	Trinity Financial	Trinity Mgmt	16-8UW, 18-381B5, 15-478C, 14-508C, 14-748C
106	Wayne at Blue Hill	Boston	12/18/18	Cruz Companies	Cruz Management	1439 09, 1451 03, 1451 04, 1447 03, 1451 02, 1443 06
107	Wayne at Columbia	Boston	6/13/18	Cruz Companies	Cruz Management	4A2, 884, 10AB1, 1431-4, 217-6, 467-4, 471-4, 471-6, 509-4
108	West Fenway Apartments	Boston	5/15/18	Fenway CDC	HallKeen Management	203, 301, 503, 601, 606
109	Worcester House	Boston	6/15/18	Caritas Communities	Caritas Communities	2A, 2D, 3B, 4E
110	YWCA Boston (Clarendon House)	Boston	12/27/18	YWCA of Boston	Maloney Properties	503, 523, 1003, 515, 929, 921, 1411, 914, 1114, 1012
111	Canal Bluffs 3 (High Meadow)	Bourne	3/20/19	POAH	POAH	100-3, 109-5, 108-3, 101-4, 106-1, 101-1, 102-3
112	Clay Pond Cove at Canal Bluffs	Bourne	2/27/19	POAH	POAH	107, 203, 201, 111, 314, 302, 102, 206
113	Coady School Residences	Bourne	12/10/18	SCG Development	HallKeen	202, G14, 110, 208, 306, 105, G06, G02, 211, 116
114	Pocasset Assisted Living (Cape Cod Senior Residence)	Bourne	10/17/18	Pocasset Senior Living LP	Senior Living Residences & Realty Resources Group	D157, C239, A116, A209, A103, A214, D158, C243, B220, C237
115	Residences at Canal Bluff	Bourne	2/27/19	POAH	POAH	104, 307, 304, 204, 211
116	Pine Commons	Brockton	7/12/18	Beacon Communities	Beacon Communities	13, 102, 131, 210

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
117	Pine Gardens	Brockton	7/12/18	Beacon Communities	Beacon Communities	185, 209, 303, 335
118	Pine Homes	Brockton	7/12/18	Beacon Communities	Beacon Communities	16, 62, 228, 521
119	Walkover Commons	Brockton	1/17/19	Beacon Communities	Beacon Communities	224, 323, 217, 311, 102
120	51-57 Beals Street	Brookline	6/22/18	Pine Street Inn	Pine Street Inn	51-53#11, 51-53#8, 51-53#4, 55-57#8, 55-57#14, 55-57#5, 55-57#4
121	Auburn Court Phase II (Auburn Park)	Cambridge	1/15/19	HRI	WinnResidential	150-066, 001-405, 001-204, 001-104, 083-207, 083-107, 068-103
122	Cambridge YWCA SRO	Cambridge	7/11/18	CYW LLC	Wingate Properties	137, 324, 321, 310, 304
123	Central House	Cambridge	1/28/19	Caritas Communities	Caritas Communities	202, 403, 217, 328, 420, 319, 411, 205, 310, 426, 409, 506, 343, 211
124	Elm/ Otis	Cambridge	5/31/18	Just-A-Start	Maloney Properties	72-5, 72, 2, 208, 216, 220
125	Neville Assisted Living	Cambridge	3/21/19	Senior Living Residences (SLR)	Neville Assisted Living	106, 203, 201, 313, 233, 210, 102, 207, 214, 223
126	Putnam Green	Cambridge	3/26/19	HRI	WinnResidential	107, 254-2, 308, 254-1, 205, 102, 310, 305, 404
127	Squirrel Brand Apts	Cambridge	5/31/18	Just-A-Start	Maloney Properties	201, 204, 402, 102
128	Swartz Properties (CCPLP)	Cambridge	10/31/18	HRI	WinnResidential	26-1, 26-4, 26-2, 26-5, 26-3
129	Trolley Square Rental	Cambridge	8/9/18	HRI	WinnResidential	4 Cameron #2, 2 Cameron #2, 2395 Mass #3, 6 Cameron #2, 8 Cameron Ave #3, 2399 Mass #2
130	Benfield Farms	Carlisle	5/29/18	NOAH	Peabody Properties	105, 204, 210, 211
131	MainStay House	Charlestown	1/3/19	Pine Street Inn	WinnResidential	3D, 4C, 2B, 3A, 1A, 1B,
132	Mishawum Assisted Living fka Zelma Lacey House	Charlestown	12/19/18	EA Fish Associates	Peabody Properties	106, 104, 212, 304, 327, 101, 222
133	Cady Brook Apartments (Woodland Walk)	Charlton	7/17/18	Way Finders	Way Finders	8, 19, 27, 33, 42

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
134	Lake Street Affordable Housing	Chatham	11/15/18	TCB	TCB	9-47, 15-87, 1-06, 4-20, 10-60, 8-46, 6-42, 13-86, 0, 12-78
135	Chelmsford Woods Residences	Chelmsford	11/6/18	SCG Development	Chelmsford Housing Authority	1, 3, 4, 5, 6, 2
136	CHOICE Center at North Village	Chelmsford	3/13/19	Chelmsford HA	Chelmsford Housing Authority	C213, C202, C110, C103, C309, C311
137	22 Gerrish	Chelsea	5/16/18	Traggorth	HallKeen Management, Inc.	203, 303, 112, 103
138	Chelsea Homes I (1776,1775,709)	Chelsea	5/30/18	The Neighborhood Developers	WinnResidential	62-83, 72-2, 68-1, 30G-1, 611-1
139	Cohen, Florence, Levine (Admiral)	Chelsea	3/13/19	Chelsea Jewish Nursing Home	Chelsea Jewish Lifecare	202, 307, 304, 409, 219, 413
140	Florence Chafetz Home (Admiral Hill II)	Chelsea	3/13/19	Chelsea Jewish Nursing Home	Chelsea Jewish Lifecare	102, 135, 108, 101, 126
141	Highland Terrace	Chelsea	11/7/18	The Neighborhood Developers	WinnResidential	03-84, 01-55, 02-81, 01-49, 02-73, 02-61
142	Janus Highlands Apartments	Chelsea	11/7/18	The Neighborhood Developers	WinnResidential	3-181-303, 2-027-005, 4-120, 3-181-106, 1-21-006
143	Spencer Row	Chelsea	11/8/18	The Neighborhood Developers	WinnResidential	1-110, 1-311, 1-304, 1-105, 1-207, 1-307
144	TND Homes I	Chelsea	11/13/18	The Neighborhood Developers	WinnResidential	11-2, 01-31-1, 11-6, 02-75-2, 07-162-2, 06-55-2, 11-10, 12-12-3
145	Cabotville Common	Chicopee	12/12/18	Valley Opportunity Council	Valley Opportunity Council	642 Chicopee-303, 6 Park-401, 11 Walter-304, 640 Chicopee-102, 71 West-104
146	Chicopee Falls Revitalization (Maple Street)	Chicopee	12/12/18	Valley Opportunity Council	Valley Opportunity Council	65-3, 63-2, 65-1, 61-1, 65-2
147	Chicopee Village Townhomes (Meadow Green Apartments)	Chicopee	11/13/18	BG Management I c/o MCR	MCR Prop Mgmt	3, 4, 9, 5, 2
148	East Main Street	Chicopee	12/12/18	Valley Opportunity Council	Valley Opportunity Council	7, 4, 8, 5, 6
149	216 Union Street Extension	Clinton	1/8/19	Open Sky Community Services	Open Sky Community Services	7, 3, 4, 8, 5, 6, 2
150	Corcoran House	Clinton	12/12/18	HallKeen	HallKeen	203, 104, 402, 310, 108
151	Conifer Hill - Phase II	Danvers	5/22/18	Conifer Hill II LP	Maloney Properties	411, 512, 531, 614, 631

