

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

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

June 15, 2022

**PUBLIC NOTICE**

The Department of Housing and Community Development (DHCD) has published the FFY 2021 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER represents accomplishments for the time period of April 1, 2021 to March 31, 2022 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 30, 2022. Comments may be submitted in writing until the close of business on Wednesday, June 30, 2022. The final CAPER may reflect input received during this comment period. Comments received after June 30 will not be responded to.

Please direct comments only by email to:

email to: [Kathryn.McNelis@mass.gov](mailto:Kathryn.McNelis@mass.gov)

Comments directed to DHCD's office will not be reviewed prior to submission of the CAPER as all DHCD staff are working fully remotely.

## 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.

### 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	750	306	40.80%			
Preserve and create affordable rental housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	175	61	34.86%			

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	44000	21129	48.02%			
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	12000	12477	103.98%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Facade treatment/business building rehabilitation	Business	45	0	0.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Rental units rehabilitated	Household Housing Unit	200	44	22.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	500	199	39.80%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Jobs created/retained	Jobs	30	0	0.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Businesses assisted	Businesses Assisted	15	6	40.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing for Homeless added	Household Housing Unit	15	0	0.00%			
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	150	321	214.00%			
Reduce homelessness	Homeless		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1900	332	17.47%	380	332	87.37%
Reduce homelessness	Homeless		Homeless Person Overnight Shelter	Persons Assisted	600	8994	1,499.00%	600	8994	1,499.00%

Reduce homelessness	Homeless		Homelessness Prevention	Persons Assisted	3000	527	17.57%	600	151	25.17%
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**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. Currently, DHCD directs all resources to 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 incentivized 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 FFY 2021, 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. It should be noted that FFY 2020 applications for CDBG funds were submitted prior to the COVID-19 pandemic arrived. Therefore, CDBG applications reflected traditional activities consistent with previous year activities. This trend continued with the FFY 2021 application round from which awards were delayed by six months due to delays in awarding FFY 2020 funds. However, many of the traditionally funded PSS programs are of such a nature that they contribute to addressing continuing COVID concerns. This includes assistance to food pantries and family assistance programs. In addition, though the first two allocations of CARES ACT funds were allocated in PY 2020, the majority of the funds were utilized during PY 2021. The first allocation was made available to non entitlement communities through a NOFA to assist micro enterprises and support public social service programs that could address COVID-19 issues. The second allocation was made available through the state to fund a statewide micro enterprise assistance program and to support a statewide program to provide rental and mortgage assistance. All of these programs were determined to be priorities as a result of a simple survey of non entitlement communities and consultation with other state agencies and partners, as well as with HUD. The third allocation of funds was made later in the program year with those fundeds awarded to a



statewide network of community foundations to support programs that address food security issues.

Throughout FFY21, DHCD continued efforts to engage with CoC of and HMIS Leads to further integrate ESG services into the continuum of housing services available within each geographic region. Though no significant changes were made in the overall structure and distribution of annual ESG funding, DHCD carried many of its new emergency shelter facilities through ESG-CV funding. The state procurement for ESG funding has expired, but due to the pandemic, we have entered into Emergency contracts for this state fiscal year. A new procurement has been published with responses due in July.

Utilizing HOME & HTF for rental housing development projects directly addresses affordable housing unit production and preservation goals. Completed and pipeline projects reflect a broad geographic distribution.

## 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	9,709	128	0	5,613	56
Black or African American	1,145	35	0	3,044	6
Asian	405	6	0	159	0
American Indian or American Native	73	1	0	95	1
Native Hawaiian or Other Pacific Islander	128	0	0	125	0
<b>Total</b>	<b>11,460</b>	<b>170</b>	<b>0</b>	<b>9,036</b>	<b>63</b>
Hispanic	2,128	51	0	7,354	4
Not Hispanic	10,902	134	0	1,999	62

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

### Narrative

For the HTF unit counts, there were 66 HTF units created during the 2021 program year (4/1/2021-3/31/2022). Three units were not shown in the table above because the two HTF residents identified as "Black/African America & White" and one HTF resident identified as "other Multi-Racial." HOME created 185 HOME-assisted units including 1 unit with a household identified as 'American Indian/Alaskan Native & Black/African' and 14 with households identified as 'other Multi-Racial'

CDBG total should also include an additional 1,570 individuals who identified in the following way for a total of 13,030. Ethnicity numbers reflect this total: American Indian/Alaskan Native and white 43; Asian and White 26; Black/African American and white 293; American Indian/Alaskan Native and black 19; Other/Multi-Racial 1,189.

Through the allocations of CDBG CARES Act funds, the commonwealth has assisted 32,620 persons with the following racial/ethnic breakdown: White – 20,577; Black – 3,189; Asian – 1,868; American Indian/Alaskan Native – 281; Native Hawaiian – 182; American Indian/Alaskan Native/Black – 20; American Indian/Alaskan Native/White – 22; Asian and White – 33; Black and White – 194; Other/Multi Racial – 6,254. Also, 4,702 persons identified as Hispanic.

## 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	35,776,148	27,125,782
HOME	public - federal	10,740,559	11,586,000
HOPWA	public - federal	366,341	74,012
ESG	public - federal	4,794,313	3,186,218
HTF	public - federal	16,987,942	4,059,059

Table 3 - Resources Made Available

### Narrative

Other funding (\$155,460,395) is from other federal sources CSBG, LIHEAP, WAP.

CDBG and ESG spending is lower than in previous years. This is due in part to delays in the allocation of FFY 2020 and 2021 grant funds, as well as, delays in restarting programs after the shutdown in 2020. In addition, the State expended more than \$35 million in CDBG CARES ACT funds during the year.

HOPWA will have spent approximately \$74,012 by June 30, 2022 and will spend the remainder of the 2021 allocation during State FY 2023 (July 1, 2022 - June 30, 2023).

The amount of HOME funds expended in the Program Year exceeds the resources made available because HOME program expenditures include activities that were funded in prior program year Action Plans that were disbursed in the 2021 Program Year.

### 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

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.

## 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.

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.

Although the HOME matching requirements were waived again this program year, DHCD continued to make expenditures with its HOME Match resource, the Massachusetts Rental Voucher Program.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	1,100,826,296
2. Match contributed during current Federal fiscal year	111,285,422
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,212,111,718
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,212,111,718

**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 sub expend FFY21	09/30/2021	111,285,422	0	0	0	0	0	111,285,422

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 \$
0	0	0	0	2,340,802

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	484,361,480	242,180,760	0	0	38,914,098	203,266,622
Number	32	16	0	0	1	15
Sub-Contracts						
Number	858	429	2	29	22	376
Dollar Amount	289,360,667	144,680,329	900,925	16,642,186	11,522,691	115,614,536
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	242,180,760	18,896,694	223,284,066			
Number	16	1	15			
Sub-Contracts						
Number	429	27	402			
Dollar Amount	144,680,329	6,358,108	138,322,221			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		1		66,900		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		83		4,148,461		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	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	85	64
Number of Non-Homeless households to be provided affordable housing units	95	187
Number of Special-Needs households to be provided affordable housing units	70	0
<b>Total</b>	<b>250</b>	<b>251</b>

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	199	190
Number of households supported through Rehab of Existing Units	51	52
Number of households supported through Acquisition of Existing Units	0	9
<b>Total</b>	<b>250</b>	<b>251</b>

Table 12 – Number of Households Supported

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

For the HTF program, 36 units were created for homeless individuals and 30 without a homelessness designation (so-called non-homeless). Once HOME figures are tabulated, the total homeless versus non-homeless actual figures can be shown above.



For the HTF program, 42 new units were created and 24 existing units were rehabilitated. Once the HOME figures are tabulated, the total number of new units and rehab of existing units can be shown above.

While the 'Special-Needs' category above does not cite units, we note that our HOME rental project units often are occupied by persons with special needs. We have other state resources used for supportive housing for residents with special needs.

### **Discuss how these outcomes will impact future annual action plans.**

In addition to the outcomes above, we also have other state housing programs that provide data. Regular stakeholder discussions contribute to articulating statewide needs.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>	<b>HTF Actual</b>
Extremely Low-income	58	96	66
Low-income	52	89	
Moderate-income	91	0	
<b>Total</b>	<b>201</b>	<b>185</b>	

**Table 13 – Number of Households Served**

### **Narrative Information**

HOME funds are used to provide housing to extremely low-income (30%AMI, very low-income (50% AMI) and low-income households (60% AMI). The moderate tier for the HOME rental units includes households between 51 & 60% of AMI. The Low-income data field above includes 44 very low-income households and 45 low-income households.

## **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**

In 2019 and again in 2021, we conducted a series of listening sessions for both providers of emergency shelter, and consumers of emergency shelter services. These sessions were designed to help us better understand in what areas we were performing adequately, and where we needed to make improvements. These conversations resulted in substantial changes to the scope of services (attached) in the statewide contracts for emergency shelters serving homeless individuals. The new scope emphasizes low barrier shelter. Despite several CoC mergers in the last few years, the Commonwealth still has 12 continua. Many of these continua use different HMIS systems, making it difficult to fully understand the extent and nature of homelessness within the Commonwealth. To resolve this, we have developed a statewide homeless data warehouse (called the Rehousing Data Collective) that compiles data from all the state's CoC's HMIS and allows for aggregate reporting. Addressing the emergency shelter and transitional housing needs of homeless persons DHCD utilized the once-a-decade procurement of the Emergency Assistance family shelter system to engage in a strategic planning process. After a series of listening sessions with providers and families, extensive data analysis, and a literature review, DHCD developed a housing-focused procurement that clearly communicated to providers the importance of placing rehousing at the center of all activities. This core focus will be supported with data-driven performance management, outcome payments based on achievement of key metrics, and cross-provider sharing of best practices. To support this continued shift toward rehousing, DHCD hired two new roles - an intensive case manager to troubleshoot the longest staying/most challenging cases and a training manager to equip providers with the tools necessary to enact this vision.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

DHCD funds two shelter systems statewide – one for households with children (we call it the Emergency Assistance Program) and one for households without children. Between the two systems, DHCD funds over 300 shelter beds each night across the Commonwealth.

Many congregate settings were overcrowded prior to the pandemic. Utilizing a mix of FEMA and ESG-CV funds, we added as many as 1200 beds at one point during the height of the pandemic to accommodate the need for social distancing. This strategy worked quite well in mitigating the spread of covid19 in our congregate settings. As we begin to move to a more endemic way of managing Covid-19 DHCD has developed strategies to move away from the emergency response efforts to more sustainable strategies to address homelessness, utilizing the lessons we have learned in the last three years. To that end, The administration and legislature worked collaboratively to substantially increase state resources (45%

increase) and DHCD developed a procurement that was published in April of 2022 requesting proposals for its entire system of programming for homeless households without children. Programs to be funded include day warming centers, meal programs, healthcare programs, outreach, emergency shelter, transitional housing, permanent supported housing, and rapid rehousing. Contracts resulting from this procurement will begin April 1, 2023.

**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 expanded the Residential Assistance for Families in Transition (RAFT) program in March 2020 in response to the pandemic by adding \$5M to the program for households facing housing instability as a result of COVID-19. DHCD also relaxed some eligibility criteria, such as allowing households to access funds for rent arrears outside of court while courts were closed (and later when the state eviction moratorium went into effect). DHCD also gave administering agencies the ability to waive documentation normally required for an application for assistance if the household was unable to provide it due to COVID-19.

**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**

Rapid Transition of Individuals Grant is funding that has been made available to state funded individual shelter providers. The purpose of the funding is to assist individuals with activities that include but are not limited to, triage, diversion, housing search, vocational training, temporary assistance, and permanent supportive housing. The funding language is broad, which allows recipients the ability to implement unique initiatives to best serve their guests. In state FY17 the Legislature expanded access to the HomeBASE rehousing program to households in emergency domestic violence shelters and family residential substance use treatment programs funded by the Department of Public Health (DPH) and the Bureau of Substance Addiction Services (BSAS). DHCD partners with DPH and BSAS providers to ensure that families with dependents or pregnant individuals living in these programs who otherwise meet the eligibility criteria for Emergency Assistance (EA) family shelter have access to the HomeBASE benefit. The benefit provides access to up to \$10,000 for housing costs, including but not limited to security deposits, broker fees, first last month's rent, furniture, moving expenses, and ongoing rent stipends for households who do not have a housing subsidy. DHCD partnered with the Massachusetts Dept. of Public

Health's Bureau of Substance Addiction Services (BSAS) to develop a rapid re-housing program for people who have an opioid substance use disorder. This program is funded through our State Opioid Response (SOR) Grant. To ensure alignment of housing services with re-housing best practices established by the National Alliance to End Homelessness, HUD, and the Interagency Council on Housing and Homelessness, we contracted with existing ESG providers and utilized ESG policies and procedures as our program structure. Resources were targeted to persons completing a BSAS funded treatment program who had no place to go and would otherwise leave the program & sleep at an emergency shelter or other place not meant for human habitation. Initially, the program was made available in five communities with high incidents of opioid based overdose deaths across Massachusetts (Lowell, Worcester, Fall River, Springfield, and Boston.) In addition to rental assistance, participants had access to financial literacy/education, tenant rights, and employment readiness workshops. They also received referrals to clinical and mental health support services when needed. 51 participants successfully enrolled in the program and since the inception of this program in September of 2019, 25 participants have been successfully re-housed at an average cost of \$9,000 per client. Finally, this year DHCD, using a new state appropriation, implemented a new sponsor based rapid rehousing program across the commonwealth. While just getting up and running, the project will serve 200 very vulnerable disabled persons.

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

### **Actions taken to address the needs of public housing**

By the end of FY22, DHCD is projecting to have spent approximately \$109M in its bond cap for the modernization of state-aided public housing units throughout the Commonwealth. These projects range from asset preservation and modernization, energy efficiency and climate resiliency efforts, creation of accessible unit and site accessibility, and vacant-unit refurbishment, as well as limited redevelopment efforts amongst other capital improvements.

This year, \$55M in bond cap was distributed across the 232 Local Housing Authorities (LHAs) as Formula Funding. The basis for the Formula Funding calculations is the recently completed Facilities Condition Assessment (FCA). Every five years, DHCD procures a consultant to inspect all state-aided public housing facilities and provide DHCD with updated information on the condition of both individual building components and the facilities as a whole. This information is quantified as the cost of expired components, which then serves as the basis for determining each LHA's formula funding share.

In July 2020, DHCD awarded \$26.9M in Gateway Cities awards to four projects at the Fitchburg, Fall River, Worcester and Salem Housing Authorities. These grants are for substantial capital improvements for state-funded family developments in Gateway Cities, where applicants demonstrate capital need, a connection with the city's economic development efforts, and how the project will connect residents to economic opportunity and services. These projects are continuing to making their way through the design process.

In 20221, DHCD has continued to implement administrative reforms to enhance the transparency and accountability of state-aided public housing. In April 2019, DHCD rolled-out the Common Housing Application for Massachusetts Programs ("CHAMP"), an online centralized application and waitlist system. For the first time, anyone can now submit a single application and apply for state-aided public housing and the Alternative Housing Voucher Program (AHVP) to any of the 232 Local Housing Authorities throughout the state. Applicants may complete the application online, or a paper application to any LHA, which will then be entered into CHAMP. The statewide waitlist system has over 200,000 individual applicants and over 2,000,000 housing selections. Recent improvements included: clearer priority/preference language in the application and letters, online applicant file for LHAs to view documents for applicants that applied, centralized contractor to reach out to priority/preference applicants (for LHAs that opt into the service), and applicants and LHAs document upload features.

