

Commonwealth of Massachusetts EXECUTIVE OFFICE OF HOUSING & LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

June 14, 2023

PUBLIC NOTICE

The Executive Office of Housing and Livable Communities (EOHLC), formerly DHCD, has published the FFY 2022 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER represents accomplishments for the time period of April 1, 2022 to March 31, 2023 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 EOHLC's webpage: [Executive Office of Housing and Livable Communities | Mass.gov](#) under Recent News and announcements AND at [EOHLC Consolidated & Action Plans | Mass.gov](#) under Consolidated Annual Performance Evaluation Report (CAPER).

EOHLC expects to submit the final CAPER to HUD by June 30, 2023. Comments may be submitted in writing until the close of business on Wednesday, June 28, 2023. The final CAPER may reflect input received during this comment period. Comments received after June 28 will not be responded to.

Please direct comments only by email to:

email to: Kathryn.McNelis@mass.gov

Comments directed to EOHLC's office may not be reviewed prior to submission of the CAPER as all EOHLC staff are working mostly 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
Access to housing opportunities	Affordable Housing		Rental units constructed	Household Housing Unit	0	0		11	0	0.00%
Preserve and create affordable rental housing	Affordable Housing		Rental units constructed	Household Housing Unit	750	477	63.60%	254	209	82.28%
Preserve and create affordable rental housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	175	94	53.71%	64	61	95.31%

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	22990	52.25%			
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	15629	130.24%			

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	183	91.50%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	500	119	23.80%			
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		%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Businesses assisted	Businesses Assisted	15	43	286.67%			

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	134	89.33%			
Reduce homelessness	Homeless		Rental units constructed	Household Housing Unit	0	0		68	0	0.00%
Reduce homelessness	Homeless		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1900	332	17.47%	380	0	0.00%
Reduce homelessness	Homeless		Homeless Person Overnight Shelter	Persons Assisted	600	8994	1,499.00%	600	0	0.00%

Reduce homelessness	Homeless		Homelessness Prevention	Persons Assisted	3000	527	17.57%	600	0	0.00%
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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.

ESG- Throughout FFY22, EOHLC 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 and state funding. The state procurement for ESG funding, which was delayed due to the pandemic, was released over the summer. New awards have been announced with new ESG contracts starting in July 2023.

The Massachusetts CDBG program has long prioritized directing resources primarily to communities with higher levels of need. Currently, EOHLC 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 10 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, EOHLC 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, EOHLC 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 2022, 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 insecurity issues. The majority of grants issued for the first two rounds of COVID funds were largely completed by the end of calendar year 2021 though a number did extend through calendar year 2022. The Community Foundation programs were fully operational through all of 2022 and continue to operate.

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	10,852	76	0	7,202	56
Black or African American	1,782	52	0	4,118	19
Asian	848	2	0	201	1
American Indian or American Native	102	5	0	192	0
Native Hawaiian or Other Pacific Islander	109	0	0	122	0
Total	13,693	135	0	11,835	76
Hispanic	2,752	55	0	2,624	29
Not Hispanic	13,098	127	0	9,715	59

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

Narrative

ESG: The sum in table 2 may differ in subcategories because ESG identify more options for race and ethnicity than those listed above. Other categories that may have been selected include multiple races, client doesn't know/client refused, or data not collected.

There were 88 HTF units completed during the grant year. Only 76 units are shown above because 12 individuals/families identified as multi-racial.

CDBG total should also include an additional 2157 individuals who identified in the following way for a total of 15,850. Ethnicity numbers reflect this total: American Indian/Alaskan Native and white 28; Asian and White 38; Black/African American and white 323; American Indian/Alaskan Native and black 16; Other/Multi-Racial 1,752.

With the third allocation of CDBG CARES Act funds, the community foundation network has been able to provide assistance to more than 375,000 Commonwealth residents who are dealing with food insecurity.

HOME created 182 HOME-assisted units, 47 of which were occupied by households identifying as 'other Multi-Racial.' Within the 17 HOME-assisted rental development activities that were completed this program year, there were 843 total units, most of which are affordable.