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
152	Village at Lincoln Park	Dartmouth	11/16/18	Bristol Pacific Homes	Peabody Properties	203, 301, 103, 302, 102, 310, 211
153	Village at Lincoln Park Senior	Dartmouth	1/16/19	Bristol Pacific Homes	Peabody Properties	106, 204, 207, 304, 310
154	Dennis Commons	Dennis	10/17/18	Realty Resources Group	Realty Resources Group	3-10, 2-7, 5-27, 4-21, 4-23, 5-28
155	Northside Senior Citizens Apartments	Dennis	10/17/18	Karam Financial	Karam Financial	101, 220, 117, 118, 223
156	Route 134 Community Housing (Melpet Farm)	Dennis	11/26/18	POAH	POAH	9C, 7D, 5B, 6B, 5C, 4A, 1C
157	Cheverus School	East Boston	9/20/18	EBCDC	Metro Mgmt	01-304, 01-306, 01-309, 01-314, 01-318
158	Treehouse at Easthampton Meadow (White Brook)	Easthampton	2/28/19	Beacon Communities	Beacon Communities	201, 501, 1801, 2003, 1502, 2103, 902, 603, 2403
159	480-490 Tecumseh St.	Fall River	4/25/18	Riverbend, Inc	Mackin Group	480 -1W, 486-2, 490-1
160	Curtain Lofts aka Wampanoag Mill	Fall River	2/6/19	WinnCompanies	WinnResidential	318, 218, 519, 110, 512, 114, 418
161	Landmark at Fall River (Union)	Fall River	1/29/19	Simsbury Associates	Landmark Senior Living	201, G6, 111, 209, 308
162	Niagara Court	Fall River	5/2/18	TCB, Inc.	TCB, Inc.	15-102, 104-201, 1077-201
163	Plymouth & Fifth St. Project	Fall River	4/3/18	Bristol III LP	Darnbrough Real Estate	427 1-L, 427 2R, 158 #1
164	Transition House	Fall River	4/23/18	Steppingstone Inc.	Steppingstone Inc.	1, 2, 9
165	Wade & John Streets	Fall River	4/25/18	Riverbend, Inc	Mackin Group	316-2, 128-1, 307-2E, 122-2
166	Wade, John and Tecumseh	Fall River	4/3/18	Bristol III LP	Darnbrough Real Estate	336 2R, 136 #2, 297#1
167	704 Main	Falmouth	10/3/18	Falmouth Housing Corporation	Falmouth Housing Corporation	322, 301, 319, 215, 207, 105, 109, 101,
168	Schoolhouse Green aka Veterans Park Apartments	Falmouth	10/3/18	Falmouth Housing Corporation	Falmouth Housing Corporation	1102, 1105, 2305, 2201, 1108, 2101, 2205, 2105,
169	470 Main Street	Fitchburg	10/19/18	NewVue	Wingate Mgmt	2B, 2D, 3F, 3E,
170	Fitchburg Yarnmill	Fitchburg	4/24/18	WinnCompanies	WinnResidential	310, 324, 335, 232, 117, 118, 213, 227

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
171	Groop/Townview Assisted Living (Fitchburg Place)	Fitchburg	5/9/18	WinnCompanies	WinnResidential	503, 603, 609, 611
172	Normandy Arms	Framingham	12/4/18	SMOC	SMOC	17-4, 15-9, 15-11A, 17-1A, 17-5A, 15-2A, 15-5A, 15-2, 17-4A, 17-2 17-5
173	South Street	Framingham	12/4/18	SMOC	SMOC	43A, 43-B, 51A, 49A, 47A
174	Franklin Commons	Franklin	5/8/18	The Gatehouse Group	The Gatehouse Group	116, 312, 532, 624, 713
175	Colonial Apartments	Gardner	1/9/19	Weston Assoc	Weston Assoc	11, 22, 33, 32, 46, 55, 24
176	Heywood Wakefield IV (The Lofts at 30 Pine)	Gardner	12/6/18	EA Fish	Peabody Properties	114, 209, 302, 412, 109
177	LePage Village	Gloucester	3/28/19	Caleb Group	Caleb Group	203, 402, 501, 503, 407, 204, 207, 305, 309
178	Arbors at Greenfield	Greenfield	5/30/18	Gralia Group	Westwood Management	110, 121, 211, 223, T5
179	Greenfield Gardens	Greenfield	5/30/18	Homesavers Council of Greenfield Gardens, Inc.	Mount Holyoke Mgmt	1-03, 1-06, 2-01, 2-12, 2-18, 3-4, 3-10, 3-18, 4-8, 5-4, 6-2, 6-3, 7-1, 7-10, 8-5, 9-4, 10-3, 10-6, 11-1, 11-9, 12-5, 12-13, 12-16, 13-7, 14-4, 14-9, 15-2, 15-4, 16-3, 16-8, 17-4, 17-10, 18-1, 19-1, 19-6, 19-16
180	Winslow, The	Greenfield	11/9/18	Greenfield Housing Authority	Greenfield Housing Authority	424, 426, 427, 428, 423
181	Windfield Senior Estates	Hadley	3/28/19	Windfield Senior Estates	Greenleaves Realty	1, 3, 4, 5, 2
182	Windfields Family	Hadley	3/28/19	Allison LP	Greenleaves Realty	23, 9, 82, 34, 56, 51, 65
183	Barstow Village	Hanover	3/6/19	EA Fish	Peabody Properties	318, 201, 311, 319, 108, 309, 222
184	Bowers Brook Housing	Harvard	11/6/18	LD Russo	Stewart Property Mgmt	203, 313, 311, 314, 204, 312
185	Thankful Chase Pathway (Main Street Extension)	Harwich	7/31/18	Thanks Chase Pathway LLC	Community Development Partnership (CDP)	3, 5, 7, 13, 21

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
186	Auburn Apartments	Haverhill	11/29/18	Great Bridge Prop	Stewart Property Mgmt	405, 403, 407, 406, 404
187	Hayes Building Phase I	Haverhill	7/23/18	POUA	Peabody Properties	306, 506, 606, 208
188	Tenney Place Phase I	Haverhill	6/26/18	Dakota Partners	HallKeen	1-104, 1-206, 1-208, 1-302, 2-203, 2-106
189	Walnut Street Apartments (Cordovan at Haverhill St)	Haverhill	11/29/18	Beacon Communities	Beacon Communities	716, 717, 715, 718, 713, 714, 712
190	Winter St. Housing (105 Winter)	Haverhill	1/17/19	Northshore YMCA	Northshore YMCA	316, 402, 322, 307, 301, 319, 418, 302, 410, 423
191	Winter St. Housing (105 Winter)	Haverhill	4/19/18	YMCA of the North Shore	YMCA of the North Shore	1, 3, 5
192	Winter Street School Apartments	Haverhill	3/26/19	POUA	Peabody Properties	11, 4, 9, 5, 2
193	Churchill Homes	Holyoke	7/10/18	Churchill Homes LP	WinnResidential	3202B, 4-28, 20, 2-12, 1-2A, 3161, 69, 363, 6-347, 5-36B
194	Dwight Clinton fka Carmen Vasquez	Holyoke	11/27/18	Wayfinders	Wayfinders	2R-2, 1L-1, 4R-1, 5R-1, 3L-1, 2R-1
195	Puerta de la Esperanza (Cabot/Main Street)	Holyoke	3/5/19	Mt Holyoke Mgmt	Mt Holyoke Mgmt	459-5821, 459-5930, 451-5121, 346-4602, 76-7620, 76-7641, 76-7631, 36-0
196	Puerta de la Esperanza (Cabot/Main Street)	Holyoke	4/5/18	Mt Holyoke Mgmt	Mt Holyoke Mgmt	46, 4231, 4592-L, 4594-R
197	Sargeant West Apts.	Holyoke	11/13/18	Mt Holyoke Mgmt	Mt Holyoke Mgmt	7, 9, 8, 5, 6, 5B-401
198	St. Joseph Residence at Mont Marie	Holyoke	7/26/18	SJ Senior Housing Inc.	First NJ Asset Management LLC	216, 213, 210, 205, 104, 109
199	Verano Apartments	Holyoke	11/27/18	Wayfinders	WayFinders	570-3L, 552-3R, 552-1L, 15-1R, 13-3L, 560-1LF, 570-1L, 13-1R, 13-1L, 560-4LF, 560-2R
200	Voces De Esperanza	Holyoke	9/25/18	Voices de Esperanza sub of Nueva Esperanza	Valley Opportunity Council	52-3L, 348-4L, 343 Chestnut, 52-5L, 48-1R, 48-3R, 351 Chestnut
201	Powder House Village	Ipswich	12/5/18	YMCA of North Shore	YMCA North Shore	112/205, 112/208, 112/101, 108/102, 108/309, 112/102, 112-307, 108/210, 108/101, 112/304

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
202	108 Newbury Street	Lawrence	6/5/18	CommunityWorks Lawrence	First Realty Management Corp.	101, 201, 404, 204
203	Duck Mill	Lawrence	3/18/19	Lawrence Community Works	First Realty Corp.	405, 212, 509, 103, 205, 215, 305, 505, 317, 413
204	Haverhill St Transitional & Perm Hsg (Fina House)	Lawrence	1/30/19	YWCA Northeastern Mass	YWCA Northeastern Mass	2E, 3A, 1A, 3E, 2A
205	Orange Wheeler 1	Lawrence	3/14/19	TCB, Inc.	TCB, Inc.	2025, 3, 4, 2012, 2010, 2015, 2026
206	Orange Wheeler 4	Lawrence	3/14/19	TCB, Inc.	TCB, Inc.	2018, 2020, 2030, 2028, 2022
207	Project Hope aka Capernaum Place aka Lazarus House	Lawrence	3/26/19	Lazarus House Ministries	Maloney Properties	102, 205, 208, 301, 304
208	Reviviendo	Lawrence	7/11/18	CommunityWorks Lawrence	First Realty Management Corp.	105, 109, 103-1, 62-1, 10-1
209	Saunders School Apartments	Lawrence	6/29/18	EA Fish Associates	Peabody Properties	3, 101, 105, 205
210	Cameron House	Lenox	12/13/18	HallKeen	HallKeen	202, 303, 311, 103, 310
211	Whitney Building (Water Mill)	Leominster	5/30/18	NewVue	Wingate Companies	102, 205, 309, 411
212	Emerson Manor Phase II	Longmeadow	2/26/19	Interfaith Homes of Longmeadow PH II Inc	Carr Property	E202, E112, E206, 102, 105, 109
213	Appleton Mills Redevelopment Phase 1B	Lowell	4/12/18	Trinity Financial	Trinity Mgmt	126, 128, 223, 226, 323
214	Carriage House (Middlesex Street Apts)	Lowell	9/27/18	Coalition for a Better Acre	Maloney Properties	56-20, 58-26, 58-27, 56-31
215	Liberty Square	Lowell	6/13/18	Coalition for a Better Acre	Maloney Properties	192-5, 174-4, 192-2, 28A, 63-2C, 63-4A
216	Sirk Building	Lowell	5/17/18	The Caleb Group	The Caleb Group	210, 309, 402, 203
217	Triangle Rental	Lowell	9/27/18	Coalition for a Better Acre	Maloney Properties	10, 4, 186-10, 5, 186-1
218	Stevens Memorial Senior Housing	Ludlow	4/17/18	Stevens Senior Housing of Ludlow	Way Finders	103, 104, 106, 302, 305, 407
219	Tritown Landing - Phase II	Lunenburg	10/9/18	Great Bridge Prop	Stewart Property Mgmt	5-306, 5-311, 5-308, 5-307, 5-309, 5-310