In FFY22, DHCD has continued the critical work of reducing greenhouse gas emissions coming from public housing, making public housing developments more resilient to weather-related hazards, and improving indoor air quality within developments. DHCD implemented a revamped sustainability strategy intended to expand and expedite greenhouse gas emissions reductions across the state-funded public housing portfolio. Additionally, DHCD commissioned a study on air source heat pumps which was completed this year. This study was meant to address recurring issues with the installation and ongoing

maintenance of these systems and inform updates to our design and construction guidelines.

Lastly, DHCD was granted \$150,000,000 in American Rescue Plan Act (ARPA) funds which we plan to use to address expired fire alarm systems, replace faulty Federal Pacific electrical panels, repair or replace expired elevator components, and create new accessible units across the state-wide portfolio. These funds are just starting to roll out now, we expect the newly created projects will span over the next several years.

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

DHCD continues to implement the Local Housing Authority Annual Plan, a requirement mandated by the 2014 public housing reform bill. The purpose of the Annual Plan is: 1) Transparency - Provide residents and the public with a broad array of information about LHA operations, performance and policies and 2) Improve LHA performance – Encourage LHAs to set goals and objectives to meet or improve upon its success in meeting the Performance Management Review (PMR) assessment standards.

In early 2021, a law makes changes to the Chapter 121B, §1, §5 and §5A regarding Tenant Board Members in Towns by providing for one member appointed by the Governor, three members elected by the Town, and one “tenant board member” to be appointed by the Town. DHCD issued policy documents for the process for Town Appointed Tenant Board Members (PHN 2021-01) and Guidance to LTO Officers who also serve as Housing Authority Board Members and Tenant Board Members, and continues to provide technical assistance to LHAs and Town Clerks. DHCD regularly meets with Mass Union of Public Housing Tenants, a statewide public housing tenants’ organization, for their perspective on public housing policy and housing authority operation.

DHCD has made state funding available to support the hiring of Resident Service Coordinators (RSCs) to work with residents in state-aided chapter 200, 705, or 667 public housing developments. This funding is in addition to funds for the Department’s mixed-population and senior supportive housing initiative. Eligible activities included staff costs and flexible funds for programs, partner payments or “barrier busting” (small costs that need to be paid in order to remove barriers for residents to obtain the services they need). Currently, there are 170 service programs to support residents operating at 130 LHAs across the state.

### **Actions taken to provide assistance to troubled PHAs**

The Performance Management Review (PMR) 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. In 2021, new tenant selection benchmarks were phased in with a non-scored year for LHAs to review how they currently meet the proposed benchmarks and an opportunity to proactively receive assistance for when the benchmarks are scored the following year. The Agreed Upon Procedures (AUP) program is a mini-audit. Local housing

authorities that have “findings” in the AUP 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 FFY19 DHCD raised the size of projects RCAT’s can manage from \$50,000 to \$100,000, based on their excellent work in capital project management to date.

## **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)**

The Baker-Polito administration has highlighted the housing affordability crisis in Massachusetts which has been exacerbated by restrictive local zoning regulations. Massachusetts currently is one of only a few states to require a supermajority or 2/3 majority voting threshold to change local zoning. The Baker Polito-Administration proposed, and both the House and Senate included in their economic development bill, “Housing Choice” legislation that will lower this threshold to simple majority for a variety of zoning changes that encourage denser housing and in smart growth development locations. The Housing Choice Initiative rewards communities that demonstrate robust housing production and promotes best practices for local governments by making capital grants available to these designated communities.

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

DHCD has taken several measures to address obstacles to underserved populations in public housing. • DHCD issued Accessible Unit awards that funded the conversion of approximately 50 units to full accessibility, increasing the supply of fully-accessible units for applicants on the waitlist that require those units. • DHCD awarded in \$1.6 M to hire or expand hours of Resident Service Coordinators to assist public housing tenants, especially those in elderly/young-disabled developments, to better access needed services and maintain tenancy. • DHCD issued a NOFA for a “Self-Sufficiency Program” (SSP), modeled on the federal Family Self Sufficiency program, to fund program staff to link residents in public housing family programs with economic and educational opportunities.

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

To reduce lead-based paint hazards, our programs follow both applicable federal and state lead laws and requirements. The CDBG program does a substantial amount of single-family rehabilitation and with Massachusetts older housing stock a majority of these homes require lead remediation and abatement.

DHCD's public housing division completed a portfolio wide lead abatement initiative in family units in 1997. DHCD also provides funding on a rolling basis to address code compliance and health issues such as asbestos and lead abatement through the capital compliance reserve award program.

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

DHCD has as one of its goals to create housing policy and practice that catalyzes economic mobility for 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 (MTW) status to create programming intended to reduce the number of poverty-level families. Through MTW funds DHCD has supported the implementation of A Better Life (ABL) program, modelled after an initiative at the Worcester Housing Authority, in three other LHAs. ABL combines comprehensive case management, community partnerships with local service providers, an escrow savings account where the housing agency deposits the money that residents would have paid toward increased rent when they increase their income, and work requirements. When residents enroll in ABL, they begin working with Family Life Coaches, who meet with them on a regular basis, support them in setting long-term and short-term goals, and connect them with resources in the community to help them overcome barriers to achieving those goals. Coaches also provide information and guidance on accruing escrow savings and on the program's work requirements. ABL is serving about 500 public housing residents across the three LHAs.

Through MTW funds, DHCD is supporting Launch, an initiative to connect 18-24-year old's living in subsidized housing, including Boston Housing Authority, to connect to a coach to work on education, and employment goals. Evidence has shown that connecting this population to support makes a difference in long term outcomes for the individuals and society. Launch successfully completed its first three years of implementation and was renewed for another two year contract.

In February 2020, DHCD issued a NOFA to award up to \$1M annually for a period of up to five years in competitive grants to Local Housing Authorities (LHAs) and to Regional Administering Agencies (RAAs) to create a Self Sufficiency Program (SSP) for RAAs with MRVP participants and for state-aided public housing at LHAs with more than 150 total units of state-funded family housing and/or participants in MRVP. The funds enable LHAs and RAAs to hire coaches to support residents in state-funded public housing and participants in the Massachusetts Rental Voucher Program (MRVP) in making measurable gains in employment, financial capability and education. DHCD awarded a total of seven Self Sufficiency Program (SSP) grants to five local housing authorities and three Regional Administering Agencies.

In addition, DHCD has been working on a series of rent regulation reforms to encourage education and employment of residents. These policies would dovetail with the coaching opportunities provided to residents. The rent regulations are currently going through legal review process and then will go forward with the public review process.

### **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. As described above, these include the Agreed Upon Procedure and Performance Management Review programs to monitor LHA performance, the RCAT program to improve technical

capacity for asset management, the CHAMP program to modernize and make more transparent tenant selection, and the Annual Plan to improve tenant participation in and knowledge of LHA operations.

**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 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. DHCD also provides funding to address reasonable accommodation requests and strives to assist LHAs in quickly addressing such requests.

The continued use of CHAMP by the public in FY22 also advanced consumer awareness of housing opportunities across the Commonwealth and, with data analysis, improved evaluation of consumer access to the state's public housing programs. Instead of having to apply separately at each LHA, with CHAMP, applicants can use a single application, either online or on paper, to add themselves to state-aided public housing waitlists across the state. By reducing barriers to apply for public housing, DHCD has seen applicants apply on average to more locations throughout the state thereby increasing their chances of being housed.

Additionally, prior to CHAMP, applicants had to prove their homeless situation up front. Now, they can claim homeless status immediately, allowing them to be screened and considered at more locations where they then can substantiate their claim.

Finally, by looking at CHAMP demographic data on who is applying and being housed through CHAMP, DHCD can better fulfill its role in furthering Fair Housing, by identifying and addressing potential discrimination in tenant selection.

## **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.**

The State did not make any substantial changes to the CDBG program design for 2021. A trend toward an increase in numbers of applicants and new applicants continued although there is still work to do in this area. The COVID pandemic had an impact on this as DHCD was able to assist communities that had not traditionally applied or had not applied in a while. Additionally, the program continues to see a small increase in participation by communities that are not from traditionally funded regions, especially the northeast part of the state. The State has long had a policy of allowing communities to determine what activities best fit its needs and will maintain that approach going forward.

**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.

DHCD's HOME monitoring report is attached.

The attachment includes a narrative summary and list of HOME projects with applicable compliance actions during the program year. At a minimum, DHCD communicates with the monitoring contractor each quarter and provides a list of new HOME developments at/or near completion. The MA HOME program was able to utilize relevant HUD HOME COVID-19 waivers, including property inspection suspensions/pauses during some parts of this program year, as this continued to be appropriate during various phases of the pandemic. We worked closely with our compliance monitoring contractor to remain a resource to owners, property managers and residents and to complete administrative procedures and physical inspections when they could be accomplished. With projects that are under construction, we enter a formal relationship with a 'lender advisor' prior to loan closing and this advisor completes ongoing inspections during the construction process, including issuing a final certificate at construction completion. DHCD continues to approach compliance monitoring as an opportunity to provide HOME technical assistance to support HOME project developers and property managers. Staff also are accessible to HOME unit residents should they call our office or monitoring contractor; we are happy to provide information or coordination, as needed. Always, our goal is to bring HOME projects to sustained HOME program compliance. We note that we have not have any VAWA-related emergency transfer requests under the HOME program during the program year. We have maintained an active contract with Casa Myrna Vasquez in the event a resident needs VAWA support is needed. Many of our HOME projects also have VAWA requirements from other funding sources.

### **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 assert expectations that HOME projects are associated with approved affirmative fair housing 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 and the new Housing Navigator resource

system has been in the final stages of development during this program year. All HOME projects completed this year also were supported with low income housing tax credits; our state's Qualified Allocation Plan (QAP) offers points to projects located in 'Areas of Opportunity'. The QAP also has a preservation category where affirmative marketing procedures will apply to future unit marketing and tenant selection.

**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**

In addition to requiring adherence to the Commonwealth's fair housing mission statement and principles, program guidelines and procedures assert expectations that HOME projects are associated with approved affirmative fair housing 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. All HOME projects completed this year also were supported with low income housing tax credits; our state's Qualified Allocation Plan offers points to project located in 'Areas of Opportunity', as well as having a preservation category where affirmative marketing procedures will apply to future unit marketing and tenant selection. Please refer to Section CR-15 (Resources and Investments) for the summary of HOME program income (PI) dollars receipted. Upon approval of an Action Plan, these funds will be committed and subsequently expended by new HOME projects, per the HOME Interim Final Rule effective January 31, 2017. HOME PI is receipted and accumulated to be referenced in the next Action Plan (or amendment) to be utilized per the Action Plan for the next HOME project funding commitment, which will then be expended by that particular activity for eligible costs. DHCD has not taken administrative funds from receipted HOME PI. During this program year, we receipted PI from \_\_\_\_ HOME activities. HOME PI receipts derive from development cost savings, available proceeds from the refinancing of first mortgage loans, or cash flow payments. During this program year, DHCD committed all of the HOME PI funds that had been approved in the initial 2020 Action Plan. The table in CR15 references expenditures; we note that the funds were committed to HOME activities per the HOME notice requirements.

**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. This entire HOME program year was impacted by the pandemic and much energy and effort was engaged to ensure the sustainability of current HOME (and other affordable housing programs) units. We had regular calls with various non-profit and for-profit development partners. The Massachusetts development community shared a commitment to connecting residents to an array of support resources. HOME pairs well with LIHTC and nearly all of our

HOME projects also have tax credits; both resources remain greatly over-subscribed. We maintain strong partnerships with the development community, as well as with other lenders, public agencies and municipalities. To best support the health of the pipeline, DHCD has constructive debrief calls both for projects receiving contingent awards and for those projects that were not able to receive contingent awards in a particular funding round; these calls are an opportunity to give feedback and to learn about project progress. With funded projects, staff collaborate with project stakeholders to streamline the loan closing process and to help coordinate efficient and timely delivery of affordable housing units. Project calls also are a tool to ensure that HOME-specific requirements are known and clear early in the 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 14 – HOPWA Number of Households Served

### Narrative

These HOPWA funds are utilized for supportive services.

The MDPH Bureau of Infectious Disease and Laboratory Sciences uses its HOPWA allocation to fund home-based HIV medical case management and HIV housing search and advocacy services; this table does not apply to those services.



## 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 2021, DHCD announced its 6th competitive round for supportive housing projects seeking HTF and other capital funds. DHCD accepted applications in December and selected eleven projects that will produce 237 units (34 HTF-assisted) for some of the Commonwealth's neediest individuals including individuals with substance use disorder, homeless families and chronic homeless individuals.

All of the MA 2016 HTF allocation was committed by the 2018 deadline. All seven projects have been completed and closeout reports have been completed in IDIS. All final funds for 2016 were disbursed in advance of the October, 2021 spending deadline.

All of the MA 2017 HTF allocation was committed by the 2019 deadline. Seven projects are completed and one project is near completion. All final funds for 2017 projects will be disbursed in advance of the September, 2022 expenditure deadline.

All of the MA 2018 HTF allocation was committed by the 2020 deadline. 1 project has been completed and 7 projects are under construction.

All of the MA 2019 HTF allocation was committed by the 2021 deadline. Four projects are under construction and one project will close in the next 30 days. Approximately half of the 2020 grant has been reserved for three projects. The rest of the allocation will be committed to projects in the most recent round.

There have been no emergency transfers reported to DHCD pertaining to victims of domestic violence, dating violence, sexual assault or stalking within the 124 HTF units now leased and occupied as of March 31, 2022. All HTF projects have recently been given VAWA guidance as well as VAWA lease riders and other important documents for VAWA compliance.