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	34,626,029	27,073,589
HOME	public - federal	16,486,030	17,920,957
HOPWA	public - federal	676,057	78,858
ESG	public - federal	5,535,826	4,829,897
HTF	public - federal	18,648,225	2,232,203

Table 3 - Resources Made Available

Narrative

ESG: Resources made available through ESG included remaining funds from FY20 as well as FY21 award. The remainder of 2021 allocation will be spent between April 1, 2023- August 6, 2023.

Other funding (\$144,116,238) is from other federal sources CSBG, LIHEAP, WAP.

HOME: The amount of HOME funds expended in the program year exceeds the resources made available because HOME program expenditures include activities that were funded from prior program year Action Plans, with funds disbursed in the 2022 program year. The agency also is seeing the completion of development projects that may have had extended construction times due to the pandemic.

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.

Geographic diversity is valued in the distribution of HOME (and other housing development) funding.

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.

ESG: ESG was matched 100% by the state 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.

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.

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,212,111,718
2. Match contributed during current Federal fiscal year	131,356,764
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,343,468,482
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,343,468,482

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 exp FFY22)	09/30/2022	131,356,764	0	0	0	0	0	131,356,764

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
2,230,140	4,546,081	3,810,621	0	2,965,600

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	203,227,155	0	0	5,991,755	0	197,235,400
Number	17	0	0	1	0	16
Sub-Contracts						
Number	451	1	4	14	40	392
Dollar Amount	181,035,211	9,235	740,759	4,139,050	22,096,441	154,049,727
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	203,227,155	13,991,234	189,235,921			
Number	17	1	16			
Sub-Contracts						
Number	451	58	393			
Dollar Amount	207,136,964	17,141,898	189,995,066			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	17	0	0	0	0	17
Dollar Amount	11,648,500	0	0	0	0	11,648,500

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		1	800,000			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		54	457,189			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	4	0	0	0	3	1
Cost	8,000	0	0	0	7,000	1,000

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	168	160
Number of Non-Homeless households to be provided affordable housing units	230	110
Number of Special-Needs households to be provided affordable housing units	0	0
Total	398	270

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	359	209
Number of households supported through Rehab of Existing Units	39	61
Number of households supported through Acquisition of Existing Units	0	0
Total	398	270

Table 12 – Number of Households Supported

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

The Massachusetts HOME program typically pairs funding with low-income housing tax credits. The Commonwealth's Qualified Allocation Plan has long required at least 10% of the units at extremely low income (ELI) levels, which is considered to be an income level that puts a household at risk of homelessness. (The current QAP ELI requirement is now 13%.) The two completed HOME projects in the City of Boston also required at least 10% of the units for homeless households.

For the HTF program, 41 units were created for homeless individuals/families and 47 individuals/families without a homeless designation (so-called non-homeless). 38 of the 88 HTF units were newly constructed units and 50 were existing units that were rehabilitated.

While the "Special Needs" category above does not cite units, we note that both the HOME and the HTF program are often occupied by individuals with special needs. We have other state resources as well that are used specifically to support individuals with special needs including developmental disability, cognitive impairments, chronic mental health issues and other disabilities.

Discuss how these outcomes will impact future annual action plans.

In addition to the outcomes above, the agency also has 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.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	27	119	88
Low-income	29	63	
Moderate-income	54	0	
Total	110	182	

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 Low-income data field above includes very low-income households and 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

ESG: In 2019 and again in 2021, EOHLC 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, EOHLC 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

ESG: 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 began April 1, 2023. Some of the projects for Street Outreach and Rapid Rehousing from this procurement were funded with ESG.

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

ESG: Rapid Transition of Individuals Grant is funding that was made available to state funded individual shelter providers in FY23. The purpose of the funding is to assist individuals with activities that include but are not, limited to, triage, diversion, housing search, vocational training, and temporary assistance. The funding language is broad, which allows recipients the ability to implement unique initiatives to best serve their guests. This has recently been procured and new projects stated April 1st 2023. The commonwealth also funds a rehousing program directed to households with children in emergency shelters, 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. Furthermore, EOHLC partnered with the Massachusetts Dept. of Public Health's Bureau of Substance Addiction Services (BSAS) to administer 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. Resources are 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. The program is 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 have access to financial literacy/education, tenant rights, and employment readiness workshops. They also receive referrals to clinical and mental health support services when needed.