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
220	Tritown Landing (Phase I)	Lunenburg	10/9/18	Great Bridge Prop	Stewart Property Mgmt	1-302, 1-102, 1-110, 3-105, 3-302, 1-103
221	TriTown Landing Phase III	Lunenburg	10/9/18	Great Bridge Prop	Stewart Property Mgmt	7-211, 7-206, 7-302, 7-202, 7-203
222	St. Jean-Baptiste	Lynn	8/7/18	POUA	LHAND	103, 304, 205, 12 Lyman, 305
223	Warren/Shepard St. Housing Initiative	Lynn	8/7/18	LHAND	LHAND	23 June, 25 Warren, 19 Warren, 26 Shepard
224	12 Summer Street	Manchester	1/3/19	Affirmative Investments	Wingate Mgmt	10, 7, 18, 21, 03
225	Mansfield Meadows	Mansfield	7/26/18	Beacon Communities	Beacon Communities	1123, 1205, 1303, 1315
226	Little Neck Village	Marion	11/16/18	EA Fish	Peabody Properties	107, 405, 202, 212, 301, 208, 304, 105, 506
227	Marion Village Estates	Marion	9/5/18	Steen Realty Development	Maloney Properties	107, 218, 127, 147, 330, 310
228	Christopher Heights of Marlborough	Marlborough	8/15/18	Grantham Group	Grantham Group	10, 1, 4, 8, 6
229	Countryside Village	Marlborough	3/21/19	Trinity Financial	Trinity Management	A401, B512, A609, B302, A705, B410, A504, B703, A304, B707
230	Ocean Shores	Marshfield	6/29/18	Ocean Shores LP	Beacon Communities	115, 203, 217, 329, 335
231	Mashpee Village	Mashpee	5/22/18	TCB, Inc.	TCB, Inc.	A4, AC-06, B3, C1, E4, G4, H5, HW5, L7, WD22
232	Residences at the Groves	Middleborough	7/19/18	The Groves Apartments LLC	Peabody Properties	1-9, 2-13, 2-24, 3-31, 3-32
233	Moltenbrey	Montague	11/9/18	FCRHRA	FCRHRA	7, 9, 8, 5, 6
234	Acushnet Commons	New Bedford	7/31/18	Women's Institute for Housing	Maloney Properties	1A, 2C, 2A, 1C, 3C
235	Cliftex Lofts Phase I	New Bedford	6/1/18	Cliftex Lofts LLC	WinnResidential	120, 208, 309, 317, 320
236	Coffin Lofts	New Bedford	7/31/18	HallKeen	HallKeen	201, 207, 304, 308, 403
237	Hazard Court aka Kalife aka Wamsutta III	New Bedford	9/14/18	HallKeen	HallKeen	7, 9, 8, 5, 6
238	Howland House	New Bedford	1/3/19	The Resource Inc	The Resource Inc	1, 3, 4, 5, 2,

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
239	Ingraham Place	New Bedford	2/26/19	Women's Institute for Housing	Maloney Properties	107, 303, 204, 105, 305
240	Lawton's Corner	New Bedford	7/31/18	HallKeen	HallKeen	LC, 203, 205, 302, 402
241	Roosevelt St. Revitalization Project	New Bedford	10/11/18	Cushing Company	Darnbrough Real Estate	7, 9, 8, 5, 6
242	South First St. Revitalization Project	New Bedford	10/11/18	Cushing Company	Darnbrough Real Estate	862-15, 858-15, 858-3, 858-25, 858-1N
243	State Street Apts. (Wamsutta IV)	New Bedford	9/14/18	HallKeen	HallKeen	1, 3, 4, 5, 2
244	Wamsutta Phase II- Wamsutta Apartments	New Bedford	9/14/18	HallKeen	HallKeen	14-19-2, 14-17-3, 14-19-1, 14-17-1, 14-17-2
245	Coleman House II	Newton	2/6/19	2 Life Communities	2 Life Communities	01-3331, 01-0135, 01-0235, 01-2235, 01-1134, 01-0430, 01-0536, 01-0331
246	Cooperative Living of Newton (Newtonville Avenue)	Newton	5/14/18	Newton Housing Authority	Newton Housing Authority	3, 5, 9
247	John W Weeks	Newton	7/19/18	Newton Community Development Foundation	Newton Community Development Foundation (NCDF)	6, 105, 206, 220, 260
248	Clark Biscuit Apartments	North Adams	4/30/18	Arch Realty, LP	Berkshire Housing Services, Inc.	105, 112, 302, 402, 408
249	Jewel Crossing	North Attleborough	3/6/19	Great Bridge	Stewart Prop Mgmt	B208, B107, B109, B110, A301, B108, A210
250	King Street Enhanced SRO	Northampton	10/25/18	Valley CDC	HMR	1, 4, 9, 8, 6
251	Millbank Apartments	Northampton	3/12/19	Valley CDC	HMR	18-2, 79-8
252	Millbank Apartments II	Northampton	3/12/19	Valley CDC	HMR	34-3, 18-4, 79-11, 34-6, 79-12, 34-9
253	New South Street Apartments	Northampton	2/28/19	Home City Housing	HMR	28C, 22A, 24C, 30A, 32C, 26B
254	Village at Hospital Hill	Northampton	8/14/18	TCB, Inc.	TCB, Inc.	10, 202, 104, 21, 305
255	Village at Hospital Hill II	Northampton	8/14/18	TCB, Inc.	TCB, Inc.	106, 307, 301, 22, 14, 72A

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
256	Linwood Mill Senior Housing	Northbridge	2/19/19	EA Fish	Peabody Properties	402, 117, 207, 223, 206, 309, 119, 126
257	Rockdale Neighborhood Revitalization (Northbridge)	Northbridge	12/6/18	SMOC	SMOC	75-202, 29-31-2, 2211-4, 2223-2, 2223-2R, 2205-1, 85-3, 90-96-3, 2223-R1, 75-103, 2205-4, 23-2, 42-44-2, 90-96-4, 8-1
258	Paxton Senior Housing	Paxton	9/25/18	EA Fish	Wingate	201, 307, 308, 103, 207
259	Berkshire Veterans Village (Gordon H. Mansfield)	Pittsfield	2/8/19	Soldier On	Soldier On	C-1, C-12, A-10, C-15, 9, B-1, A-15, A-7, C-5
260	Capitol Square Apartments Pittsfield	Pittsfield	11/28/18	Capitol Sq Associates.	Berkshire Housing Services	2L, 4I, 4T, 3T, 3J
261	New Amsterdam	Pittsfield	4/10/18	Marathon Development Group	HMR	C101, A204, 432-12
262	Pittsfield YMCA	Pittsfield	7/30/18	Pittsfield YMCA	Berkshire Housing Services	427, 424, 417, 409, 406, 402, 325, 307, 302
263	Riverview Homes	Pittsfield	11/19/18	Beacon Communities	Beacon Communities	4002, 3001, 2006, 6206, 2002, 5005, 6212, 1009, 3004, 5206, 4011
264	Willow Trace Apartments	Plainville	6/13/18	GateHouse Group	GateHouse Mgmt	218, 303, 412, 513
265	Cherry Hill II	Plymouth	11/20/18	Plymouth Bay Housing Corporation	Peabody Properties	13, 37, 33, 42, 45, 21, 28
266	Plympton Elderly/The Woodlands	Plympton	5/9/18	Plympton Elderly Housing Corporation	HallKeen	104, 119, 109, 125, 203, 219, 211, 225
267	Foley House	Provincetown	4/30/18	Provincetown Housing Authority	Provincetown Housing Authority	2, 4, 8, 10
268	Old Ann Page Way (Provincetown Comm Hsg/Conwell)	Provincetown	1/17/19	Community Housing Resources	Community Housing Resources	10, 3, 9, 14, 15
269	Province Landing	Provincetown	1/17/19	TCB	TCB	201, 504, 503, 608, 507, 410, 207, 101, 305, 406, 605
270	Stable Path Provincetown Rental Housing	Provincetown	11/29/18	Community Housing Resources	Community Housing Resources	6B, 10C, 1A, 6A, 16A
271	356 Washington Street - SRO Housing	Quincy	4/18/18	Neighborworks of Southern Mass	Neighborworks of Southern Mass	1, 7, 11
272	6 Fort Street Affordable Rental Apartments	Quincy	11/2/18	Asian Community Dev Corp (ACDC)	Maloney Properties	203, 307, 311, 210, 306, 102, 109,