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	66	0	0	66	0	66
Homebuyer	0	0	0	0	0	0

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

## CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities		0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 15 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 16 – Qualitative Efforts - Number of Activities by Program

## Narrative

### 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
UEI	
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	
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	8573211519
Extension	
Fax Number	
Email Address	gordon.calkins@mass.gov

**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** 04/01/2021  
**Program Year End Date** 03/31/2022

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

**Subrecipient or Contractor Name:** MASSACHUSETTS

**City:** Boston

**State:** MA

**Zip Code:** 02114, 2509

**DUNS Number:** 824848162

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Unit of Government

**ESG Subgrant or Contract Award Amount:** 311425

**Subrecipient or Contractor Name:** SOUTH MIDDLESEX OPPORTUNITY COUNCIL

**City:** Framingham

**State:** MA

**Zip Code:** 01702, 8313

**DUNS Number:**

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 352731

**Subrecipient or Contractor Name:** HOUSING ASSISTANCE CORP

**City:** Hyannis

**State:** MA

**Zip Code:** 02601, 3653

**DUNS Number:** 088976378

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 44903

**Subrecipient or Contractor Name:** SERVICE NET, INC.

**City:** SERVICE NET, INC.

**State:** MA

**Zip Code:** 99999,

**DUNS Number:**

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 62100

**Subrecipient or Contractor Name:** COMMUNITY TEAMWORK, INC.

**City:** Lowell

**State:** MA

**Zip Code:** 01852, 1723

**DUNS Number:** 079518932

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 1127970

**Subrecipient or Contractor Name:** YWCA OF WESTERN MASSACHUSETTS

**City:** Springfield

**State:** MA

**Zip Code:** 01118, 2213

**DUNS Number:** 066994534

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 71665

**Subrecipient or Contractor Name:** Action, Inc.

**City:** Gloucester

**State:** MA

**Zip Code:** 01930, 6002

**DUNS Number:** 085605582

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 33416

**Subrecipient or Contractor Name:** STEPPINGSTONE

**City:** New Bedford

**State:** MA

**Zip Code:** 02740, 6625

**DUNS Number:** 147819460

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 106894

**Subrecipient or Contractor Name:** FATHER BILLS & MAINSPRING

**City:** Quincy

**State:** MA

**Zip Code:** 02169, 5715

**DUNS Number:** 802347864

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 311507

**Subrecipient or Contractor Name:** BOSTON PUBLIC HEALTH COMMISSION

**City:** Boston

**State:** MA

**Zip Code:** 02118, 2600

**DUNS Number:** 949627343

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 161066

**Subrecipient or Contractor Name:** FRIENDLY HOUSE INC  
**City:** WORCESTER  
**State:** MA  
**Zip Code:** ,  
**DUNS Number:** 137273165  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 50030

**Subrecipient or Contractor Name:** HARBORCOV INC  
**City:** Chelsea  
**State:** MA  
**Zip Code:** ,  
**DUNS Number:** 161816991  
**UEI:**  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 26371

**Subrecipient or Contractor Name:** MASSACHUSETTS HOUSING & SHELTER ALLIANCE INC  
**City:** Boston  
**State:** MA  
**Zip Code:** 02112,  
**DUNS Number:** 849318514  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 875767

**Subrecipient or Contractor Name:** PINE STREET INN INC  
**City:** Boston  
**State:** MA  
**Zip Code:** 02118, 2404  
**DUNS Number:** 079506366  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 276676



**Subrecipient or Contractor Name:** CATHOLIC CHARITIES OF SPRINGFIELD, MASS

**City:** Springfield

**State:** MA

**Zip Code:** 01105, 1713

**DUNS Number:** 605761795

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith-Based Organization

**ESG Subgrant or Contract Award Amount:** 225803

**Subrecipient or Contractor Name:** CENTRAL MASSACHUSETTS HOUSING ALLIANCE INC

**City:** Worcester

**State:** MA

**Zip Code:** 01609, 2706

**DUNS Number:** 152234865

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 92357

**Subrecipient or Contractor Name:** EMMAUS INC

**City:** Haverhill

**State:** MA

**Zip Code:** 01830, 5615

**DUNS Number:** 845099829

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 245767

**Subrecipient or Contractor Name:** BROOKLINE COMMUNITY MENTAL HEALTH CENTER

**City:** Brookline

**State:** MA

**Zip Code:** 02445, 4445

**DUNS Number:** 097444186

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 76584

**Subrecipient or Contractor Name:** CATHOLIC SOCIAL SVCS OF FALL RIVER INC  
**City:** Fall River  
**State:** MA  
**Zip Code:** 02724, 1216  
**DUNS Number:** 144117389  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Faith-Based Organization  
**ESG Subgrant or Contract Award Amount:** 129370

**Subrecipient or Contractor Name:** SOMERVILLE HOMELESS COALITION  
**City:** Somerville  
**State:** MA  
**Zip Code:** 02144, 0006  
**DUNS Number:** 847408804  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 44903

**Subrecipient or Contractor Name:** CASPAR  
**City:** Cambridge  
**State:** MA  
**Zip Code:** 02139, 4201  
**DUNS Number:** 781700265  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 90129

**Subrecipient or Contractor Name:** Veterans, Inc.  
**City:** Worcester  
**State:** MA  
**Zip Code:** 01605, 2600  
**DUNS Number:** 941967796  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 535198

**Subrecipient or Contractor Name:** Lynn Housing Authority Dev Group

**City:** Lynn

**State:** MA

**Zip Code:** ,

**DUNS Number:** 085615557

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 44586

**Subrecipient or Contractor Name:** Asian Task Force

**City:** Boston

**State:** MA

**Zip Code:** ,

**DUNS Number:** 825995939

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 56379

**Subrecipient or Contractor Name:** Elizabeth Stone House

**City:** Boston

**State:** MA

**Zip Code:** ,

**DUNS Number:** 062331207

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 52743

**Subrecipient or Contractor Name:** Community Action of the Franklin, Hampshire and North Quabbin Regions, Inc.

**City:** Greenfield

**State:** MA

**Zip Code:** 01301, 3320

**DUNS Number:** 066986928

**UEI:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 126439

**Subrecipient or Contractor Name:** Craig's Doors  
**City:** Amherst  
**State:** MA  
**Zip Code:** ,  
**DUNS Number:** 036957429  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 24322

**Subrecipient or Contractor Name:** THE SALEM MISSION INC  
**City:** Salem  
**State:** MA  
**Zip Code:** 01970, 3341  
**DUNS Number:** 780040028  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 218313

**Subrecipient or Contractor Name:** CLINICAL & SUPPORT OPTIONS INC  
**City:** Greenfield  
**State:** MA  
**Zip Code:** 01301, 2457  
**DUNS Number:** 185070612  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 130330

**Subrecipient or Contractor Name:** North Star Family Services, Inc.  
**City:** Leominster  
**State:** MA  
**Zip Code:** 01453, 2488  
**DUNS Number:** 184502909  
**UEI:**  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 69698

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	121
Children	30
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>151</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	310
Children	21
Don't Know/Refused/Other	0
Missing Information	1
<b>Total</b>	<b>332</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	8,827
Children	145
Don't Know/Refused/Other	7
Missing Information	15
<b>Total</b>	<b>8,994</b>

Table 18 – Shelter Information



#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	13
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>13</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	9,271
Children	196
Don't Know/Refused/Other	7
Missing Information	16
<b>Total</b>	<b>9,490</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	6,522
Female	2,850
Transgender	82
Don't Know/Refused/Other	5
Missing Information	31
<b>Total</b>	<b>9,490</b>

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	196
18-24	562
25 and over	8,709
Don't Know/Refused/Other	7
Missing Information	16
<b>Total</b>	<b>9,490</b>

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans	0	2	3	345
Victims of Domestic Violence	1,419	14	48	1,357
Elderly	1,050	8	35	1,007
HIV/AIDS	80	1	4	75
Chronically Homeless	2,648	0	82	2,566
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	4,136	50	116	3,970
Chronic Substance Abuse	3,918	7	77	3,834
Other Disability	6,054	73	231	5,750
Total (Unduplicated if possible)	19,308	130	424	13,554

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	1,237,350
Total Number of bed-nights provided	1,210,673
Capacity Utilization	97.84%

**Table 24 – Shelter Capacity**

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

Please refer to aggregate report generated by SAGE for program outcomes.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	1,131,153	613,433	0
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
<b>Subtotal Homelessness Prevention</b>	<b>1,131,153</b>	<b>613,433</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	1,612,351	597,102	0
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
<b>Subtotal Rapid Re-Housing</b>	<b>1,612,351</b>	<b>597,102</b>	<b>0</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	1,454,217	1,715,724	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>1,454,217</b>	<b>1,715,724</b>	<b>0</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

#### **11d. Other Grant Expenditures**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2019</b>	<b>2020</b>	<b>2021</b>
Street Outreach	40,196	8,695	0
HMIS	0	11,862	0
Administration	364,713	239,399	0

**Table 28 - Other Grant Expenditures**

#### **11e. Total ESG Grant Funds**

<b>Total ESG Funds Expended</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
	4,602,630	3,186,215	0

**Table 29 - Total ESG Funds Expended**

#### **11f. Match Source**

	<b>2019</b>	<b>2020</b>	<b>2021</b>
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	4,602,834	4,777,475	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>4,602,834</b>	<b>4,777,475</b>	<b>0</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
	9,205,464	7,963,690	0

**Table 31 - Total Amount of Funds Expended on ESG Activities**

## **Attachment**

### **ESG SAGE Report**



## CAPER Aggregator Unsubmitted 2.0

Uses data only from CAPER CSVs 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, especially aggregating over many ESGs, you may have to wait several minutes for the result. Use the "Email me" button to run the report and email you the results when it's complete. You can navigate to other pages in Sage while that's running.

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

## Report criteria

Year

2021 ▼

Recipient - ESG Grant  
(1 selected)

Search this list:

ESG: Massachusetts Nonentitlement - MA

Selected: ESG: Massachusetts Nonentitlement -  
MA

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

## CAPER Project Type

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

(all)  
Day Shelter  
Emergency Shelter  
Homelessness Prevention  
PH - Rapid Re-Housing  
Street Outreach  
Transitional Housing  
- archived -  
Coordinated Assessment  
Services Only

View report as

☒ Aggregate / summary ☐ Details / data ☐ Both aggregate and details

## Grant List

Jurisdiction	Type	Start Date	End Date	Current Status
	CAPER	4/1/2021	3/31/2022	In Progress

## Q04a: Project Identifiers in HMIS

Please select details mode in the filters above to see Q4 information.

CAPER-CSV uploads containing multiple project rows in Q4 will display as separate rows here using the same value in Project Info Row ID.



**Q05a: Report Validations Table**

Total Number of Persons Served	9484
Number of Adults (Age 18 or Over)	9265
Number of Children (Under Age 18)	196
Number of Persons with Unknown Age	23
Number of Leavers	5865
Number of Adult Leavers	5700
Number of Adult and Head of Household Leavers	5719
Number of Stayers	3619
Number of Adult Stayers	3565
Number of Veterans	350
Number of Chronically Homeless Persons	2650
Number of Youth Under Age 25	550
Number of Parenting Youth Under Age 25 with Children	16
Number of Adult Heads of Household	9196
Number of Child and Unknown-Age Heads of Household	26
Heads of Households and Adult Stayers in the Project 365 Days or More	438

**Q06a: Data Quality: Personally Identifying Information (PII)**

Data Element	Client Doesn't Know/Refused	Information Missing	Data Issues	Total	% of Error Rate
Name	4	260	28	529	3.06%
Social Security Number	449	238	185	1109	9.19%
Date of Birth	12	63	22	334	1.02%
Race	148	162	0	547	3.27%
Ethnicity	39	98	0	374	1.44%
Gender	5	26	0	268	0.33%
Overall Score				1418	14.95%

Numbers in green *italics* have been recalculated or weighted based on available totals.

**Q06b: Data Quality: Universal Data Elements**

Data Element	Error Count	% of Error Rate
Veteran Status	158	1.71%
Project Start Date	11	0.12%
Relationship to Head of Household	47	0.50%
Client Location	1	0.01%
Disabling Condition	1248	13.16%

Numbers in green *italics* have been recalculated or weighted based on available totals.

**Q06c: Data Quality: Income and Housing Data Quality**

Data Element	Error Count	% of Error Rate
Destination	2807	47.86%
Income and Sources at Start	869	9.35%
Income and Sources at Annual Assessment	215	49.09%
Income and Sources at Exit	639	11.17%

Numbers in green *italics* have been recalculated or weighted based on available totals.



**Q06d: Data Quality: Chronic Homelessness**

Entering into project type	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	8815	0	0	884	1323	1276	76.33%
TH	0	0	0	0	0	0	0
PH (All)	311	0	26	2	9	6	72.21%
Total	9126	0	0	0	0	0	76.19%

Numbers in green *Italics* have been recalculated or weighted based on available totals.

**Q06e: Data Quality: Timeliness**

Time for Record Entry	Number of Project Start Records	Number of Project Exit Records
0 days	4528	4024
1-3 Days	1759	312
4-6 Days	304	178
7-10 Days	140	92
11+ Days	895	1250

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

Data Element	# of Records	# of Inactive Records	% of Inactive Records
Contact (Adults and Heads of Household in Street Outreach or ES - NBN)	1695	470	27.73%
Bed Night (All Clients in ES - NBN)	1685	473	28.07%

Numbers in green *Italics* have been recalculated or weighted based on available totals.

**Q07a: Number of Persons Served**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Adults	9271	9140	131	0	0
Children	196	0	186	10	0
Client Doesn't Know/ Client Refused	7	0	0	0	7
Data Not Collected	16	0	1	0	15
Total	9490	9140	318	10	22
For PSH & RRH – the total persons served who moved into housing	61	50	11	0	0

**Q07b: Point-in-Time Count of Persons on the Last Wednesday**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
January	1623	1553	68	1	1
April	1265	1151	113	1	0
July	1346	1243	102	1	0
October	1453	1380	72	1	0

**Q08a: Households Served**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Total Households	9228	9103	99	4	22
For PSH & RRH – the total households served who moved into housing	53	50	3	0	0





**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	1636	1608	24	2	2
April	1188	1149	38	1	0
July	1278	1243	34	1	0
October	1404	1380	23	1	0

**Q09a: Number of Persons Contacted**



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	935	0	3	932
2-5 Times	181	12	161	8
6-9 Times	61	3	57	1
10+ Times	145	20	120	5
Total Persons Contacted	1322	35	341	946

**Q09b: Number of Persons Engaged**

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	772	0	0	772
2-5 Contacts	3	0	0	3
6-9 Contacts	0	0	0	0
10+ Contacts	0	0	0	0
Total Persons Engaged	775	0	0	775
Rate of Engagement	58.62%	0%	0%	81.92%

Numbers in green *italics* have been recalculated or weighted based on available totals.



**Q10a: Gender of Adults**

	Total	Without Children	With Children and Adults	Unknown Household Type
Male	6417	6392	25	0
Female	2752	2648	104	0
No Single Gender	23	22	1	0
Questioning	4	4	0	0
Transgender	55	55	0	0
Client Doesn't Know/Client Refused	5	5	0	0
Data Not Collected	15	14	1	0
Total	9271	9140	131	0
Trans Female (MTF or Male to Female) 				
Trans Male (FTM or Female to Male) 				

 Effective 10/1/2021, this table contains a consolidated Transgender row which includes the sum of data from the previously separate Transgender rows, tagged with .





## Q10b: Gender of Children

	Total	With Children and Adults	With Only Children	Unknown Household Type
Male	97	93	4	0
Female	93	90	3	0
No Single Gender	0	0	0	0
Questioning	0	0	0	0
Transgender	0	0	0	0
Client Doesn't Know/Client Refused	0	0	0	0
Data Not Collected	6	3	3	0
Total	196	186	10	0
Trans Female (MTF or Male to Female) 				
Trans Male (FTM or Female to Male) 				

 Effective 10/1/2021, this table contains a consolidated Transgender row which includes the sum of data from the previously separate Transgender rows, tagged with .

## Q10c: Gender of Persons Missing Age Information

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Male	13	0	1	0	12
Female	5	0	0	0	5
No Single Gender	0	0	0	0	0
Questioning	0	0	0	0	0
Transgender	0	0	0	0	0
Client Doesn't Know/Client Refused	0	0	0	0	0
Data Not Collected	5	0	0	0	5
Total	23	0	1	0	22
Trans Female (MTF or Male to Female) 					
Trans Male (FTM or Female to Male) 					

 Effective 10/1/2021, this table contains a consolidated Transgender row which includes the sum of data from the previously separate Transgender rows, tagged with .