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
273	Veterans Housing	Quincy	5/29/18	Father Bill's MainSpring	Father Bill's MainSpring	2, 4, 6
274	Winter Gardens	Quincy	6/14/18	Winter Gardens LLC	Maloney Properties	106, 203, 302, 308
275	Chestnut Farm	Raynham	1/30/19	GateHouse Group	GateHouse Management	102-315, 2K2-140, 182-108H, 471-365, 1A1-101
276	One Beach (formerly 189 Broadway)	Revere	3/6/19	TND	TND	405, 203, 303, 208, 205, 102, 410, 408, 309
277	Copley Gardens	Rockland	5/9/18	Copley Gardens LP	HallKeen Management	105-2, 105-10, 105-23, 109-10, 111-6, 111-12, 111-16, 111-24, 113-16, 113-18, 113-27, 115-11, 115-22
278	Congress Street Residences	Salem	3/19/19	North Shore CDC	Peabody Properties	1L, 1, 4, 60, 5, 56, 2
279	Salem Point Rental (98-102 Lafayette, Scatter Sites)	Salem	5/4/18	North Shore CDC	Peabody Properties	2PP-2, 4PP-14, 3P, 34-1, 53-2, 100-1B
280	St. Joseph's Redevelopment	Salem	6/18/18	POUA	Peabody Properties	301, 208, 202, 103, 414, 306
281	Osprey Lane	Sandwich	7/23/18	TCB, Inc	TCB, Inc	4, 13, 24
282	North Farm Senior Estates	Somerset	4/25/18	Karam Financial	Karam Financial	112, 224, 326
283	Bow Street	Somerville	3/6/19	Somerville Community Corporation	Wingate Mgmt	403, 204, 102, 305, 406
284	Capen Court	Somerville	7/25/18	Somerville Housing Authority	Somerville Housing Authority	106, 109, 112, 208, 213, 222, 304, 309, 316, 402, 417
285	Kent St. Apts.	Somerville	3/25/19	TCB, Inc	TCB, Inc	405, 201, 303, 308, 304, 412, 102, 206, 312
286	Visiting Nurse Assisted Living	Somerville	3/7/19	VNA of Eastern MA	VNA of Eastern MA	331, 304, 105, 108, 222
287	VNA Senior Living Community	Somerville	11/28/18	VNA of Eastern MA	VNA of Eastern MA	424, 430, 425, 422, 426, 429, 427
288	VOA Veterans Supportive and Permanent Housing	Somerville	8/3/18	VOA Mass	VOA Mass	101, 103, 203, 201, 207
289	South Hadley Senior Housing aka Hubert Place	South Hadley	10/25/18	Elder Care Initiates - S Hadley Support Hsg	Carr Prop Mgmt	202, 221, 105, 109, 206, 101, 216, 115
290	Brookside Terrace	Southbridge	2/14/19	Meredith Management	Meredith Management	28-2, 30-4, 19-1, 27-1, 12-3

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
291	Senior Living at Prouty	Spencer	7/25/18	Mental Health Program Inc. XII	MHPI, Inc.	3, 103, 104, 113, 205, 210, 211
292	52 Maple Court	Springfield	11/14/18	Puerto Rican Veterans Assoc. of Mass.	Bilingual Veterans Outreach Center	10, 3, 8, 5, 2
293	Bay Street Apartments	Springfield	9/12/18	Northern Star Development	Northern Star Development	4L, 1R, 2R, 3L, 3R
294	Belle Franklin Apartments	Springfield	6/14/18	Valley Real Estate	Valley Real Estate	66-2L, 77-1L, 79-3R, 97-3L, 103-3L
295	Borinquen Apartments	Springfield	6/19/18	Partners for Community	Morgan Kaylee Real Estate Management	8H-3R, 10H-2, 78-1L, 2782-4R
296	Chestnut Street Residences	Springfield	1/29/19	HMR	HMR	519, 407, 311, 419, 6, 421
297	City View Commons I	Springfield	6/12/18	First Resource Companies	First Resource Management	10F-1A, 4F-4A, 57F-1A, 60-1A, 60F-3A, 64F-1B, 79F-1A
298	City View Commons II - 24 units	Springfield	6/12/18	First Resource Companies	First Resource Management	18F-1B, 196L-2A, 200L-3B, 200L-1B
299	Concord Heights	Springfield	2/20/19	First Resource Companies	First Resource Management	11N1B, 10501A, 4N1A, 2504A, 9501B, 22B4A, 9903A, 3501A, 3101A, 1551A
300	Franklin Street (Belle Franklin II)	Springfield	2/21/19	Valley Real Estate	Valley Management	260-2, 274-2, 264-3, 280-3, 254-1, 270-3, 264-1, 274-5, 260-1, 280-2
301	High Street Commons Apartments	Springfield	2/19/19	First Resource Companies	First Resource Management	38-305, 38-404, 44-510, 38-106, 44-110, 38-206, 38-507, 44-408, 44-513, 38-402
302	Hunter Place	Springfield	6/14/18	Valley Real Estate	Valley Real Estate	D17, D2, C17, C7, 83
303	Jefferson Park Apartments	Springfield	2/21/19	Valley Real Estate	Valley Real Estate	00010-13, 00006-2, 00085-1, 01391-6, 00085-7
304	KenQuad (fka: Kenwyn Park Apts. + Quad court)	Springfield	9/20/18	Wayfinders	Wayfinders	401-3, B14-1, B43-1, C47-1, A21-1, C26-1, 303-4, A12-1, 102-4
305	Liberty Hill Cooperative Housing	Springfield	6/19/18	Home City Housing	Home City Housing	55N, 33H, 42CT, 40S-1F
306	Longhill Gardens Apartments aka Forest Park Condos	Springfield	2/26/19	WinnDevelopment	WinnResidential	89-4D, 61-2C, 89-1D, 91-3D, 71-3C, 77-3A, 71-1A, 75-3C, 91-1B, 69-2C
307	Maple Commons Springfield	Springfield	2/6/19	First Resource Companies	First Resource Management	24-26 #124, 25-31 #211, 33-35 #311, 61 #732, 86-92 #914

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
308	Maple High Apts.	Springfield	6/14/18	Valley Real Estate	Valley Real Estate	11-4, 11-6, 55-4, 59-3
309	Mason-Wright Retirement	Springfield	4/5/18	Mason Wright Foundation	Mason Wright	18, 20, 114
310	Memorial Parish House	Springfield	9/12/18	Mt Holyoke Mgmt	Mt Holyoke Mgmt	10, 18, 3, 8, 21
311	Museum Park Apartments	Springfield	6/5/18	WinnCompanies	WinnResidential	212,312,402, 422, 524, 618, 621, 622,712
312	Museum Park Apartments Phase II	Springfield	6/5/18	WinnCompanies	WinnResidential	219, 401, 421, 715
313	New Court Terrace	Springfield	7/25/18	WayFinders, Inc.	WayFinders, Inc.	81-103, 206-3, 86-304, 407-3
314	Northern Heights Apartments	Springfield	12/6/18	WinnCompanies	WinnResidential	3-5A, 77-1A, 15-2B, 96-1A, 765-4A, 88-2B, 55-3C, 21-2B, 65-3C
315	Outing Park (aka Hollywood Apartments)	Springfield	6/13/18	First Resource Companies	First Resource Management	16-3, 18-1R, 10-1L, 15-2L, 36-2L
316	Outing Park II	Springfield	6/13/18	First Resource Companies	First Resource Management	12-1R, 16-2R, 90-3L, 94-4R, 265-3L
317	Rutland Street	Springfield	9/12/18	Northern Star Development	Northern Star Development	2R, WII 2L, WII 3L, WII 4R, 3R
318	Tapley Court	Springfield	12/11/18	Home City Housing	HMR	203, 10, 104, 302, 102, 211
319	Terrance Street Apartments	Springfield	9/12/18	Northern Star Development	Northern Star Development	1L, 2L, 1R, 3L, 3R
320	Worthington Commons Apartments	Springfield	9/24/18	First Resource Companies	First Resource Management	14-2, 46-1, 15-6, 20-2, 120-1, 900-2, 884-4, 116-8, 100-2, 94-2
321	Worthington House Campus	Springfield	8/15/18	Clinical and Support Options Inc.	Clinical and Support Options Inc.	10, 7, 18, 1, 11, 3, 17, 12, 4, 13, 9, 8, 5, 6, 14, 16, 2, 0, 15
322	YWCA Transitional Housing (Campus of Hope Ph II)	Springfield	4/10/18	YWCA Supportive Housing	YWCA Supportive Housing	102, 203, 211
323	Pine Woods	Stockbridge	1/31/19	Construct, Inc.	Construct, Inc.	15A, 6B, 15C, 9A, 12A
324	Quail Run Apartments	Stoughton	8/23/18	GateHouse Group	GateHouse Management	724, 913, 114, 333, 112
325	Pilot Grove Apartments II	Stow	3/29/19	Stow Comm Housing Corp	TCB, Inc	C-6, E-2, B-1, A-4, D-3
326	Pilot Grove Apartments II	Stow	4/4/18	Stow Comm Housing Corp	TCB, Inc	C6, A3, D2