## 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	6522	97	311	5366	740	4	4
Female	2850	93	229	2215	308	3	2
No Single Gender	23	0	7	14	2	0	0
Questioning	4	0		4	0	0	0
Transgender	55	0	13	42	0	0	0
Client Doesn't Know/Client Refused	5	0	0	5	0	0	0
Data Not Collected	31	6	2	12	1	0	10
Total	9490	196	562	7658	1051	7	16
Trans Female (MTF or Male to Female) 							
Trans Male (FTM or Female to Male) 							

 Effective 10/1/2021, this table contains a consolidated Transgender row which includes the sum of data from the previously separate Transgender rows, tagged with .



**Q11: Age**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Under 5	96	0	90	6	0
5 - 12	76	0	73	3	0
13 - 17	24	0	23	1	0
18 - 24	562	538	24	0	0
25 - 34	1858	1798	60	0	0
35 - 44	2303	2268	35	0	0
45 - 54	1994	1987	7	0	0
55 - 61	1503	1499	4	0	0
62+	1051	1050	1	0	0
Client Doesn't Know/Client Refused	7	0	0	0	7
Data Not Collected	16	0	1	0	15
Total	9490	9140	318	10	22

**Q12a: Race**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
White	5613	5451	150	4	8
Black, African American, or African	3044	2932	105	2	5
Asian or Asian American	159	122	37	0	0
American Indian, Alaska Native, or Indigenous	95	91	4	0	0
Native Hawaiian or Pacific Islander	125	124	0	0	1
Multiple Races	144	133	11	0	0
Client Doesn't Know/Client Refused	148	147	0	0	1
Data Not Collected	162	140	11	4	7
Total	9490	9140	318	10	22

**Q12b: Ethnicity**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Non-Hispanic/Non-Latin(a)(o)(x)	7354	7109	230	5	10
Hispanic/Latin(a)(o)(x)	1999	1911	82	1	5
Client Doesn't Know/Client Refused	39	38	0	0	1
Data Not Collected	98	82	6	4	6
Total	9490	9140	318	10	22

**Q13a1: Physical and Mental Health Conditions at Start**

	Total Persons	Without Children	Adults in HH with Children & Adults	Children in HH with Children & Adults	With Children and Adults	With Only Children	Unknown Household Type
Mental Health Disorder	4144	4113	22	6		1	2
Alcohol Use Disorder	1185	1181	1	0		0	3
Drug Use Disorder	1418	1416	1	0		0	1
Both Alcohol Use and Drug Use Disorders	1325	1317	4	0		0	4
Chronic Health Condition	2561	2547	9	2		1	2
HIV/AIDS	141	139	2	0		0	0
Developmental Disability	1056	1040	7	8		0	1
Physical Disability	2298	2284	9	3		1	1

ⓘ The "With Children and Adults" column is retired as of 10/1/2019 and replaced with the columns "Adults in HH with Children & Adults" and "Children in HH with Children & Adults".



**Q13b1: Physical and Mental Health Conditions at Exit**

	Total Persons	Without Children	Adults in HH with Children & Adults	Children in HH with Children & Adults	With Children and Adults &	With Only Children	Unknown Household Type
Mental Health Disorder	2661	2626	25	9		0	1
Alcohol Use Disorder	691	687	1	0		0	3
Drug Use Disorder	879	877	1	0		0	1
Both Alcohol Use and Drug Use Disorders	851	844	5	0		0	2
Chronic Health Condition	1576	1566	8	1		0	1
HIV/AIDS	79	78	1	0		0	0
Developmental Disability	717	706	6	4		0	1
Physical Disability	1408	1397	6	3		0	2

ⓘ The "With Children and Adults" column is retired as of 10/1/2019 and replaced with the columns "Adults in HH with Children & Adults" and "Children in HH with Children & Adults".

**Q13c1: Physical and Mental Health Conditions for Stayers**

	Total Persons	Without Children	Adults in HH with Children & Adults	Children in HH with Children & Adults	With Children and Adults &	With Only Children	Unknown Household Type
Mental Health Disorder	1473	1465	5	2		0	1
Alcohol Use Disorder	501	500	1	0		0	0
Drug Use Disorder	515	514	1	0		0	0
Both Alcohol Use and Drug Use Disorders	475	473	0	0		0	2
Chronic Health Condition	957	953	2	1		0	1
HIV/AIDS	62	62	0	0		0	0
Developmental Disability	348	342	1	5		0	0
Physical Disability	896	892	3	1		0	0

ⓘ The "With Children and Adults" column is retired as of 10/1/2019 and replaced with the columns "Adults in HH with Children & Adults" and "Children in HH with Children & Adults".

**Q14a: Domestic Violence History**


	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	1419	1360	57	0	2
No	7054	6966	71	2	15
Client Doesn't Know/Client Refused	308	307	0	1	0
Data Not Collected	517	507	4	1	5
Total	9297	9140	131	4	22


**Q14b: Persons Fleeing Domestic Violence**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	528	478	50	0	0
No	848	839	7	0	2
Client Doesn't Know/Client Refused	22	22	0	0	0
Data Not Collected	21	21	0	0	0
Total	1419	1360	57	0	2



## Q15: Living Situation

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
<b>Homeless Situations</b>					
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	1836	1802	27	1	6
Transitional housing for homeless persons (including homeless youth)	38	38	0	0	0
Place not meant for habitation	2867	2850	11	1	5
Safe Haven	81	64	17	0	0
Host Home (non-crisis)	5	5	0	0	0
Interim Housing 					
<b>Subtotal</b>	4827	4759	55	2	11
<b>Institutional Settings</b>					
Psychiatric hospital or other psychiatric facility	197	197	0	0	0
Substance abuse treatment facility or detox center	204	203	1	0	0
Hospital or other residential non-psychiatric medical facility	464	464	0	0	0
Jail, prison or juvenile detention facility	149	149	0	0	0
Foster care home or foster care group home	9	9	0	0	0
Long-term care facility or nursing home	19	19	0	0	0
Residential project or halfway house with no homeless criteria	30	30	0	0	0
<b>Subtotal</b>	1072	1071	1	0	0
<b>Other Locations</b>					
Permanent housing (other than RRH) for formerly homeless persons	8	8	0	0	0
Owned by client, no ongoing housing subsidy	38	37	1	0	0
Owned by client, with ongoing housing subsidy	10	10	0	0	0
Rental by client, with RRH or equivalent subsidy	28	25	3	0	0
Rental by client, with HCV voucher (tenant or project based)	10	4	6	0	0
Rental by client in a public housing unit	20	15	5	0	0
Rental by client, no ongoing housing subsidy	226	209	17	0	0
Rental by client, with VASH subsidy	7	7	0	0	0
Rental by client, with GPD TIP subsidy	0	0	0	0	0
Rental by client, with other housing subsidy	40	36	4	0	0
Hotel or motel paid for without emergency shelter voucher	261	254	7	0	0
Staying or living in a friend's room, apartment or house	889	879	7	0	3
Staying or living in a family member's room, apartment or house	724	703	21	0	0
Client Doesn't Know/Client Refused	56	54	0	1	1
Data Not Collected	1083	1069	6	1	7
<b>Subtotal</b>	3399	3310	76	2	11
<b>Total</b>	9297	9140	131	4	22

 Interim housing is retired as of 10/1/2019.



**Q16: Cash Income - Ranges**

	Income at Start	Income at Latest Annual Assessment for Stayers	Income at Exit for Leavers
No Income	4581	124	2605
\$1 - \$150	33	0	23
\$151 - \$250	61	0	36
\$251 - \$500	440	14	269
\$501 - \$1000	2018	55	1258
\$1,001 - \$1,500	646	16	428
\$1,501 - \$2,000	308	6	217
\$2,001*	381	5	273
Client Doesn't Know/Client Refused	155	5	255
Data Not Collected	649	53	336
Number of Adult Stayers Not Yet Required to Have an Annual Assessment	0	3130	0
Number of Adult Stayers Without Required Annual Assessment	0	157	0
Total Adults	9270	3565	5700

**Q17: Cash Income - Sources**

	Income at Start	Income at Latest Annual Assessment for Stayers	Income at Exit for Leavers
Earned Income	816	23	594
Unemployment Insurance	182	1	126
SSI	1574	41	977
SSDI	1166	30	733
VA Service-Connected Disability Compensation	55	1	37
VA Non-Service Connected Disability Pension	10	0	6
Private Disability Insurance	3	0	1
Worker's Compensation	6	0	1
TANF or Equivalent	85	0	64
General Assistance	196	1	127
Retirement (Social Security)	89	5	52
Pension from Former Job	45	2	29
Child Support	24	0	20
Alimony (Spousal Support)	9	1	5
Other Source	181	6	124
Adults with Income Information at Start and Annual Assessment/Exit	0	216	4820



## Q19b: Disabling Conditions and Income for Adults at Exit

	AO: Adult with Disabling Condition	AO: Adult without Disabling Condition	AO: Total Adults	AO: % with Disabling Condition by Source	AC: Adult with Disabling Condition	AC: Adult without Disabling Condition	AC: Total Adults	AC: % with Disabling Condition by Source	UK: Adult with Disabling Condition	UK: Adult without Disabling Condition	UK: Total Adults	UK: % with Disabling Condition by Source
Earned Income	308	231	539	57.14%	4	23	27	14.81%	0	0	0	0
Supplemental Security Income (SSI)	782	145	926	84.45%	5	2	7	71.43%	0	0	0	0
Social Security Disability Insurance (SSDI)	626	70	696	89.94%	5	0	5	100.00%	0	0	0	0
VA Service-Connected Disability Compensation	33	3	36	91.67%	0	0	0	0	0	0	0	0
Private Disability Insurance	1	0	1	100.00%	0	0	0	0	0	0	0	0
Worker's Compensation	0	0	0	0	0	0	0	0	0	0	0	0
Temporary Assistance for Needy Families (TANF)	41	9	50	82.00%	4	8	12	33.33%	0	0	0	0
Retirement Income from Social Security	38	10	48	79.17%	0	2	2	0%	0	0	0	0
Pension or retirement income from a former job	22	7	29	75.86%	0	0	0	0	0	0	0	0
Child Support	7	3	10	70.00%	1	9	10	10.00%	0	0	0	0
Other source	268	77	345	77.68%	5	9	14	35.71%	0	0	0	0
No Sources	1510	846	2356	64.09%	8	20	28	28.57%	0	0	0	0
Unduplicated Total Adults	3354	1348	4701		28	62	90		0	0	0	

Numbers in green *italics* have been recalculated or weighted based on available totals.

## 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	4063	90	2531
WIC	70	1	40
TANF Child Care Services	7	1	6
TANF Transportation Services	6	1	5
Other TANF-Funded Services	10	1	6
Other Source	56	2	44





**Q21: Health Insurance**

	At Start	At Annual Assessment for Stayers	At Exit for Leavers
Medicaid	5908	120	3823
Medicare	1402	32	775
State Children's Health Insurance Program	71	0	56
VA Medical Services	107	0	85
Employer Provided Health Insurance	81	1	48
Health Insurance Through COBRA	15	0	12
Private Pay Health Insurance	68	2	45
State Health Insurance for Adults	1151	55	813
Indian Health Services Program	14	1	13
Other	128	1	80
No Health Insurance	1340	55	713
Client Doesn't Know/Client Refused	193	9	261
Data Not Collected	715	222	364
Number of Stayers Not Yet Required to Have an Annual Assessment	0	3135	0
1 Source of Health Insurance	5745	115	3459
More than 1 Source of Health Insurance	1486	46	1049

**Q22a2: Length of Participation – ESG Projects**

	Total	Leavers	Stayers
0 to 7 days	3385	2348	1037
8 to 14 days	873	577	296
15 to 21 days	480	294	186
22 to 30 days	537	329	208
31 to 60 days	1097	625	472
61 to 90 days	680	404	276
91 to 180 days	1049	629	420
181 to 365 days	779	407	372
366 to 730 days (1-2 Yrs)	414	176	238
731 to 1,095 days (2-3 Yrs)	109	57	52
1,096 to 1,460 days (3-4 Yrs)	33	7	26
1,461 to 1,825 days (4-5 Yrs)	24	4	20
More than 1,825 days (> 5 Yrs)	30	8	22
Data Not Collected	0	0	0
Total	9490	5865	3625





**Q22c: Length of Time between Project Start Date and Housing Move-in Date**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
7 days or less	26	23	3	0	0
8 to 14 days	3	3	0	0	0
15 to 21 days	2	2	0	0	0
22 to 30 days	1	1	0	0	0
31 to 60 days	5	1	4	0	0
61 to 180 days	11	11	0	0	0
181 to 365 days	3	3	0	0	0
366 to 730 days (1-2 Yrs)	0	0	0	0	0
Total (persons moved into housing)	51	44	7	0	0
Average length of time to housing	38.94	42.20	27.43	0	0
Persons who were exited without move-in	134	123	11	0	0
Total persons	185	167	18	0	0

Numbers in green *Italics* have been recalculated or weighted based on available totals.

**Q22d: Length of Participation by Household Type**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
7 days or less	3383	3347	18	2	16
8 to 14 days	873	863	8	1	1
15 to 21 days	480	475	4	0	1
22 to 30 days	537	526	11	0	0
31 to 60 days	1097	1055	38	0	4
61 to 90 days	680	626	54	0	0
91 to 180 days	1049	968	81	0	0
181 to 365 days	779	700	78	1	0
366 to 730 days (1-2 Yrs)	414	388	20	6	0
731 to 1,095 days (2-3 Yrs)	109	103	6	0	0
1,096 to 1,460 days (3-4 Yrs)	33	33	0	0	0
1,461 to 1,825 days (4-5 Yrs)	24	24	0	0	0
More than 1,825 days (> 5 Yrs)	30	30	0	0	0
Data Not Collected	2	2	0	0	0
Total	9490	9140	318	10	22

**Q22e: Length of Time Prior to Housing - based on 3.917 Date Homelessness Started**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
7 days or less	2916	2855	49	2	10
8 to 14 days	302	283	19	0	0
15 to 21 days	169	163	6	0	0
22 to 30 days	196	195	0	0	1
31 to 60 days	429	418	10	0	1
61 to 180 days	780	763	14	1	2
181 to 365 days	576	555	21	0	0
366 to 730 days (1-2 Yrs)	609	603	5	0	1
731 days or more	1909	1906	2	0	1
Total (persons moved into housing)	7886	7741	126	3	16
Not yet moved into housing	260	237	21	2	0
Data not collected	1181	1052	119	4	6
Total persons	9326	9030	265	9	22



## Q23c: Exit Destination – All persons

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
<b>Permanent Destinations</b>					
Moved from one HOPWA funded project to HOPWA PH	0	0	0	0	0
Owned by client, no ongoing housing subsidy	13	13	0	0	0
Owned by client, with ongoing housing subsidy	6	4	2	0	0
Rental by client, no ongoing housing subsidy	229	184	45	0	0
Rental by client, with VASH housing subsidy	17	17	0	0	0
Rental by client, with GPD TIP housing subsidy	9	9	0	0	0
Rental by client, with other ongoing housing subsidy	247	210	37	0	0
Permanent housing (other than RRH) for formerly homeless persons	106	106	0	0	0
Staying or living with family, permanent tenure	141	134	7	0	0
Staying or living with friends, permanent tenure	97	95	1	0	1
Rental by client, with RRH or equivalent subsidy	135	129	6	0	0
Rental by client, with HCV voucher (tenant or project based)	35	24	11	0	0
Rental by client in a public housing unit	47	20	27	0	0
<b>Subtotal</b>	<b>1082</b>	<b>945</b>	<b>136</b>	<b>0</b>	<b>1</b>
<b>Temporary Destinations</b>					
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	536	518	18	0	0
Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0
Transitional housing for homeless persons (including homeless youth)	83	60	20	0	3
Staying or living with family, temporary tenure (e.g. room, apartment or house)	137	115	22	0	0
Staying or living with friends, temporary tenure (e.g. room, apartment or house)	192	186	6	0	0
Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	475	473	0	1	1
Safe Haven	41	29	12	0	0
Hotel or motel paid for without emergency shelter voucher	46	46	0	0	0
Host Home (non-crisis)	3	3	0	0	0
<b>Subtotal</b>	<b>1514</b>	<b>1431</b>	<b>78</b>	<b>1</b>	<b>4</b>
<b>Institutional Settings</b>					
Foster care home or group foster care home	5	3	2	0	0
Psychiatric hospital or other psychiatric facility	51	51	0	0	0
Substance abuse treatment facility or detox center	75	75	0	0	0
Hospital or other residential non-psychiatric medical facility	83	83	0	0	0
Jail, prison, or juvenile detention facility	36	36	0	0	0
Long-term care facility or nursing home	21	21	0	0	0
<b>Subtotal</b>	<b>271</b>	<b>269</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Other Destinations</b>					
Residential project or halfway house with no homeless criteria	36	36	0	0	0
Deceased	18	18	0	0	0
Other	128	124	4	0	0
Client Doesn't Know/Client Refused	29	26	3	0	0
Data Not Collected (no exit interview completed)	2788	2750	21	6	11
<b>Subtotal</b>	<b>2999</b>	<b>2954</b>	<b>28</b>	<b>6</b>	<b>11</b>
<b>Total</b>	<b>5865</b>	<b>5598</b>	<b>244</b>	<b>7</b>	<b>16</b>
Total persons exiting to positive housing destinations	1012	907	104	0	1
Total persons whose destinations excluded them from the calculation	127	125	2	0	0
Percentage	17.64%	16.57%	42.98%	0%	6.25%

 Numbers in green italics have been recalculated or weighted based on available totals.

**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	30	16	14	0	0
Able to maintain the housing they had at project start--With the subsidy they had at project start	19	7	12	0	0
Able to maintain the housing they had at project start--With an on-going subsidy acquired since project start	2	2	0	0	0
Able to maintain the housing they had at project start--Only with financial assistance other than a subsidy	1	1	0	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	1	1	0	0	0
Moved in with family/friends on a temporary basis	1	1	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	0	0	0	0	0
Client became homeless - moving to a shelter or other place unfit for human habitation	0	0	0	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	4	4	0	0	0
Data not collected (no exit interview completed)	39	15	24	0	0
Total	97	47	50	0	0

**Q25a: Number of Veterans**

	Total	Without Children	With Children and Adults	Unknown Household Type
Chronically Homeless Veteran	125	125	0	0
Non-Chronically Homeless Veteran	225	224	1	0
Not a Veteran	8763	8640	123	0
Client Doesn't Know/Client Refused	44	44	0	0
Data Not Collected	114	107	7	0
Total	9271	9140	131	0

**Q25b: Number of Chronically Homeless Persons by Household**

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Chronically Homeless	2652	2643	8	1	0
Not Chronically Homeless	5588	5271	301	3	13
Client Doesn't Know/Client Refused	118	118	0	0	0
Data Not Collected	1132	1108	9	6	9
Total	9490	9140	318	10	22





# HOME & HTF Compliance Report PY21

## **Annual Monitoring Report of the DHCD HOME and HTF Programs HUD Program Year 2021**

*April 1, 2021 – March 31, 2022*



## Annual Monitoring Report 2021 Program Year DHCD HOME and HTF Program

### Introduction

FinePoint Associates, LLC (FinePoint) is under contract to the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) to provide compliance monitoring services for DHCD's HOME Investment Partnerships Program (HOME) and Housing Trust Fund (HTF) programs. Recipients of DHCD's HOME and HTF funds are monitored to ensure compliance with statutory regulations as well as DHCD's project specific written agreements. On March 10, 2020, a State of Emergency was declared in Massachusetts due to the COVID-19 pandemic. Additionally, HUD issued a memorandum *Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID-19 Pandemic* on April 10, 2020 that provided certain statutory suspensions and regulatory waivers to enable HOME participating jurisdictions (PJs) affected by the Coronavirus Disease 2019 (COVID-19) pandemic to help prevent spread of the virus. HUD issued another memorandum on December 4, 2020, extending the COVID-19 Pandemic HOME waivers through September 30, 2021. Consequently, FinePoint began conducting monitoring activities remotely in an effort to ensure maintained program compliance while serving as a technical assistance resource to HOME and HTF-assisted properties. Once the Governor of Massachusetts lifted the COVID-19 State of Emergency on June 15, 2021, FinePoint began conducting onsite physical inspections.

Between April 1, 2021 and March 31, 2022, FinePoint completed compliance reviews of 213 HOME and HTF-assisted properties and reviewed 96 additional HOME rent schedule desk reviews. Additionally, FinePoint completed physical inspections of 141 HOME and HTF-assisted properties.

### Monitoring Procedures and Monitoring Compliance Reviews

#### Monitoring Procedures

FinePoint maintains the list of HOME and HTF-assisted rental projects and monitors them annually, in accordance with DHCD's HOME and HTF Compliance Monitoring Scope of Services as well as the HOME Final Rule and HTF Interim Rule. In addition, FinePoint manages the annual monitoring schedule, reporting of monitoring results to the sites and DHCD, and oversees the corrective action process. DHCD provides regular updates to the project monitoring list adding HOME and/or HTF projects that recently placed in service and identifying projects that no longer require compliance monitoring.

During program year 2021 FinePoint continued to work with DHCD to adapt the monitoring process and revise the onsite monitoring schedule utilizing a risk-based analysis of the portfolio that incorporated past monitoring results for each project. It is anticipated that in accordance with the HOME Final Rule and HTF-Interim Rule that all projects will be monitored onsite including a physical inspection at least once every three years; with increased onsite monitoring for sites that meet certain risk factors, including but not limited to property standard deficiencies. Based on an analysis of project specific monitoring results from the past three-years and the date of the most recent onsite monitoring visit for each HOME/HTF-assisted property, FinePoint has updated the portfolio wide on-site monitoring schedule to ensure that physical inspections will have been completed for all HOME and HTF properties at least once in the past three years.

Additionally, it is anticipated that FinePoint will continue to conduct annual remote compliance assessments including the monitoring of:

- Current rent level, income eligibility, and proposed rents;
- Owner's certification of continued compliance with property standards;
- Financial viability;
- Income certification and lease documentation; and



- Site-based utility allowances for projects subject to this requirement.

FinePoint will meet with the property representatives of each site to assess site based administrative processes, review compliance concerns, and provide technical assistance. Resulting compliance concerns or other risk exposures identified during the compliance assessments also will inform the onsite monitoring schedule moving forward.

### **2021 Compliance Review Activities**

In response to the COVID-19 Pandemic, FinePoint began remote compliance review activities in November, 2020. The updated remote compliance review process consists of reviewing documentation submitted by property representatives electronically to confirm compliance with the HOME Final Rule, HTF Interim Rule and DHCD's project specific written agreements. To evaluate project compliance, FinePoint reviewed rent and income eligibility reports, current tenant income certifications, lease terms, and financial reports. Additionally, FinePoint completed a compliance interview with property representatives from each site to evaluate procedures related to fair housing financial management, site maintenance and understanding of program regulations. All HOME assisted projects were required to submit documentation for the annual HOME rent schedule approval process. After DHCD review, FinePoint electronically issued reports to each site summarizing project requirements and monitoring results including *findings of non-compliance* and required *corrective actions* to resolve compliance concerns. Property representatives were instructed to provide evidence documenting all corrective actions taken to resolve areas of non-compliance to FinePoint within 45 days receipt of the monitoring report. FinePoint reviewed the corrective action documentation submitted by the sites and recorded the updated compliance status.

### **Compliance Review Summary**

The following is a summary of the HOME/HTF compliance reviews conducted by FinePoint during the 2021 program year:

- 202 HOME projects, 3,423 HOME-assisted units
- 11 HTF projects, 111 HTF-assisted units

### **Compliance Findings**

Most of the HOME/HTF assisted rental projects appeared to comply with program regulations during the monitoring period. Of the 213 compliance reviews conducted, 200 appeared to be in *substantial compliance* with the HOME and HTF programs. Whereas *findings of non-compliance* were cited in 13 of the compliance reviews. In accordance with DHCD's directive FinePoint worked with sites where compliance deficiencies were identified in an effort to cure non-compliance concerns prior to the expiration of the HUD COVID-19 Pandemic waivers.

The findings cited most frequently during the 2021 program year were related to insufficient or late documentation to confirm compliance with HOME financial record keeping and reporting requirements. Additionally, some projects did not provide any of the requested documentation to confirm compliance with HOME/HTF program requirements. FinePoint believes that most non-compliance issues identified during the program year were attributable to the significant staff shortages and turnover within property management companies and at the site level. The lack of available staff at the sites is causing property managers to triage the most pressing management responsibilities. It appears that this trend will continue leading to a significant need for HOME and HTF technical assistance as well as a possible uptick in project non-compliance.

A full list of the projects that received compliance reviews is provided below.

## **2021 Physical Inspections**

The Governor of Massachusetts lifted the COVID-19 State of Emergency on June 15, 2021, at which time FinePoint immediately operationalized to conduct delayed physical inspections. FinePoint implemented procedures to ensure COVID safety onsite and worked with property representatives to ensure the comfort of site staff and residents during the inspections.

The physical inspection of each site included an evaluation of all common areas, building exteriors, systems, and a representative sample of HOME/HTF-assisted units. Following each inspection FinePoint provided the property representatives a summary of inspection results including property standard deficiencies utilizing FinePoint's physical inspection checklist. Observed 24-hour violations were documented utilizing FinePoint's Notification of Exigent Health and Safety Hazards form, which was provided to each property representative at the end of the inspection. Following the inspection sites were given 21 days to resolve property standard deficiencies identified and provide evidence of such in the form of completed work orders, photographs and correspondence with vendors. Final reports summarizing inspection results including *findings of property standard non-compliance* and required *corrective actions* were electronically provided to each site.

## **Physical Inspection Summary**

The following is a summary of the HOME/HTF physical inspections conducted by FinePoint during the 2021 program year:

- 129 HOME-assisted projects, 1657 HOME-assisted units
- 12 HTF-assisted projects, 124 HTF-assisted units

The majority of the HOME/HTF assisted rental projects appeared to comply with ongoing property standard requirements during the monitoring period. Of the 141 physical inspections conducted, 127 appeared to be in *substantial compliance* with the HOME and HTF property standard requirements. Whereas findings of *property standard non-compliance* were cited in 14 of the physical inspections.

Many of the sites inspected by FinePoint during the review period had not had full property inspections conducted by management since prior to the start of the pandemic. As such, FinePoint observed an increase in tenant related property standard deficiencies such as egress concerns. The vast majority of the property standard deficiencies observed on the day of inspection were corrected and documented as such within the 21-day post inspection period. However, maintenance staff shortages, delayed the resolution of some property standard deficiencies and increased the reliance on outside vendors for routine maintenance activities. FinePoint is interested to see if this trend continues and what the impact will be on the portfolio moving forward.

Findings of property standard non-compliance included:

- Older projects with increasing maintenance needs and expense;
- Deferred maintenance due to the pandemic;
- Deferred maintenance due to limited cash flow; and
- Tenant related violations.

A full list of the projects inspected is provided below.

## **Technical Assistance Activities**

During program year 2021 FinePoint continued to see unprecedented staff shortages and turnover at many property management companies lead to a knowledge gap of HOME and HTF compliance requirements. FinePoint utilized the compliance period flexibility afforded through the HUD COVID-19 waivers to provide increased technical assistance to site staff helping them work towards solving non-compliance issues before the HUD compliance monitoring waivers expired.



Report appendices A and B respectively identify the 213 projects that received compliance reviews and the and the 141 projects that were inspected by FinePoint to determine HOME/HTF- compliance during the 2021 program year on behalf of DHCD.

*Appendix A: Compliance Reviews Program Year 2021*

	Name	City	Owner	HOME Units	HTF Units	Date	Compliance Result	Finding
1	Butternut Farm	AMHERST	Way Finders	11		5/6/2021	Compliant	
2	Valley Main Street Housing	AMHERST	Valley CDC	11		4/15/2021	Compliant	
3	12 Russell Terrace	ARLINGTON	Caritas	11		2/18/2022	Compliant	
4	The Ledges (Robert Hill Way)	ASHLAND	EA Fish	11		10/12/2021	Compliant	
5	Mechanic's Mill (Sterling Lofts)	ATTLEBORO	Winn Development	11		4/14/2021	Compliant	
6	Village Green I	BARNSTABLE	Dakota Partners	11		3/28/2022	Compliant	
7	Winter Street Supportive Housing	BARNSTABLE	Barnstable Housing Authority	9		6/15/2021	Compliant	
8	447 Concord Road	BEDFORD	447 Concord Rd. LLC	11		5/13/2021	Compliant	
9	Cabot Street Homes	BEVERLY	YMCA of the North Shore	43		4/21/2021	Compliant	
10	Pleasant Street Apartments	BEVERLY	Peabody	11		4/22/2021	Compliant	
11	109 Mt Pleasant	BOSTON	Nuestra CDC	7		4/13/2021	Compliant	
12	132 Chestnut Hill Ave	BOSTON	2Life Communities	11		4/15/2021	Compliant	
13	1460 House	BOSTON	VietAid	33		2/18/2022	Compliant	
14	157 Washington Street AB&W - Rental Retail	BOSTON	Codman Square NDC	11		10/5/2021	Compliant	
15	250-254 Warren Street (Highland House)	BOSTON	Victory Programs Inc.	14		6/24/2021	Compliant	
16	25 Ruggles Affordable Asst. Lvg.	BOSTON	Hearth, Inc.	15		10/6/2021	Compliant	
17	270 Huntington Avenue	BOSTON	Cushing Housing Corp	20		11/10/2021	Compliant	
18	33 Everett Street (Brian J. Honan)	BOSTON	Allston-Brighton CDC	15		2/18/2022	Compliant	
19	35 Creighton Street Residence	BOSTON	JPND	28		5/5/2021	Compliant	
20	Ashmont TOD (Carruth)	BOSTON	Trinity Financial	23		4/19/2022	Compliant	
21	Beryl Gardens	BOSTON	Madison Park Development Corporation	20		2/18/2022	Compliant	
22	Bridgeview Center	BOSTON	TILL, Inc	11		6/15/2021	Compliant	
23	Brighton Allston Apartments	BOSTON	Allston-Brighton CDC	60		2/18/2022	Compliant	