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
327	Coolidge at Sudbury	Sudbury	5/23/18	Bnai Brith	Barkan Management	115, 210, 305
328	Oakwood Senior Estates	Swansea	4/3/18	Karam Financial	Karam Financial	D249, D250, C236
329	Carpenter's Glen	Taunton	1/30/19	Housing Solutions of Southeastern Mass	HallKeen	2-23, 4-44, 3-32, 6-63, 3-31
330	Pine Grove	Taunton	12/20/18	Two K Assoc LP	Beacon Communities	C-001, F-012, D-006, A-007, F-003
331	Sally's Way	Truro	7/31/18	Community Housing Resources	Community Housing Resources	3, 5, 11, 16, 22
332	Silver Meadow	Wales	5/2/18	WayFinders	WayFinders	3, 10, 16, 19
333	Highland Village	Ware	2/12/19	Meredith Management	Meredith Management	14C, 15A, 5A, 26C, 5D
334	Hillside Village	Ware	2/12/19	Meredith Management	Meredith Management	5A, 79, 42, 63, 19
335	Brigham House	Watertown	7/19/18	HallKeen	HallKeen	203, 307, 412, 602
336	North Village at Webster	Webster	8/16/18	WinnDevelopment	WinnResidential	22-4, 21-02, 18-3, 21-7, 17-1
337	Prospect Estates	Webster	1/16/19	WIHED	Maloney Properties	41-8, 10-1, 10-14, 41-3, 10-5
338	Sitkowski School Apartments	Webster	8/16/18	NOAH	Corcoran Management	321, 217, 128, 221, 431, 225, 219
339	Wellfleet Apartments	Wellfleet	12/17/18	CCCDP	CCCDP	52C, 26A, 60C, 16A, 16B
340	Freedom Village West Boylston	West Boylston	9/17/18	SMOC	Maloney Properties	1, 11, 22, 5, 26, 16,
341	Arbors at Westfield	Westfield	12/11/18	Gralia group	Magnolia Mgmt	321, 201, 212, 308, 103, 118
342	Edgewood Apartments	Westfield	5/24/18	Edgewinn LP	WinnResidential	2, 15, 25, 65, 76
343	Elm Street Revitalization	Westfield	3/6/19	Domus Inc	Domus Inc	203, 303, 301, 204, 101
344	Sanford Apartments	Westfield	3/6/19	Domus Inc	Domus Inc	107, 202, 103, 206, 305
345	Residences at Stony Brook II	Westford	12/7/18	Common Ground Dev, sub of CTI	Peabody Properties	6E, 6F, 6D, 9F, 9A

	Project name	Location	Site Visit	Owner	Managing Agent	Units Inspected
346	Residences at Stonybrook	Westford	12/7/18	Common Ground Dev Corp sub of CTI	Peabody Properties	7D, 5A, 3C, 3A, 7E
347	Westford Village at Mystery Spring	Westford	3/13/19	CHOICE Inc	Chelmsford Housing Authority	218, 209, 102, 105, 109, 206
348	Westford Village at Mystery Spring	Westford	4/4/18	Westford Initiative for Senior Housing Inc	Chelmsford Housing Authority	101,109, 117, 203, 206, 212, 218
349	Edgewater Apartments	Westport	4/11/18	Edgewater Apartments LLC	Group One Management	209, 302, 311
350	Edgewater Apartments II	Westport	4/11/18	Edgewater Apts II LLC	Group One Management	101, 203, 601
351	Westport Senior Village (Westport Village Apts)	Westport	4/11/18	Karam Financial	Karam Financial	106, 119, 207
352	Winthrop Apartments	Winthrop	8/22/18	Affirmative Investments	Chelsea Jewish Life Care, Inc.	202, 311, 304, 105, 206, 406
353	47 Grosvenor Street	Worcester	5/23/18	Worcester Comm Housing Resources	Worcester Comm Housing Resources	47-1L, 47-1R, 47-2L, 47-2R, 47-3L
354	5 Benefit Street	Worcester	9/26/18	Main South CDC	Main South CDC	1, 3, 4, 2
355	Beacon & Oread Neighborhood Redevelopment	Worcester	1/18/19	Main South CDC	Main South CDC	40-1, 60-2, 140-3, 24-1, 58-1
356	Chatham Street (Abby's House)	Worcester	5/8/18	Abby's House	Abby's House	1, 2, 3, 4
357	Chevalier aka Canal Lofts	Worcester	9/26/18	WinnDevelopment	WinnResidential	10, 7, 9, 8, 5, 6
358	Standish Apartments	Worcester	10/30/18	Zu Development.	Zu Development	769-0, 771-4F, 771-1L, 769-3F, 771-4R
359	Upsala Elder Street Apartments	Worcester	11/13/18	Oak Hill CDC	Maloney Properties	G104, 202, G102, 213, 113, 209, G101, 304, 109, 101, 211, 115
360	Whittier Terrace Apartments	Worcester	2/14/19	Whittier Crown Hill	Beacon Communities	301, 709, 64-2, 102, 31-2
361	Simpkins School Residences	Yarmouth	6/26/18	SCG Development	HallKeen	1-103, 1-205, 1-301, 2-G06

APPENDIX B: Desk Reviews

	Project name	Location	Owner	Managing Agent
1	Stage Coach Residences	Barnstable	Barnstable Housing Authority	Barnstable Housing Authority
2	447 Concord Road	Bedford	447 Concord Road LLC	POAH
3	1392 House	Boston	VietAid	Trinity Management
4	157 Washington Street AB&W	Boston	Codman Square NDC	WinnResidential
5	250-254 Warren Street (Highland House)	Boston	Victory Programs Inc.	Victory Programs Inc.
6	Beryl Gardens	Boston	Madison Park Development Corporation	WinnResidential
7	Corey Seton Manor	Boston	EA Fish	Peabody Properties
8	Hano Homes	Boston	Allston-Brighton CDC	Maloney Properties
9	Holborn Terrace	Boston	Holborn Terrace LP	WinnResidential
10	Humboldt Apartments	Boston	Thomas Welch Associates	Peabody Properties
11	Hyde Park Ave Elder Care Project	Boston	Bay Cove Human Services	Bay Cove Human Services
12	Imani House	Boston	Imani House LLC	United Housing Management
13	Uphams West	Boston	DBEDC	Maloney Properties
14	Port Landing	Cambridge	Capstone	Trinity Management
15	Tecumseh/Blackstone Project	Fall River	Riverbend, Inc.	Mackin Group
16	Third St. Revitalization Project	Fall River	Riverbend, Inc.	Mackin Group
17	Wade, John and Tecumseh	Fall River	Cushing Company	Darnbrough Real Estate
18	Fairwinds Apartments	Falmouth	SCG Management	SCG Management
19	105 Plymouth (Tara Condominiums)	Fitchburg	NewVue Communities	Wingate Companies
20	Cape Ann YMCA Community Center	Gloucester	YMCA of the North Shore	YMCA of the North Shore
21	Residences at Sandy Pond	Groton	Groton Housing Authority	Groton Housing Authority
22	Nueva Vida Apartments	Holyoke	Mount Holyoke Management	Mount Holyoke Management
23	Orange Wheeler 2	Lawrence	TCB	TCB
24	Orange Wheeler 3	Lawrence	TCB	TCB
25	Crossway Towers	Lee	Elder Services of Berkshire County	Berkshire Housing Services, Inc.
26	Moody Street Apartments aka Unity Place	Lowell	Coalition for a Better Acre	Maloney Properties

	Project name	Location	Owner	Managing Agent
27	Cross Street	Malden	Housing Families, Inc.	Housing Families, Inc.
28	Great Cove Community	Mashpee	Housing Assistance Corporation	Mashpee HA
29	Phillips and Tenney St.	Methuen	TCB	TCB
30	Austin Court - aka Wamsutta Phase I	New Bedford	HallKeen	HallKeen
31	Bedford Village	New Bedford	Riverbend, Inc.	Mackin Group
32	Roosevelt St. Revitalization Project II	New Bedford	Cushing Company	Darnbrough Real Estate
33	McLaughlin House	North Reading	Supportive Living, Inc.	Supportive Living, Inc.
34	46-48 School Street	Northampton	Valley Community Development Corp.	HMR Properties
35	18 George Street	Pittsfield	Berkshire Housing Services, Inc.	Berkshire Housing Services, Inc.
36	Foley House	Provincetown	Provincetown Housing Authority	Provincetown Housing Authority
37	Stable Path Provincetown Rental Housing	Provincetown	CHR	CHR
38	Indian Rock Supportive Housing	Saugus	LHAND	LHAND
39	Bay Street Apartments	Springfield	Northern Star Development Corp.	Northern Star Development Corp.
40	Greenough House For Elders	Tisbury	Greenough Housing LP	Dukes County Reg Housing Auth (DCRHA)
41	Prospect Hill Apartments	Westfield	Domus, Inc.	Domus, Inc.
42	Reed House	Westfield	Domus, Inc.	Domus, Inc.
43	Westhampton Woods Senior Housing Phase II	Westhampton	Hilltown CDC	Hilltown CDC
44	Front Street	Weymouth	QCAP	QCAP
45	Dale Street	Worcester	Zu Development	Zu Development
46	Dale Street II	Worcester	Zu Development	Zu Development
47	KGH - Phase 4 (Kilby Gardner Hammond IV)	Worcester	Main South CDC	Main South CDC
48	Union Hill Rental Housing Initiative	Worcester	Oak Hill CDC	Maloney Properties

HOME Match Report

PY2018 MRVP Contribution	\$ 90,550,576.00
Local Adjustment	\$ 2,971,794.00
PY2018 Net MRVP Contribution	\$ 87,578,782.00

Month	MRVP Pmts
Apr-18	\$ 7,313,690.00
May-18	\$ 7,341,932.00
Jun-18	\$ 7,413,279.00
Jul-18	\$ 7,530,107.00
Aug-18	\$ 7,338,253.00
Sep-18	\$ 7,625,347.00
Oct-18	\$ 7,538,217.00
Nov-18	\$ 7,661,591.00
Dec-18	\$ 7,650,348.00
Jan-19	\$ 7,666,859.00
Feb-19	\$ 7,779,013.00
Mar-19	\$ 7,691,940.00
Subtotal	\$ 90,550,576.00
7/1/17-6/30/18 City of Worcester	\$ 946,987.00
7/1/17-6/30/18 Fitchburg Consortium	\$ 251,887.00
7/1/17-6/30/18 Holyoke Consortium	\$ 1,772,920.00
Total	\$ 87,578,782.00

Our starting MATCH carryover amount already reflects the OIG adjt. made in last year's CAPER
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ESG Data Quality

DHCD continues to work on improving data quality for our Emergency Solutions Grant outcomes. Therefore, there may be minor changes in the total persons served between making this report available for public review and our submission to HUD. It's expected that any changes in the total number served between posting and submission will be less than 1%.

SteppingStone: The final report has not yet been uploaded to SAGE due to a data quality error that has yet to be resolved by their HMIS vendor. We expect that this correction will be made by the time of submission of the final report to HUD.

Asian Taskforce Against Domestic Violence: In the 3rd quarter, it was discovered that the software they are using is not HMIS comparable and cannot be certified. This is through no fault of their own, they and we believed they were in compliance. The subrecipient is in the process of identifying and contracting with a new vendor for an HMIS Comparable Database, but will not have this process completed by the CAPER due date. At the guidance of the HUD Help Desk, outcomes from their program year are included in our aggregate CAPER. However, in Q01c. we answered no to the question "are 100% of the projects funded through ESG, which are allowed to use a comparable database, entering data into the comparable database'.

CAPER Aggregator unsubmitted

Uses data only from CAPER CSV's uploaded by subrecipients that has not yet been submitted to HUD by the recipient. Aggregates data from multiple subrecipient CAPERS by selected criteria (project type and/or specific question).

If you attempt to pull an entire CAPER you may have to wait several minutes for the result. If you receive a server error after waiting several minutes, you should reduce the number of questions and try again.

"Year" means the year of the start date for the submission.

Report criteria

Year 2018 ▼

Entities Search this list:

(1 selected)

TIP: Hold down the CTRL key on the keyboard and click with the mouse in order to select more than one entity.

ESG: Massachusetts Nonentitlement - MA

CAPER Project Type (all)

TIP: Hold down the CTRL key on the keyboard and click with the mouse in order to select more than one choice.

Coordinated Assessment

Day Shelter

Emergency Shelter

Selected: ESG: Massachusetts Nonentitlement - MA

Q05a: Report Validations Table

Total Number of Persons Served	17309
Number of Adults (Age 18 or Over)	16459
Number of Children (Under Age 18)	786
Number of Persons with Unknown Age	64
Number of Leavers	8686
Number of Adult Leavers	8151
Number of Adult and Head of Household Leavers	8173
Number of Stayers	8623
Number of Adult Stayers	8308
Number of Veterans	923
Number of Chronically Homeless Persons	3077
Number of Youth Under Age 25	1029
Number of Parenting Youth Under Age 25 with Children	55
Number of Adult Heads of Household	14123
Number of Child and Unknown-Age Heads of Household	44
Heads of Households and Adult Stayers in the Project 365 Days or More	2123

Q06a: Data Quality: Personally Identifying Information (PII)

	Client Doesn't Know/Refused	Information Missing	Data Issues	% of Error Rate
Name	14	0	48	0.36 %
Social Security Number	465	443	201	6.41 %
Date of Birth	21	56	10	0.50 %
Race	132	305	0	2.52 %
Ethnicity	55	178	0	1.35 %
Gender	5	54	0	0.34 %
Overall Score				

Q06b: Data Quality: Universal Data Elements

	Error Count	% of Error Rate
Veteran Status	343	2.08 %
Project Start Date	9	0.05 %
Relationship to Head of Household	2379	13.74 %
Client Location	166	1.17 %
Disabling Condition	3666	21.18 %

Q06c: Data Quality: Income and Housing Data Quality

	Error Count	% of Error Rate
Destination	4735	54.51 %
Income and Sources at Start	2886	20.37 %
Income and Sources at Annual Assessment	1809	85.21 %
Income and Sources at Exit	572	7.00 %

Q06d: Data Quality: Chronic Homelessness

	Count of Total Records	Missing Time in Institution	Missing Time in Housing	Approximate Date Started DK/R/missing	Number of Times DK/R/missing	Number of Months DK/R/missing	% of Records Unable to Calculate
ES, SH, Street Outreach	14845	0	0	122	155	178	0.02
TH	0	0	0	0	0	0	--
PH (All)	378	2	22	23	11	13	0.13
Total	15727	0	0	0	0	0	0.02

Q06e: Data Quality: Timeliness

	Number of Project Start Records	Number of Project Exit Records
0 days	12132	5044
1-3 Days	2383	1647
4-6 Days	542	369
7-10 Days	358	227
11+ Days	1437	1286

Q06f: Data Quality: Inactive Records: Street Outreach & Emergency Shelter

	# of Records	# of Inactive Records	% of Inactive Records
Contact (Adults and Heads of Household in Street Outreach or ES - NBN)	170	3	1.76 %
Bed Night (All Clients in ES - NBN)	5987	2755	46.02 %

Q07a: Number of Persons Served

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Adults	16459	15931	528	0	0
Children	786	0	743	43	0
Client Doesn't Know/ Client Refused	8	0	0	0	8
Data Not Collected	56	0	1	0	55
Total	17309	15777	1272	43	63

Q08a: Households Served

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Total Households	14167	13723	402	15	27

Q08b: Point-in-Time Count of Households on the Last Wednesday

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
January	2498	2359	134	2	3
April	2061	1928	131	0	2
July	1989	1847	137	2	3
October	2170	2046	116	4	4

Q09a: Number of Persons Contacted

	All Persons Contacted	First contact – NOT staying on the Streets, ES, or SH	First contact – WAS staying on Streets, ES, or SH	First contact – Worker unable to determine
Once	273	0	273	0
2-5 Times	70	0	66	4
6-9 Times	28	0	21	7
10+ Times	89	0	37	52
Total Persons Contacted	460	0	397	63

Q09b: Number of Persons Engaged

	All Persons Contacted	First contact – NOT staying on the Streets, ES, or SH	First contact – WAS staying on Streets, ES, or SH	First contact – Worker unable to determine
Once	252	0	252	0
2-5 Contacts	48	0	48	0
6-9 Contacts	12	0	12	0
10+ Contacts	21	0	17	4
Total Persons Engaged	333	0	329	4
Rate of Engagement	0	0	0	0

Q10a: Gender of Adults

	Total	Without Children	With Children and Adults	Unknown Household Type
Male	11609	11497	112	0
Female	4753	4337	416	0
Trans Female (MTF or Male to Female)	49	49	0	0
Trans Male (FTM or Female to Male)	10	10	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	3	3	0	0
Client Doesn't Know/Client Refused	5	5	0	0
Data Not Collected	30	30	0	0
Subtotal	16459	15931	528	0

Q10b: Gender of Children

	Total	With Children and Adults	With Only Children	Unknown Household Type
Male	412	391	21	0
Female	373	352	21	0
Trans Female (MTF or Male to Female)	1	0	1	0
Trans Male (FTM or Female to Male)	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0
Client Doesn't Know/Client Refused	0	0	0	0
Data Not Collected	0	0	0	0
Subtotal	786	743	43	0

Q10c: Gender of Persons Missing Age Information

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Male	25	0	0	0	25
Female	14	0	1	0	13
Trans Female (MTF or Male to Female)	1	0	0	0	1
Trans Male (FTM or Female to Male)	0	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0
Client Doesn't Know/Client Refused	0	0	0	0	0
Data Not Collected	24	0	0	0	24
Subtotal	64	0	1	0	63