	Name	City	Owner	HOME Units	HTF Units	Date	Compliance Result	Finding
24	Brighton Marine	BOSTON	Winn Development	11		5/12/2021	Compliant	
25	Brook Ave. Cooperative	BOSTON	EA Fish	11		2/18/2022	Compliant	
26	Burbank Street Apartments	BOSTON	Fenway CDC	25		4/7/2021	Compliant	
27	Ceylon Field Apartments	BOSTON	Dorchester Bay Economic Development Corporation	20		4/15/2021	Compliant	
28	Cheverus School	BOSTON	East Boston Community Development Corp	17		2/21/2022	Noncompliant	Financial Reporting
29	Columbia West Apartments	BOSTON	Affordable Housing & Services Collaborative	15		4/21/2022	NonComp CEDAC	
30	Coppersmith Village	BOSTON	NOAH	11		9/29/2021	Compliant	
31	Corey Seton Manor	BOSTON	EA Fish	5		2/18/2022	Compliant	
32	Dartmouth Hotel	BOSTON	Nuestra CDC	25		4/21/2021	Compliant	
33	Dudley Greenville Rental Project	BOSTON	Madison Park Development Corporation	11		4/22/2021	Compliant	
34	Dudley Terrace	BOSTON	Dorchester Bay Economic Development Corporation	17		4/14/2021	Compliant	
35	Erie Ellington Homes	BOSTON	Codman Square NDC	17		2/21/2022	Noncompliant	HOME Rent Approval
36	Foley, The	BOSTON	Trinity Financial	20		8/24/2021	Compliant	
37	Hano Homes	BOSTON	Allston-Brighton CDC	11		1/20/2022	Compliant	
38	Hattie Kelton Apartments	BOSTON	JPND	11		5/11/2021	Compliant	
39	Hearth at Four Corners	BOSTON	Hearth, Inc.	11		10/13/2021	Compliant	
40	Hearth at Olmsted Green	BOSTON	Hearth, Inc.	20		10/6/2021	Compliant	
41	Howard Dacia	BOSTON	Nuestra CDC	11		4/20/2022	Compliant	
42	Imani House	BOSTON	Black Community Information Center	9		10/7/2021	Compliant	
43	Jamaica Plain Apartments	BOSTON	Urban Edge	11		6/8/2021	Compliant	
44	Kasanof Bakery (Thomas I. Atkins Apts)	BOSTON	Nuestra CDC	17		7/1/2021	Compliant	
45	Long Glen Rental	BOSTON	Allston-Brighton CDC	11		2/18/2022	Compliant	
46	MainStay House	BOSTON	Pine Street Inn	13		5/5/2021	Compliant	

	Name	City	Owner	HOME Units	HTF Units	Date	Compliance Result	Finding
47	Maverick Gardens Phase 2	BOSTON	Trinity Financial	61		8/18/2021	Compliant	
48	Maverick Gardens Phase 3	BOSTON	Trinity Financial	71		8/18/2021	Compliant	
49	Moreland Street	BOSTON	Brookview House Inc.	12		7/1/2021	Compliant	
50	Neponset Field Senior Housing	BOSTON	IBA	30		4/14/2021	Compliant	
51	New Girls Latin Academy Apartments	BOSTON	Codman Square NDC	15		4/6/2021	Compliant	
52	One East Lenox Street (1876-1886 Washington St)	BOSTON	Caritas	13		2/18/2022	Compliant	
53	Oxford Ping On	BOSTON	Chinese EDC, Inc.	20		5/12/2021	Compliant	
54	Paris Village	BOSTON	EBCDC	11		7/29/2021	Compliant	
55	Pitts Portfolio (Ika Gardner, Crawford, Thane)	BOSTON	JPND	5		4/23/2021	Compliant	
56	Quincy Commons (Ellen S Jackson Apts)	BOSTON	Nuestra CDC	20		4/21/2021	Compliant	
57	Riley House	BOSTON	POUA	40		4/21/2022	Noncompliant	Doc. not submitted
58	Rollins Square (Rental)	BOSTON	POUA	15		9/17/2021	Compliant	
59	Savin Creston	BOSTON		15		4/15/2021	Compliant	
60	Siochain Rental Rehab. Proj.	BOSTON	NOAH	11		4/21/2022	Noncompliant	HOME Rent Approval
61	Talbot-Bernard Homes	BOSTON	Codman Square NDC	18		11/10/2021	Compliant	
62	Talbot Bernard Senior Housing	BOSTON	Codman Square NDC	30		11/10/2021	Compliant	
63	Talbot Commons	BOSTON	Codman Square NDC	11		3/18/2022	Compliant	
64	Trinity Terrace	BOSTON	Trinity Financial	40		6/24/2021	Compliant	
65	Uphams Corner Marketplace	BOSTON	Affordable Housing & Services Collaborative	45		5/20/2021	Compliant	
66	Upton Street	BOSTON	POUA	18		5/5/2021	Compliant	
67	Villa Michelangelo	BOSTON	East Boston CDC	71		4/21/2022	Noncompliant	Doc. not submitted
68	Walnut Avenue (Francis Grady Apartments)	BOSTON	JPND	11		10/6/2021	Compliant	
69	Washington Beech HOPE VI - Phase 1A	BOSTON	Trinity Financial	12		8/25/2021	Compliant	
70	Washington Beech HOPE VI - Phase 1B	BOSTON	Trinity Financial	30		8/25/2021	Compliant	
71	Washington Beech HOPE VI Phase 2A	BOSTON	Trinity Financial	15		8/25/2021	Compliant	

	Name	City	Owner	HOME Units	HTF Units	Date	Compliance Result	Finding
72	Wayne at Bicknell	BOSTON	Cruz Companies	11		4/1/2021	Compliant	
73	Wayne at Blue Hill	BOSTON	Cruz Companies	11		4/20/2021	Compliant	
74	Worcester House	BOSTON	Caritas	11		2/18/2022	Compliant	
75	YWCA Boston (Clarendon House)	BOSTON		25		4/16/2021	Compliant	
76	Residences at Canal Bluffs (Phase I)	BOURNE	POAH	11		5/14/2021	Compliant	
77	Montello Welcome Home II (682 North Main St.)	BROCKTON	Father Bill's MainSpring		23	12/20/2021	Compliant	
78	Walkover Commons	BROCKTON	Beacon	11		4/8/2021	Compliant	
79	Brown Family House (370 Harvard Street)	BROOKLINE	2Life Communities	11		10/22/2021	Compliant	
80	1169-1179 Cambridge Street (Trembridge Apts)	CAMBRIDGE	Just-A-Start	8		2/18/2022	Compliant	
81	59 Norfolk Street	CAMBRIDGE	Just-A-Start	8		9/2/2021	Compliant	
82	Central House	CAMBRIDGE	Caritas	64		2/18/2022	Compliant	
83	Putnam Green	CAMBRIDGE	Homeowners Rehab, Inc.	20		4/20/2021	Compliant	
84	181 Chestnut Street	CHELSEA	The Neighborhood Developers	9		4/19/2022	Compliant	
85	242 Spencer	CHELSEA	The Neighborhood Developers		8	12/20/2021	Compliant	
86	Cohen, Florence, Levine (Admiral)	CHELSEA	Chelsea Jewish Lifecare, Inc.	30		6/30/2021	Compliant	
87	Florence Chafetz Home (Admiral Hill II)	CHELSEA	Chelsea Jewish Lifecare, Inc.	17		6/30/2021	Compliant	
88	TILL Building	CHELSEA	TILL, Inc	11		4/21/2022	NonComp CEDAC	FCF eligibility
89	TND Homes I	CHELSEA	The Neighborhood Developers	10		4/27/2021	Compliant	
90	216 Union Street Extension	CLINTON	Open Sky Community Services	8		5/12/2021	Compliant	
91	Village at Lincoln Park	DARTMOUTH	Lincoln Park Place LLC	11		4/28/2021	Compliant	
92	Village at Lincoln Park Senior	DARTMOUTH	Bristol Pacific Homes	11		4/28/2021	Compliant	
93	Nauset Green	EASTHAM	Pennrose Holdings	11		11/9/2021	Compliant	
94	Treehouse at Easthampton Meadow (White Brook)	EASTHAMPTON	Beacon	11		4/8/2021	Compliant	
95	480-490 Tecumseh St.	FALL RIVER	Riverbed, Inc.	9		8/17/2021	Compliant	
96	Curtain Lofts aka Wampanoag Mill	FALL RIVER	WinnResidential	11		4/14/2021	Compliant	

	Name	City	Owner	HOME Units	HTF Units	Date	Compliance Result	Finding
97	Tecumseh/Blackstone Project	FALL RIVER	Riverbed, Inc.	11		4/20/2022	Compliant	
98	Third St. Revitalization Project	FALL RIVER	Riverbed, Inc.	11		4/20/2022	Compliant	
99	Wade & John Streets	FALL RIVER	Riverbed, Inc.	11		10/15/2021	Compliant	
100	704 Main	FALMOUTH	Falmouth Housing Corporation	11		2/21/2022	Noncompliant	Financial Reporting
101	Fairwinds Apartments	FALMOUTH	SCG Management	10		4/20/2022	Compliant	
102	Schoolhouse Green aka Veterans Park Apartments	FALMOUTH	Affirmative Investments Inc	11		2/21/2022	Noncompliant	Financial Reporting
103	470 Main Street	FITCHBURG	NewVue Communities	8		4/1/2021	Compliant	
104	Heywood Wakefield IV (Lofts at 30 Pine)	GARDNER	EA Fish	11		4/21/2021	Compliant	
105	Cape Ann YMCA Community Center	GLOUCESTER	YMCA of the North Shore	11		4/20/2022	Compliant	
106	LePage Village	GLOUCESTER	The Caleb Group	11		4/27/2021	Compliant	
107	Goshen Senior Housing	GOSHEN	Hilltown CDC	10		5/4/2021	Compliant	
108	Greenfield Gardens	GREENFIELD	Homesavers Council of Greenfield Gardens, Inc.	182		10/18/2021	Compliant	
109	Windfield Family Apartments	HADLEY	Colony Hills Capital	11		4/7/2021	Compliant	
110	Windfield Senior Estates	HADLEY	Colony Hills Capital	11		4/7/2021	Compliant	
111	Barstow Village	HANOVER	EA Fish	11		4/15/2021	Compliant	
112	The Elms - 105 Stow Rd	HARVARD	CHOICE, Inc	9		8/12/2021	Compliant	
113	Thankful Chase Pathway	HARWICH	Cape Cod Community Development Partnership	11		4/27/2021	Compliant	
114	98 Essex	HAVERHILL	Affordable Housing & Services Collaborative	11		4/29/2021	Compliant	
115	Gerson Building	HAVERHILL	Coalition for a Better Acre	11		10/21/2021	Compliant	
116	Winter Street Housing	HAVERHILL	YMCA of the North Shore	19		6/1/2021	Compliant	
117	Winter Street School Apartments	HAVERHILL	POUA	11		4/29/2021	Compliant	
118	Churchill Homes	HOLYOKE	TCB	50		12/7/2021	Compliant	
119	Holyoke Farms Apartments	HOLYOKE	Maloney	11		10/28/2021	Compliant	
120	Lyman Terrace Phase II	HOLYOKE	TCB	11		2/21/2022	Compliant	



	Name	City	Owner	HOME Units	HTF Units	Date	Compliance Result	Finding
121	Nueva Vida Apartments	HOLYOKE	Mount Holyoke Management	24		12/21/2021	Compliant	
122	Powder House Village	IPSWICH	YMCA of the North Shore	48		4/21/2021	Compliant	
123	Duck Mill	LAWRENCE	Lawrence Community Works	11		5/12/2021	Compliant	
124	Loft 550 (Malden Mills Phase I)	LAWRENCE	WinnResidential	11		4/7/2021	Compliant	
125	Loft Five50 II (Malden Mills II)	LAWRENCE	WinnResidential	11		4/7/2021	Compliant	
126	Orange Wheeler 1	LAWRENCE	TCB	11		6/7/2021	Compliant	
127	Orange Wheeler 4	LAWRENCE	TCB	10		6/7/2021	Compliant	
128	Project Hope (Capernaum Place / Lazarus House)	LAWRENCE	Lazarus House Ministries	11		4/7/2021	Compliant	
129	Crossway Towers	LEE	Elder Services of Berkshire County	13		12/20/2021	Compliant	
130	Emerson Manor Phase II	LONGMEADOW	Interfaith Homes of Longmeadow Phase Two, Inc.	21		5/19/2021	Compliant	
131	Appleton Mills Redevelopment Phase 1B	LOWELL	Trinity Financial	20		6/9/2021	Compliant	
132	New Hope 3	LOWELL	House of Hope Housing, Inc.		17	12/20/2021	Compliant	
133	Suffolk Street	LOWELL		4		6/30/2021	Compliant	
134	Unity Place (Moody St Apts)	LOWELL	Coalition for a Better Acre	11		12/20/2021	Compliant	
135	Maplewood Place	MALDEN	Atria Senior Living	20		4/27/2021	Compliant	
136	12 Summer Street	MANCHESTER	Affirmative Investments Inc	15		10/5/2021	Compliant	
137	Countryside Village	MARLBOROUGH	Trinity Financial	17		6/9/2021	Compliant	
138	Great Cove Community	MASHPEE	Housing Assistance Corporation	10		3/28/2022	Compliant	
139	Acushnet Commons	NEW BEDFORD	Affordable Housing & Services Collaborative	11		4/21/2022	Noncompliant	Financial Reporting
140	Austin Court (Wamsutta Phase I)	NEW BEDFORD	HallKeen	7		12/20/2021	Compliant	
141	Bedford Village	NEW BEDFORD	Riverbed, Inc.	11		4/20/2022	Compliant	
142	Ingraham Place	NEW BEDFORD	Affordable Housing & Services Collaborative	15		4/21/2022	Noncompliant	Financial Reporting
143	Wamsutta Apartments	NEW BEDFORD	HallKeen	11		4/1/2021	Compliant	
144	Coleman House II	NEWTON	2Life Communities	45		5/11/2021	Compliant	

	Name	City	Owner	HOME Units	HTF Units	Date	Compliance Result	Finding
145	46-48 School Street	NORTHAMPTON	Valley CDC	8		8/5/2021	Compliant	
146	96-98 King Street	NORTHAMPTON	Valley CDC	10		9/13/2021	Compliant	
147	Millbank Apartments	NORTHAMPTON	Valley CDC	10		4/22/2021	Compliant	
148	Millbank Apartments Phase II	NORTHAMPTON	Valley CDC	11		4/22/2021	Compliant	
149	New South Street Apartments	NORTHAMPTON	Home City Development	18		10/18/2021	Compliant	
150	Jewell Crossing	NORTH ATTLEBORO	Great Bridge Properties	11		5/7/2021	Compliant	
151	Linwood Mill Senior Housing	NORTHBRIDGE	EA Fish	11		5/5/2021	Compliant	
152	Rockdale(Northbridge)Neighborhood Revitalization	NORTHBRIDGE	SMOC	57		4/20/2022	Compliant	
153	Recovery House (Canal House	ORLEANS	Cape Cod Community Development Partnership	6		11/3/2021	Compliant	
154	Orchard Hill Estates	OXFORD	Trinity Financial	34		6/16/2021	Compliant	
155	Katie Doherty Veteran's Village	PITTSFIELD	Soldier On		5	12/20/2021	Compliant	
156	Keenan House II	PITTSFIELD	The Brien Center, Inc.	6		2/18/2022	Compliant	
157	Keenan Recovery House Project	PITTSFIELD	The Brien Center, Inc.	10		2/18/2022	Compliant	
158	Rice Silk Mill	PITTSFIELD	Rees-Larkin Development LLC	11		5/14/2021	Compliant	
159	Safe Harbor House	PITTSFIELD	Brien Center	4		2/18/2022	Compliant	
160	Old Ann Page Way (32 Conwell)	PROVINCETOWN	Community Housing Resource, Inc. (CHR)	11		5/4/2021	Compliant	
161	Province Landing	PROVINCETOWN	TCB	11		4/13/2021	Compliant	
162	Germantown House	QUINCY	Neighborhood Housing Services of the South Shore		5	2/18/2022	Compliant	
163	Ervision Home for Veterans	RANDOLPH	Father Bill's MainSpring		10	12/20/2021	Compliant	
164	Chestnut Farm aka Rosewood Commons	RAYNHAM	Gatehouse Group	11		4/22/2021	Compliant	
165	One Beach (formerly 189 Broadway)	REVERE	The Neighborhood Developers	11		4/27/2021	Compliant	
166	Harbor and Lafayette Homes	SALEM	North Shore CDC		7	2/18/2022	Compliant	
167	Indian Rock Supportive Housing	SAUGUS	Greater Lynn Senior Services	20		7/29/2021	Compliant	
168	Lawson Green Apartments	SCITUATE	The Grantham Group	11		9/15/2021	Compliant	

	Name	City	Owner	HOME Units	HTF Units	Date	Compliance Result	Finding
169	Kent St. Apts.	SOMERVILLE	TCB	40		4/14/2021	Compliant	
170	Visiting Nurse Assisted Living	SOMERVILLE	Visiting Nurse Assoc of Eastern Mass	17		5/13/2021	Compliant	
171	VNA Senior Living Community	SOMERVILLE	Visiting Nurse Assoc of Eastern Mass	31		5/13/2021	Compliant	
172	Brookside Terrace	SOUTHBRIDGE	Meredith Management	11		6/10/2021	Compliant	
173	South Hadley Supportive Housing (Hubert Place)	SOUTH HADLEY	Carr Property Management	44		4/6/2021	Compliant	
174	Yarmouth Commons	SOUTH YARMOUTH	Dakota Partners	11		5/5/2021	Compliant	
175	52 Maple Court	SPRINGFIELD	Bilingual Veterans Outreach Center	10		10/13/2021	Compliant	
176	Bay Street Apartments	SPRINGFIELD	Northern Star Development Corp.	8		2/21/2022	Noncompliant	Docs. not submitted
177	Chestnut Crossing	SPRINGFIELD	Home City Development	17		7/15/2021	Compliant	
178	Mason Square Apartments II	SPRINGFIELD	First Resource Development Corporation	11		10/1/2021	Compliant	
179	Northern Heights Apts	SPRINGFIELD	Winn Residential	11		4/26/2021	Compliant	
180	Rutland Street	SPRINGFIELD	Northern Star Development Corp.	11		2/21/2022	Noncompliant	Tenant files not submitted
181	Terrance Street Apartments	SPRINGFIELD	Northern Star Development Corp.	6		2/21/2022	Noncompliant	Tenant files not submitted
182	Quail Run Apartments	STOUGHTON	Gatehouse Group	11		4/9/2021	Compliant	
183	Coolidge at Sudbury II	SUDBURY	Bnai Brith	11		10/15/2021	Compliant	
184	Carpenter's Glen	TAUNTON	NeighborWorks Housing Solutions	14		5/13/2021	Compliant	
185	Pine Grove	TAUNTON	Keith Properties	11		4/29/2021	Compliant	
186	Greenough House For Elders	TISBURY	Dukes County Reg Housing Auth (DCRHA)	6		12/20/2021	Compliant	
187	Townsend Woods	TOWNSEND	RCAP Solutions	36		5/25/2021	Compliant	
188	Wakefield Senior Housing	WAKEFIELD	Wakefield Housing Authority	22		6/23/2021	Compliant	
189	Highland Village	WARE	Meredith Management	11		7/6/2021	Compliant	
190	Hillside Village	WARE	Meredith Management	11		7/6/2021	Compliant	
191	Headwater Replacement House	WAREHAM	Residential Rehabilitation Housing		3	2/18/2022	Compliant	



	Name	City	Owner	HOME Units	HTF Units	Date	Compliance Result	Finding
192	Wellfleet Apartments	WELLFLEET	Cape Cod Community Development Partnership	11		4/27/2021	Compliant	
193	Elm Street Revitalization	WESTFIELD	Domus, Inc.	11		5/27/2021	Compliant	
194	Prospect Hill Apartments	WESTFIELD	Domus, Inc.	11		11/16/2021	Compliant	
195	Reed House	WESTFIELD	Domus, Inc.	8		11/16/2021	Compliant	
196	Sanford Apartments	WESTFIELD	Domus, Inc.	11		5/27/2021	Compliant	
197	Residences at Stony Brook I	WESTFORD	Community Teamwork Inc	10		7/21/2021	Compliant	
198	Residences at Stony Brook II	WESTFORD	Community Teamwork Inc	11		7/21/2021	Compliant	
199	Westford Village at Mystery Spring	WESTFORD	CHOICE, Inc	36		5/13/2021	Compliant	
200	Westhampton Woods Senior Housing Phase II	WESTHAMPTON	Hilltown CDC	8		7/29/2021	Compliant	
201	Noquochoke Village	WESTPORT	TCB	11		4/2/2021	Compliant	
202	Hillside Residence	West Springfield	Sisters of Providence		9	12/20/2021	Compliant	
203	21 Jaques Avenue	WORCESTER	Worcester Common Ground		3	12/20/2021	Compliant	
204	5 Benefit Street	WORCESTER	Main South CDC	4		4/14/2021	Compliant	
205	Abby Kelley Foster House (52 High St.)	WORCESTER	Abby Kelley Foster House, Inc.		21	12/20/2021	Compliant	
206	Beacon & Oread Neighborhood Redevelopment	WORCESTER	Main South CDC	11		5/12/2021	Compliant	
207	Castle Hill Initiative	WORCESTER	Zu Development	10		4/20/2022	Compliant	
208	Central Building	WORCESTER	Central Building Development Group LLC	11		6/9/2021	Compliant	
209	Dale Street	WORCESTER	Zu Development	9		12/20/2021	Compliant	
210	Dale Street II	WORCESTER	Zu Development	9		12/20/2021	Compliant	
211	Southgate Place	WORCESTER	City Builders LLC	15		5/19/2021	Compliant	
212	Standish Apartments	WORCESTER	Zu Development	11		4/20/2022	Compliant	
213	Whittier Terrace Apartments	WORCESTER	Beacon	11		4/21/2021	Compliant	

**Appendix B: Physical Inspections Program Year 2021**

	Name	City	Owner	HOME Units	HTF Units	Date	Inspection Result	Units Inspected
1	Old High School Commons	ACTON	Community Teamwork Inc	11		7/19/2021	Compliant	1, 9, 10, 14, 15
2	Valley Main Street Housing	AMHERST	Valley CDC	11		9/21/2021	Compliant	683-1, 683-4, 683-7, 687-3, 687-1
3	12 Russell Terrace	ARLINGTON	Caritas Communities Holding Inc	11		7/13/2021	Compliant	11, 16, 21, 26, 35
4	The Ledges (Robert Hill Way)	ASHLAND	EA Fish	11		6/29/2021	Compliant	G06, 109, 113, 126, 205, 219
5	Stage Coach Residences	BARNSTABLE	BHA	12		9/21/2021	Compliant	A-1, A-3, B-2, B-4, C-1
6	Village Green I	BARNSTABLE	Dakota Partners	11		3/9/2022	Compliant	A205, A106, A102, A109, D106, D108, A203, A302, A310, D309
7	Winter Street Supportive Housing	BARNSTABLE	Barnstable Housing Authority	9		9/21/2021	Compliant	159, 161-1, 161-4, 153-2, 153-4
8	Brighton Marine	BOSTON	Winn Development	11		6/23/2021	Compliant	208, 401, 414, 513, 607, C-100, 205, 218
9	Brook Ave. Cooperative	BOSTON	EA Fish	11		8/24/2021	Compliant	137 Moreland, 5 B, 12A-B, 138, 42N, 20 N
10	Columbia West Apts	BOSTON	Affordable Housing & Services Collaborative	15		7/22/2021	Compliant	407, 401, 305, 313, 201
11	Coppersmith Village	BOSTON	NOAH	11		9/22/2021	Compliant	206, 314, 404, 408, 509, 303, 305
12	Erie Ellington Homes	BOSTON	Codman Square NDC	17		9/22/2021	Compliant	38A, 113B, 94B, 82B, 90A, 135A
13	Eutaw Meridian	BOSTON	NOAH	6		7/29/2021	Compliant	359-1, 359-2, 359-3, 363-2, 363-1
14	Geneva Avenue 202 Elderly	BOSTON	Action for Boston Community Development	45		8/25/2021	Compliant	608, 604, 501, 506, 405, 306, 202, 209, 207
15	Geneva Avenue Special Needs Elderly - Pine Street Inn II	BOSTON	Pine Street Inn	10		9/20/2021	Compliant	202, 201, 304, 302, 305
16	Grandfamilies House	BOSTON	Nuestra CDC	24		8/17/2021	Compliant	2B, 3B, 1G, 3F, 1E, 82,

	Name	City	Owner	HOME Units	HTF Units	Date	Inspection Result	Units Inspected
17	Hattie Kelton Apts	BOSTON	JPNDC	11		6/22/2021	Compliant	108, 203, 210, 401, 408, 309, 313, 211, 102, 206, 404
18	Hearth at Four Corners	BOSTON	Hearth, Inc.	11		10/12/2021	Compliant	102, 107, 202, 312, 403, 406
19	Howard Dacia	BOSTON	Nuestra CDC	11		8/17/2021	Compliant	18 Dewey, 33 Dacia, 31 Dacia, 155 Howard, 170 Howard, 9 Dalkeith
20	Kasanof Bakery (Thomas I. Atkins Apts)	BOSTON	Nuestra CDC	17		8/17/2021	Noncompliant	407, 410, 303, 308, 315, 304, 205, 208, 210, 105
21	Moreland Street	BOSTON	Brookview House Inc.	12		7/6/2021	Noncompliant	01, 12, 11, 09, 04
22	Riley House	BOSTON	POUA	40		8/25/2021	Compliant	505, 408, 506, 301, 311, 306, 206, 203
23	Talbot Bernard Senior Housing	BOSTON	Codman Square NDC	30		7/14/2021	Compliant	310, 301, 103, 107, 204, 200
24	Talbot Commons	BOSTON	Codman Square NDC	11		10/8/2021	Compliant	207-1, 4-1, 4-2, 4-3, 5-1, 16-A, 20-201, 14-101
25	Talbot-Bernard Homes	BOSTON	Codman Square NDC	18		7/14/2021	Noncompliant	120-3, 122-1, 124-2, 124-1, 126-1, 140, 144-1
26	Wardman Apts	BOSTON	Urban Edge	88		7/8/2021	Compliant	1-3-2, 7-2, 9-1, 11-2, 15-2, 17- 3, 19-3, 79-1, 79-5, 79-3, 65- 8, 65-2, 71-2, 71-202, 79-2, 70-7, 50-3, 50- 2
27	Worcester House	BOSTON	Caritas	11		7/13/2021	Compliant	1B, 0B, 2B, 2D 3B
28	Coady School Residences	BOURNE	Stratford Capital Group	11		9/1/2021	Compliant	207, 109, 110, 105, G11, G14
29	Pocasset Assisted Living (Cape Cod Senior Residence)	BOURNE	Realty Resource Group	20		3/11/2022	Compliant	108, 123, 203, 213, 214, 242
30	Residences at Canal Bluffs (Phase I)	BOURNE	POAH	11		9/16/2021	Compliant	203, 204, 211, 106, 311, 312
31	Montello Welcome Home II	BROCKTON	Father Bill's MainSpring		23	11/10/2021	Compliant	106, 201, 203, 305, 308

	Name	City	Owner	HOME Units	HTF Units	Date	Inspection Result	Units Inspected
32	Pine Commons	BROCKTON	Beacon	11		3/24/2022	Compliant	13, 29, 091, 102, 192
33	Pine Gardens	BROCKTON	Beacon	11		3/24/2022	Compliant	201, 219, 231, 303, 249
34	Pine Homes	BROCKTON	Beacon	11		3/24/2022	Compliant	220, 501, 521, 50, 226
35	Brown Family House (370 Harvard Street)	BROOKLINE	2Life Communities	11		10/20/2021	Compliant	208, 302, 408, 508, 604, 405
36	Elm/ Otis	CAMBRIDGE	Just-A-Start	11		10/4/2021	Compliant	E72-2, E72-5, O-206, O-220, O-214
37	Squirrel Brand Apts	CAMBRIDGE	Just-A-Start	11		10/4/2021	Compliant	103, 106, 104, 105, 204
38	Chelmsford Woods Residences	CHELMSFORD	SCG Development	11		3/9/2022	Compliant	3103, 3203, 3217, 3310, 3311, TH07
39	Chelmsford Woods Residences 2	CHELMSFORD	Stratford Capital Group	11		3/9/2022	Compliant	4109, 2107, 2203, 4101, 4107, 4205
40	181 Chestnut Street	CHELSEA	The Neighborhood Developers	9		7/8/2021	Compliant	25, 32, 26, 19, 22
41	242 Spencer	CHELSEA	The Neighborhood Developers		8	10/8/2021	Compliant	408, 403, 304, 309, 210, 205, 101
42	Chicopee Falls Revitalization (Maple Street)	CHICOPEE	Valley Opportunity Council	6		8/4/2021	Compliant	61 -1, 63-3, 65- 2, 65-3
43	East Main Street	CHICOPEE	Valley Opportunity Council	5		8/4/2021	Compliant	2R, 3R, 3L, 1R, 4R
44	Dennis Commons	DENNIS	Realty Resources	11		3/23/2022	Noncompliant	1, 5, 22, 26, 31
45	Forward at the Rock	DENNIS	F.O.R.W.A.R.D., Inc.		8	10/5/2021	Compliant	1, 2, 3, 4, 5
46	Northside Senior Citizens Apts	DENNIS	Karam Financial	11		3/14/2022	Compliant	110, 116, 121, 207, 220
47	Melpet Farms)	DENNIS	Dennis Housing Associates LP	11		3/14/2022	Compliant	1C, 5A, 8B, 9C, 4A, 7B
48	Eastham Duplexes	EASTHAM	Orleans Housing Authority			9/27/2021	Compliant	65-A, 65-B, 5965-A, 5975- A, 5985-B
49	Nauset Green	EASTHAM	Pennrose Holdings	11		9/27/2021	Compliant	329, 305, 205, 202, 118, 125
50	480-490 Tecumseh St.	FALL RIVER	Riverbed, Inc.	9		7/28/2021	Noncompliant	480-1E, 480- 1W, 486-2, 486-1, 490-1