Q10d: Gender by Age Ranges

	Total	Under Age 18	Age 18-24	Age 25-61	Age 62 and over	Client Doesn't Know/ Client Refused	Data Not Collected
Male	12046	412	663	9963	983	2	23
Female	5140	373	417	3942	394	6	8
Trans Female (MTF or Male to Female)	51	1	12	33	4	0	1
Trans Male (FTM or Female to Male)	10	0	3	7	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	3	0	2	1	0	0	0
Client Doesn't Know/Client Refused	5	0	0	4	1	0	0
Data Not Collected	54	0	0	28	2	0	24
Subtotal	17309	786	1097	13978	1384	8	56

Q11: Age

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Under 5	320	0	297	23	0
5 - 12	339	0	322	17	0
13 - 17	127	0	124	3	0
18 - 24	1095	995	100	0	0
25 - 34	3635	3410	225	0	0
35 - 44	3780	3640	140	0	0
45 - 54	3990	3940	50	0	0
55 - 61	2575	2565	10	0	0
62+	1384	1381	3	0	0
Client Doesn't Know/Client Refused	8	0	0	0	8
Data Not Collected	56	0	1	0	55
Total	17309	15931	1272	43	63

Q12a: Race

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
White	9991	9213	736	19	23
Black or African American	6125	5674	426	18	7
Asian	184	154	30	0	0
American Indian or Alaska Native	144	131	13	0	0
Native Hawaiian or Other Pacific Islander	230	220	7	1	2
Multiple Races	199	169	28	2	0
Client Doesn't Know/Client Refused	132	115	13	3	1
Data Not Collected	303	254	19	0	30
Total	17309	15931	1272	43	63

Q12b: Ethnicity

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Non-Hispanic/Non-Latino	13412	12633	736	22	21
Hispanic/Latino	3664	3101	529	21	13
Client Doesn't Know/Client Refused	55	54	0	0	1
Data Not Collected	178	143	7	0	28
Total	17309	15931	1272	43	63

Q13a1: Physical and Mental Health Conditions at Entry

	Total Persons	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Mental Health Problem	6284	6132	137	5	10
Alcohol Abuse	1934	1926	2	2	4
Drug Abuse	1832	1817	13	1	1
Both Alcohol and Drug Abuse	1833	1822	7	0	4
Chronic Health Condition	3935	3836	95	3	1
HIV/AIDS	260	258	2	0	0
Developmental Disability	1375	1301	71	2	1
Physical Disability	3575	3521	50	2	2

Q13b1: Physical and Mental Health Conditions at Exit

	Total Persons	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Mental Health Problem	3933	3825	101	3	4
Alcohol Abuse	1127	1123	1	2	1
Drug Abuse	1070	1060	9	1	0
Both Alcohol and Drug Abuse	1175	1169	4	0	2
Chronic Health Condition	2394	2320	71	3	0
HIV/AIDS	148	146	2	0	0
Developmental Disability	810	752	56	2	0
Physical Disability	2076	2038	36	2	0

Q13c1: Physical and Mental Health Conditions for Stayers

	Total Persons	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Mental Health Problem	2569	2529	31	2	7
Alcohol Abuse	872	868	1	0	3
Drug Abuse	831	825	4	0	2
Both Alcohol and Drug Abuse	704	699	2	0	3
Chronic Health Condition	1626	1601	24	0	1
HIV/AIDS	120	120	0	0	0
Developmental Disability	610	592	17	0	1
Physical Disability	1600	1583	15	0	2

Q14a: Domestic Violence History

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	2376	2227	147	0	2
No	11835	11444	359	13	19
Client Doesn't Know/Client Refused	118	116	1	0	1
Data Not Collected	2175	2145	23	2	5
Total	16503	15931	530	15	27

Q14b: Persons Fleeing Domestic Violence

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	794	710	83	0	1
No	1509	1451	57	0	1
Client Doesn't Know/Client Refused	27	25	2	0	0
Data Not Collected	46	41	5	0	0
Total	2376	2227	147	0	2

Q15: Living Situation

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	3630	3526	95	4	5
Transitional housing for homeless persons (including homeless youth)	90	90	0	0	0
Place not meant for habitation	3282	3255	20	1	6
Safe Haven	89	80	9	0	0
Interim Housing	34	32	2	0	0
Subtotal	7125	6983	126	5	11
Psychiatric hospital or other psychiatric facility	376	376	0	0	0
Substance abuse treatment facility or detox center	368	368	0	0	0
Hospital or other residential non-psychiatric medical facility	550	545	3	0	2
Jail, prison or juvenile detention facility	338	336	1	1	0
Foster care home or foster care group home	9	9	0	0	0
Long-term care facility or nursing home	20	20	0	0	0
Residential project or halfway house with no homeless criteria	27	27	0	0	0
Subtotal	1688	1681	4	1	2
Permanent housing (other than RRH) for formerly homeless persons	30	28	2	0	0
Owned by client, no ongoing housing subsidy	98	94	4	0	0
Owned by client, with ongoing housing subsidy	20	20	0	0	0
Rental by client, no ongoing housing subsidy	597	483	113	0	1
Rental by client, with VASH subsidy	25	25	0	0	0
Rental by client with GPD TIP subsidy	1	1	0	0	0
Rental by client, with other housing subsidy (including RRH)	298	204	94	0	0
Hotel or motel paid for without emergency shelter voucher	224	205	19	0	0
Staying or living in a friend's room, apartment or house	1555	1502	48	2	3
Staying or living in a family member's room, apartment or house	1553	1469	79	2	3
Client Doesn't Know/Client Refused	100	98	0	1	1
Data Not Collected	3190	3139	41	4	6
Subtotal	7691	7268	400	9	14
Total	16503	15931	530	15	27

Q20a: Type of Non-Cash Benefit Sources

	Benefit at Start	Benefit at Latest Annual Assessment for Stayers	Benefit at Exit for Leavers
Supplemental Nutritional Assistance Program	5786	150	3529
WIC	101	4	65
TANF Child Care Services	15	0	12
TANF Transportation Services	14	0	8
Other TANF-Funded Services	7	0	4
Other Source	62	2	38

Q21: Health Insurance

	At Start	At Annual Assessment for Stayers	At Exit for Leavers
Medicaid	7754	200	5333
Medicare	1924	40	1030
State Children's Health Insurance Program	315	3	193
VA Medical Services	218	4	161
Employer Provided Health Insurance	183	3	105
Health Insurance Through COBRA	28	2	13
Private Pay Health Insurance	197	2	106
State Health Insurance for Adults	3993	43	1956
Indian Health Services Program	38	1	19
Other	174	3	52
No Health Insurance	3157	87	1374
Client Doesn't Know/Client Refused	216	13	119
Data Not Collected	2914	1837	486
Number of Stayers Not Yet Required to Have an Annual Assessment	0	6448	0
1 Source of Health Insurance	7669	184	4680
More than 1 Source of Health Insurance	3374	54	2054

Q22a2: Length of Participation – ESG Projects

	Total	Leavers	Stayers
0 to 7 days	6212	3803	2409
8 to 14 days	1455	741	714
15 to 21 days	918	416	502
22 to 30 days	928	453	475
31 to 60 days	1916	861	1055
61 to 90 days	1419	691	728
91 to 180 days	2069	932	1137
181 to 365 days	1370	492	878
366 to 730 days (1-2 Yrs)	760	226	534
731 to 1,095 days (2-3 Yrs)	142	45	97
1,096 to 1,460 days (3-4 Yrs)	64	20	44
1,461 to 1,825 days (4-5 Yrs)	21	3	18
More than 1,825 days (> 5 Yrs)	35	3	32
Data Not Collected	0	0	0
Total	17309	8686	8623

Q22c: Length of Time between Project Start Date and Housing Move-in Date (post 10/1/2018)

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
7 days or less	158	109	49	0	0
8 to 14 days	7	3	4	0	0
15 to 21 days	11	2	9	0	0
22 to 30 days	5	5	0	0	0
31 to 60 days	30	4	26	0	0
61 to 180 days	38	15	23	0	0
181 to 365 days	1	1	0	0	0
366 to 730 days (1-2 Yrs)	0	0	0	0	0
Total (persons moved into housing)	250	139	111	0	0
Average length of time to housing	21.90	14.68	30.95	—	—
Persons who were exited without move-in	69	47	22	0	0
Total persons	319	186	133	0	0

Q22c: RRH Length of Time between Project Start Date and Housing Move-in Date (pre 10/1/2018)

Total Without Children With Children and Adults With Only Children Unknown Household Type