	Name	City	Owner	HOME Units	HTF Units	Date	Inspection Result	Units Inspected
51	East Main St. Revitalization Project	FALL RIVER	Cushing Housing Corp.	11		6/28/2021	Noncompliant	77-1, 77-2, 181-1, 181-2, 193-1
52	Peckham St. Revitalization Project	FALL RIVER	Cushing Housing Corp.	9		6/28/2021	Noncompliant	201-1, 201-2, 81-3, 83-1, 81-2
53	Tecumseh/Blackstone Project	FALL RIVER	Riverbed, Inc.	11		8/27/2021	Noncompliant	132-1N, 138-1, 138-2, 116-2N, 120-1
54	Third St. Revitalization Project	FALL RIVER	Riverbed, Inc.	11		7/28/2021	Compliant	477-1N, 477-1S, 465-3S, 465-3N, 465-2N
55	Wade & John Streets	FALL RIVER	Riverbed, Inc.	11		7/28/2021	Noncompliant	128-1, 122-1, 307-3E, 307-2W, 316-1
56	704 Main	FALMOUTH	Falmouth Housing Corporation	11		3/16/2022	Compliant	101, 105, 109, 311, 314, 319, 221, 212, 208
57	Fairwinds Apts	FALMOUTH	SCG Management	10		3/23/2022	Compliant	1-3, 2-1, 2-2, 3-2, 4-1
58	Little Pond Place	FALMOUTH	Affirmative Investments Inc	11		6/29/2021	Compliant	A101, A102, A103, B104, D101, A108, B103, D104, D106
59	Schoolhouse Green aka Veterans Park Apts	FALMOUTH	Affirmative Investments Inc	11		3/16/2022	Compliant	1108, 1201, 1203, 2204, 2302, 1103, 1102, 1203, 2103
60	105 Plymouth (Tara Condominiums)	FITCHBURG	NewVue Communities	8		9/23/2021	Compliant	12, 22, 23, 24, 31
61	470 Main Street	FITCHBURG	NewVue Communities	8		9/23/2021	Compliant	2B, 2C, 2H, 3E, 4E
62	South Street	FRAMINGHAM	SMOC	10		7/22/2021	Compliant	458, 478, 498, 43A, 49A
63	Hillside Avenue	GREAT BARRINGTON	CDC of South Berkshire	10		8/30/2021	Compliant	3H, 3I, 2E, 3I, 1D
64	Residences at Sandy Pond	GROTON	Groton Housing Authority	9		8/11/2021	Compliant	388, 368, 348, 34A, 36C
65	Bowers Brook Housing	HARVARD	LD Russo	11		3/29/2022	Compliant	101, 106, 109, 201, 204, 211, 301, 311
66	The Elms - 105 Stow Rd	HARVARD	CHOICE, Inc	9		3/29/2022	Compliant	A1, A3, B3, B4, B5
67	Thankful Chase Pathway	HARWICH	Cape Cod Community Development Partnership	11		10/5/2021	Compliant	D-21, C-13, C-17, B-7, A-5
68	Gerson Building	HAVERHILL	Coalition for a Better Acre	11		11/30/2021	Compliant	104, 203, 210, 302, 305



	Name	City	Owner	HOME Units	HTF Units	Date	Inspection Result	Units Inspected
69	Churchill Homes	HOLYOKE	TCB	50		10/13/2021	Compliant	71 Franklin, 320A Pine, 36 Resnik., 32 Resnik, 343 Walnut, 351 Walnut, 357 Walnut, 81 Franklin, 316A Elm, 316B Elm
70	Dwight Clinton	HOLYOKE	Way Finders	19		8/26/2021	Compliant	2R-2, 5R-2, 1L- 1, 4R-1, 5L-2
71	Holyoke Farms Apts	HOLYOKE	Maloney	11		9/16/2021	Compliant	T206, T201, T305, T303, F152, F63, F88, F117, F93, F64
72	Lyman Terrace Phase II	HOLYOKE	TCB	11		8/26/2021	Compliant	10W, 12W, 180, 25W, 29H, 3W, 48W, 7W, 28H, 38W
73	108 Newbury Street	LAWRENCE	Lawrence Community Works	11		9/2/2021	Compliant	404, 401, 302, 303, 101
74	Reviviendo	LAWRENCE	Lawrence Community Works	17		9/2/2021	Compliant	60-1, 62-1, 107 N, 103 H, 105 N
75	Saunders School Apts	LAWRENCE	EA Fish	16		9/2/2021	Compliant	G03, 101, 104, 206, 201
76	Whitney Building (Water Mill)	LEOMINSTER	NewVue Communities	11		9/23/2021	Compliant	416, 102, 410, 303, 205, 208, 206, 104
77	Carriage Place Apts (Middlesex Street)	LOWELL	CBA Housing LP	11		8/19/2021	Compliant	5624, 5625, 5826, 5642, 5641
78	Liberty Square	LOWELL	Coalition for a Better Acre	10		3/30/2022	Compliant	2B, 2A, 2C, 192-1, 28C, 174-1
79	New Hope 3	LOWELL	House of Hope Housing, Inc		17	10/28/2021	Compliant	305, 103, 202, 304, 105
80	Suffolk Street	LOWELL	Private Owners	4		8/19/2021	Compliant	84, 100, 116, 134
81	Triangle Rental	LOWELL	Coalition for a Better Acre	26		3/30/2022	Compliant	199-5, 199-6, 199-1, 186-2, 186-6, 387-3
82	Unity Place (Moody St Apts)	LOWELL	Coalition for a Better Acre	11		3/30/2022	Compliant	102, 203, 304, 403,
83	Tritown Landing - Phase II	LUNENBURG	GreatBridge Properties	11		3/16/2022	Compliant	5-103, 5-107, 5-206, 5-211, 5-306
84	Tritown Landing I	LUNENBURG	GreatBridge Properties	11		3/16/2022	Compliant	1-110, 1-210, 1-311, 3-107, 3-206, 3-302
85	TriTown Landing Phase III	LUNENBURG	GreatBridge Properties	11		3/16/2022	Compliant	7-109, 7-111, 7-202, 7-203, 7-306, 7-311

	Name	City	Owner	HOME Units	HTF Units	Date	Inspection Result	Units Inspected
86	Gateway Residences on Washington	LYNN	HUB Holdings	11		6/21/2021	Compliant	211, 105, 307, 400, 102, 209
87	St. Jean-Baptiste	LYNN	POUA	11		7/15/2021	Compliant	103, 202, 204, 303, 306
88	MM Homes	MALDEN	Housing Families, Inc.	5		12/10/2021	Compliant	256-1, 256-2, 256-3, 256-4, 256-5
89	Acushnet Commons	NEW BEDFORD	Affordable Housing & Services Collaborative	11		9/17/2021	Compliant	1c, 3a, 1b, 2c, 2b
90	Bedford Village	NEW BEDFORD	Riverbed, Inc.	11		8/27/2021	Compliant	153-2W, 153-3E, 153-3W, 112-1, 116-1
91	Coffin Lofts	NEW BEDFORD	HallKeen	11		7/20/2021	Compliant	308, 402, 207, 201, 205
92	Lawton's Corner	NEW BEDFORD	HallKeen	9		7/20/2021	Compliant	203, 205, 206, 302, C
93	Roosevelt St. Revitalization I	NEW BEDFORD	Cushing Housing Corp	11		6/30/2021	Noncompliant	23-1
94	Roosevelt St. Revitalization Project II	NEW BEDFORD	Cushing Housing Corp	11		6/30/2021	Noncompliant	40-1, 402, 49-2
95	South First St. Revitalization Project	NEW BEDFORD	Cushing Housing Corp	10		6/30/2021	Noncompliant	862-25, 858-1N,
96	Willis Street Apts	NEW BEDFORD	Women's Development Corporation	11	5	7/20/2021	Compliant	203, 305, 307, 1, 4, 3,
97	Cooperative Living of Newton (Newtonville Ave)	NEWTON	Newton Housing Authority	3		8/25/2021	Compliant	2, 3, 5, 9, 8
98	Recovery House (Canal House)	ORLEANS	Cape Cod Community Development Partnership	6		10/5/2021	Compliant	A-9, A-8, A-7, C-2, C-1
99	Berkshire Veterans Village (Gordon H. Mansfield Vet Comm)	PITTSFIELD	Soldier On	37		11/17/2021	Compliant	B4, A7, B5, A12, A1, C13, C3, B2
100	Katie Doherty Veteran's Village	PITTSFIELD	Soldier On		5	11/17/2021	Compliant	160, 150, 260, 220, 110
101	Cherry Hill II	PLYMOUTH	Plymouth Bay Housing Corp.	11		3/8/2022	Compliant	13, 17, 33, 43, 21, 40, 48

	Name	City	Owner	HOME Units	HTF Units	Date	Inspection Result	Units Inspected
102	Foley House	PROVINCETOWN	Provincetown Housing Authority	10		9/7/2021	Compliant	5, 3, 2, 8, 10
103	Old Ann Page Way (32 Conwell)	PROVINCETOWN	Community Housing Resource, Inc. (CHR)	11		9/29/2021	Compliant	1, 5, 15, 16, 20
104	Stable Path Provincetown Rental Housing	PROVINCETOWN	Community Housing Resource, Inc. (CHR)	11		9/29/2021	Compliant	1A, 3B, 10A, 10C, 12A, 10B
105	356 Washington Street - SRO Housing	QUINCY	NeighborWorks Housing Solutions	11		8/24/2021	Compliant	2, 3, 5, 7, 9, 11
106	6 Fort Street Affordable Rental Apts	QUINCY	Asian Community Development Corp	11		3/21/2022	Compliant	306, 301, 204, 109, 102, 303, 105
107	Germantown House	QUINCY	Neighborhood Housing Services of the South Shore		5	10/26/2021	Compliant	1, 2, 3, 4, 5
108	Veterans Housing	QUINCY	Father Bill's MainSpring	8		7/22/2021	Compliant	1,3,4,6,8
109	Winter Gardens	QUINCY	NeighborWorks Housing Solutions	20		3/21/2022	Compliant	302, 306, 104, 107, 106
110	Envision Home for Veterans	RANDOLPH	Father Bill's MainSpring		10	10/10/2021	Compliant	3, 10, 9, 5, 6
111	Harbor and Lafayette Homes	SALEM	North Shore CDC		7	10/25/2021	Compliant	15-3, 15-35, 104-21, 104- 22, 15-22, 15- 24
112	Lawson Green Apts	SCITUATE	The Grantham Group	11		7/7/2021	Compliant	111, 202, 206, 106, 103, 214
113	Bow Street	SOMERVILLE	Somerville Community Corp	11		3/31/2022	Compliant	3W-301, 3W- 201, 3W-101, 33B-305, 33B- 204
114	52 Maple Court	SPRINGFIELD	Bilingual Veterans Outreach Center	10		10/13/2021	Noncompliant	1, 4, 8, 9, 10
115	Bay Street Apts	SPRINGFIELD	Northern Star Development Corp.	8		9/21/2021	Compliant	1L, 2R, 2L, 4R, 4L
116	Mason Square Apts II	SPRINGFIELD	First Resource Development Corporation	11		8/2/2021	Compliant	208, 145, 149, 453, 348, FH-1
117	Memorial Parish House	SPRINGFIELD	Mount Holyoke Management	10		7/28/2021	Compliant	8, 10, 13, 16, 23
118	Museum Park Apts	SPRINGFIELD	WinnCompanies	40		7/28/2021	Compliant	206, 209, 320, 424, 508, 709, 703, 727



	Name	City	Owner	HOME Units	HTF Units	Date	Inspection Result	Units Inspected
119	Museum Park Apts Phase II	SPRINGFIELD	WinnCompanies	11		7/28/2021	Compliant	219, 506, 521, 606, 715
120	Rutland Street	SPRINGFIELD	Northern Star Development Corp.	11		9/21/2021	Compliant	21-2R, 21-3R, 21-4R, 96-2L, 96-3R
121	Terrance Street Apts	SPRINGFIELD	Northern Star Development Corp.	6		9/21/2021	Compliant	1L, 1R, 3R, 2L
122	Coolidge at Sudbury	SUDBURY	Bnai Brith	11		10/19/2021	Compliant	301, 210, 209, 115, 12, 03, 09
123	Coolidge at Sudbury II	SUDBURY	Bnai Brith	11		10/7/2021	Compliant	103, 126, 217, 311, 304, 122, 115,
124	Sally's Way	TRURO	Community Housing Resource, Inc. (CHR)	11		9/30/2021	Compliant	1, 7, 9, 16, 21
125	Silver Meadow	WALES	Way Finders	17		9/30/2021	Compliant	8, 14, 16, 19, 21
126	Church Street School Senior Housing	WARE	Way Finders	11		9/30/2021	Compliant	207, 109, 105, 84, 81, 106
127	Headwater Replacement House	WAREHAM	Residential Rehabilitation Housing		3	11/1/2021	Compliant	1, 2, 3, 4, W1, W2, W3, W4
128	Wellfleet Apts	WELLFLEET	Cape Cod Community Development Partnership	11		9/14/2021	Compliant	16C, 16A, 26C, 26A, 52A,
129	Hillside Residence	WEST SPRINGFIELD	Sisters of Providence		9	11/2/2021	Compliant	303, 302, 306, 314, 214, 204, 104
130	Residences at Stony Brook I	WESTFORD	Community Teamwork Inc	10		7/22/2021	Compliant	3A,3C,7A,7C,7D
131	Residences at Stony Brook II	WESTFORD	Community Teamwork Inc	11		7/22/2021	Compliant	1B,3C, 5D,9A, 6F, 9F, ,6D,10
132	Edgewater Apts	WESTPORT	Bristol Pacific Homes	11		3/28/2022	Compliant	101, 106, 204, 304, 302
133	Edgewater Apts II	WESTPORT	Bristol Pacific Homes	11		3/28/2022	Compliant	G06, 308, 202, 108, 102, 101
134	Westport Senior Village (Westport Village Apts)	WESTPORT	Karam Financial	11		3/28/2022	Compliant	104, 222, 211, 106, 207, 214, 117, 224, 111
135	21 Jaques Avenue	WORCESTER	Worcester Common Ground		3	9/15/2021	Compliant	1,2,3,4
136	47 Grosvenor Street	WORCESTER	Worcester Community Housing Resources	6		8/10/2021	Compliant	3R, 3L, 2R, 1R, 1L
137	5 Benefit Street	WORCESTER	Main South CDC	4		7/20/2021	Compliant	1,2,3,4

	Name	City	Owner	HOME Units	HTF Units	Date	Inspection Result	Units Inspected
138	Abby Kelley Foster House (52 High St.)	WORCESTER	Abby Kelley Foster House, Inc.		21	11/2/2021	Compliant	400, 326, 410, 308, 201, 210
139	Castle Hill Initiative	WORCESTER	Zu Development	10		7/20/2021	Compliant	15-2, 15-3, 15-4, 17-3, 17-4
140	Chatham Street (Abby's House)	WORCESTER	Abby Kelley Foster House, Inc.	7		8/10/2021	Noncompliant	1,2,5,6,7
141	Simpkins School Residences	YARMOUTH	Stratford Capital Group	11		3/8/2022	Compliant	101, 109, 207, 220, G-06, 301, 108, 121, 216, 212

# HOME Match FFY21

FFY2021 MRVP Contril \$ 111,285,422.00  
 Local Adjustment \$ - none confirmed this period  
 FFY2021 Net MRVP Cc \$ 111,285,422.00

Month	MRVP Pmts		
Oct-20	\$ 9,328,149.00		
Nov-20	\$ 9,186,479.00		
Dec-20	\$ 8,898,231.00		
Jan-21	\$ 9,227,693.00		
Feb-21	\$ 8,270,573.00		
Mar-21	\$ 9,312,192.00		
Apr-21	\$ 9,246,373.00		
May-21	\$ 9,346,473.00		
Jun-21	\$ 9,351,768.00		
Jul-21	\$ 9,559,218.00		
Aug-21	\$ 9,578,872.00		
Sep-21	\$ 9,979,401.00		
Subtotal	\$ 111,285,422.00	\$ -	
Total	\$ 111,285,422.00	\$ -	

Reflects the FFY 2021 time period