- no data -

Q22d: Length of Participation by Household Type

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
7 days or less	6212	6053	88	20	51
8 to 14 days	1455	1406	46	2	1
15 to 21 days	918	888	29	0	1
22 to 30 days	928	857	68	2	1
31 to 60 days	1916	1751	159	2	4
61 to 90 days	1419	1212	201	6	0
91 to 180 days	2069	1729	334	5	1
181 to 365 days	1370	1161	206	3	0
366 to 730 days (1-2 Yrs)	760	626	130	0	4
731 to 1,095 days (2-3 Yrs)	142	135	7	0	0
1,096 to 1,460 days (3-4 Yrs)	64	61	3	0	0
1,461 to 1,825 days (4-5 Yrs)	21	17	1	3	0
More than 1,825 days (> 5 Yrs)	35	35	0	0	0
Data Not Collected	0	0	0	0	0
Total	17309	15931	1272	43	63

Q23a: Exit Destination – More Than 90 Days

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Moved from one HOPWA funded project to HOPWA PH	0	0	0	0	0
Owned by client, no ongoing housing subsidy	0	0	0	0	0
Owned by client, with ongoing housing subsidy	1	1	0	0	0
Rental by client, no ongoing housing subsidy	102	64	38	0	0
Rental by client, with VASH housing subsidy	0	0	0	0	0
Rental by client, with GPD TIP housing subsidy	0	0	0	0	0
Rental by client, with other ongoing housing subsidy	25	18	7	0	0
Permanent housing (other than RRH) for formerly homeless persons	0	0	0	0	0
Staying or living with family, permanent tenure	0	0	0	0	0
Staying or living with friends, permanent tenure	0	0	0	0	0
Rental by client, with RRH or equivalent subsidy	0	0	0	0	0
Subtotal	128	83	45	0	0
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	4	4	0	0	0
Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0
Transitional housing for homeless persons (including homeless youth)	0	0	0	0	0
Staying or living with family, temporary tenure (e.g. room, apartment or house)	0	0	0	0	0
Staying or living with friends, temporary tenure (e.g. room, apartment or house)	2	2	0	0	0
Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	1	1	0	0	0
Safe Haven	0	0	0	0	0
Hotel or motel paid for without emergency shelter voucher	0	0	0	0	0
Subtotal	7	7	0	0	0
Foster care home or group foster care home	0	0	0	0	0
Psychiatric hospital or other psychiatric facility	0	0	0	0	0
Substance abuse treatment facility or detox center	0	0	0	0	0
Hospital or other residential non-psychiatric medical facility	0	0	0	0	0
Jail, prison, or juvenile detention facility	1	1	0	0	0
Long-term care facility or nursing home	0	0	0	0	0
Subtotal	1	1	0	0	0
Residential project or halfway house with no homeless criteria	0	0	0	0	0
Deceased	1	1	0	0	0
Other	1	1	0	0	0
Client Doesn't Know/Client Refused	1	1	0	0	0
Data Not Collected (no exit interview completed)	15	14	1	0	0
Subtotal	18	17	1	0	0
Total	154	108	46	0	0
Total persons exiting to positive housing destinations	128	83	45	0	0
Total persons whose destinations excluded them from the calculation	1	1	0	0	0

Q23b: Exit Destination – 90 Days or Less

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Moved from one HOPWA funded project to HOPWA PH	0	0	0	0	0
Owned by client, no ongoing housing subsidy	0	0	0	0	0
Owned by client, with ongoing housing subsidy	0	0	0	0	0
Rental by client, no ongoing housing subsidy	88	34	54	0	0
Rental by client, with VASH housing subsidy	0	0	0	0	0
Rental by client, with GPD TIP housing subsidy	0	0	0	0	0
Rental by client, with other ongoing housing subsidy	26	15	11	0	0
Permanent housing (other than RRH) for formerly homeless persons	4	0	4	0	0
Staying or living with family, permanent tenure	0	0	0	0	0
Staying or living with friends, permanent tenure	0	0	0	0	0
Rental by client, with RRH or equivalent subsidy	9	1	8	0	0
Subtotal	127	50	77	0	0
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	1	1	0	0	0
Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0
Transitional housing for homeless persons (including homeless youth)	0	0	0	0	0
Staying or living with family, temporary tenure (e.g. room, apartment or house)	3	3	0	0	0
Staying or living with friends, temporary tenure (e.g. room, apartment or house)	0	0	0	0	0
Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	1	1	0	0	0
Safe Haven	0	0	0	0	0
Hotel or motel paid for without emergency shelter voucher	0	0	0	0	0
Subtotal	5	5	0	0	0
Foster care home or group foster care home	0	0	0	0	0
Psychiatric hospital or other psychiatric facility	0	0	0	0	0
Substance abuse treatment facility or detox center	0	0	0	0	0
Hospital or other residential non-psychiatric medical facility	0	0	0	0	0
Jail, prison, or juvenile detention facility	0	0	0	0	0
Long-term care facility or nursing home	0	0	0	0	0
Subtotal	0	0	0	0	0
Residential project or halfway house with no homeless criteria	1	1	0	0	0
Deceased	0	0	0	0	0
Other	0	0	0	0	0
Client Doesn't Know/Client Refused	0	0	0	0	0
Data Not Collected (no exit interview completed)	5	2	3	0	0
Subtotal	6	3	3	0	0
Total	138	58	80	0	0
Total persons exiting to positive housing destinations	127	50	77	0	0
Total persons whose destinations excluded them from the calculation	0	0	0	0	0

Q23c: Exit Destination – All persons

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Moved from one HOPWA funded project to HOPWA PH	0	0	0	0	0
Owned by client, no ongoing housing subsidy	9	8	1	0	0
Owned by client, with ongoing housing subsidy	8	7	1	0	0
Rental by client, no ongoing housing subsidy	591	381	200	10	0
Rental by client, with VASH housing subsidy	14	14	0	0	0
Rental by client, with GPD TIP housing subsidy	13	13	0	0	0
Rental by client, with other ongoing housing subsidy	677	417	254	6	0
Permanent housing (other than RRH) for formerly homeless persons	97	95	2	0	0
Staying or living with family, permanent tenure	207	185	22	0	0
Staying or living with friends, permanent tenure	97	95	2	0	0
Rental by client, with RRH or equivalent subsidy	74	67	7	0	0
Subtotal	1787	1282	489	16	0
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	490	427	63	0	0
Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0
Transitional housing for homeless persons (including homeless youth)	133	87	42	3	1
Staying or living with family, temporary tenure (e.g. room, apartment or house)	223	192	31	0	0
Staying or living with friends, temporary tenure (e.g. room, apartment or house)	279	261	18	0	0
Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	343	343	0	0	0
Safe Haven	12	12	0	0	0
Hotel or motel paid for without emergency shelter voucher	35	32	3	0	0
Subtotal	1515	1354	157	3	1
Foster care home or group foster care home	7	3	4	0	0
Psychiatric hospital or other psychiatric facility	38	38	0	0	0
Substance abuse treatment facility or detox center	76	75	1	0	0
Hospital or other residential non-psychiatric medical facility	69	69	0	0	0
Jail, prison, or juvenile detention facility	33	32	1	0	0
Long-term care facility or nursing home	16	16	0	0	0
Subtotal	239	233	6	0	0
Residential project or halfway house with no homeless criteria	32	31	1	0	0
Deceased	14	14	0	0	0
Other	90	81	8	0	1
Client Doesn't Know/Client Refused	25	22	3	0	0
Data Not Collected (no exit interview completed)	4692	4603	72	8	9
Subtotal	4853	4751	84	8	10
Total	8394	7620	736	27	11
Total persons exiting to positive housing destinations	1244	1095	144	4	1
Total persons whose destinations excluded them from the calculation	105	101	4	0	0

Q24: Homelessness Prevention Housing Assessment at Exit

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Able to maintain the housing they had at project start--Without a subsidy	151	46	101	4	0
Able to maintain the housing they had at project start--With the subsidy they had at project start	256	79	174	3	0
Able to maintain the housing they had at project start--With an on-going subsidy acquired since project start	13	3	10	0	0
Able to maintain the housing they had at project start--Only with financial assistance other than a subsidy	6	1	5	0	0
Moved to new housing unit--With on-going subsidy	0	0	0	0	0
Moved to new housing unit--Without an on-going subsidy	0	0	0	0	0
Moved in with family/friends on a temporary basis	2	2	0	0	0
Moved in with family/friends on a permanent basis	0	0	0	0	0
Moved to a transitional or temporary housing facility or program	1	1	0	0	0
Client became homeless -- moving to a shelter or other place unfit for human habitation	3	2	1	0	0
Client went to jail/prison	0	0	0	0	0
Client died	0	0	0	0	0
Client doesn't know/Client refused	2	2	0	0	0
Data not collected (no exit interview completed)	36	19	15	2	0
Total	598	219	365	14	0

Q25a: Number of Veterans

	Total	Without Children	With Children and Adults	Unknown Household Type
Chronically Homeless Veteran	220	220	0	0
Non-Chronically Homeless Veteran	703	701	2	0
Not a Veteran	15193	14671	522	0
Client Doesn't Know/Client Refused	135	135	0	0
Data Not Collected	516	204	4	0
Total	16459	15931	528	0

Q26b: Number of Chronically Homeless Persons by Household

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Chronically Homeless	3077	3036	37	0	4
Not Chronically Homeless	14140	12851	1190	40	59
Client Doesn't Know/Client Refused	0	0	0	0	0
Data Not Collected	92	44	45	3	0
Total	17309	15931	1272	43	63