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

Outside of ESG RRH The commonwealth funds several programs which are used to move those experiencing homelessness into Permanent Housing. These programs include:

- Rapid Transition of Homeless Individuals (RTI) which is a state funded RRH program that is used to assist individuals with activities that include but are not, limited to, triage, diversion, housing search, vocational training, temporary assistance, upfront rental costs and permanent supportive housing. The funding language is broad, which allows recipients the ability to implement unique initiatives to best serve their guests

- HomeBase, which is geared towards families with children experiencing homelessness as well as those fleeing DV. 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.

- State Opioid Response (SOR)- EOHLC 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 modeled programs off of existing ESG RRH projects 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.

- The commonwealth also funds a new SB-PSH program, many of which use their local CE systems for referrals and therefore house many chronically homeless folks.

- The BoS CoC, which is administered by EOHLC also has several Permanent Supportive Housing projects, some of which are geared towards specific populations such as chronically homeless, Veterans, DV, and Youth projects newly funded by YHDP.

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

Actions taken to address the needs of public housing

EOHLC is projecting to have spent approximately \$109.5M in its bond cap for the modernization of state-aided public housing units throughout the Commonwealth.

\$55M in bond cap was distributed across the 231 Local Housing Authorities (LHAs) as Formula Funding. The basis for the Formula Funding calculations is the Facilities Condition Assessment (FCA). A consultant inspects state public housing facilities providing information on the condition of individual building components and the facilities as a whole. This is quantified as the cost of expired components and serves as the basis for formula funding shares.

July 2020, EOHLC awarded \$26.9M in awards to projects at the Fitchburg, Fall River, Worcester and Salem Housing Authorities. The grants are for capital improvements for state-funded family developments, where applicants demonstrate capital need, a connection with the city's economic development efforts, and connecting residents to economic opportunity and services. The projects continue to make their way through the design process, with Salem having gone out to bid and the Worcester project being combined with a larger project.

EOHLC awarded \$25.3M for the redevelopment of elderly public housing in Medford and Salem and family housing in Worcester. The Salem and Worcester projects have secured funding from EOHLCs Division of Housing Development and are moving towards closing by end of FY, with Medford hoping to secure all funding in 2024. All 3 projects include 1:1 replacement of all deeply affordable public housing units while adding numbers of new affordable units.

EOHLC continues to implement reforms to enhance transparency and accountability of state-aided public housing. In April 2019, EOHLC rolled-out the Common Housing Application for Massachusetts Programs ("CHAMP"), an online centralized application and waitlist system. Anyone can submit a single application and apply for state-aided public housing and the Alternative Housing Voucher Program (AHVP) to the 231 Local Housing Authorities. Applicants may apply online, or by paper which will then be entered into CHAMP. The waitlist system has over 150,000 applicants and over 3,000,000 housing selections. Improvements include: multi-offer list pulls and information for applicants about their proximity to the different housing authorities. Changes in FY2024 will improve access to our subsidized housing programs by expanding CHAMP to include the Massachusetts Rental Voucher Program (MRVP) and delegating waitlist priority screening to a centralized screening agent, improving consistency for applicants and creating efficiencies for Housing Authorities.

EOHLC 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. EOHLC implemented a sustainability strategy intended to expand and expedite greenhouse gas emissions reductions across the state-funded public housing portfolio. Additionally, EOHLC commissioned a study on air source heat pumps which was completed

this year. The study identified issues with the installation and maintenance of these systems and informed updates to our design and construction guidelines, as well as new targeted funding for ASHP maintenance and a pilot program to contract for ASHP services on a regional basis.

The legislature appropriated \$150,000,000 in American Rescue Plan Act (ARPA) to EOHLC to address conditions in state-aided public housing. EOHLC targeted these funds to address expired fire alarm systems, replace faulty Federal Panels and create new accessible units. EOHLC has committed all funds; over half of all projects are in construction, bidding, or designed and EOHLC has expended over \$5M of the committed \$150M.

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

EOHLC 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. EOHLC 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. EOHLC 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.

EOHLC 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). In FY23 we made an additional 17 RSC awards covering 34 LHAs. Currently, there are 187 service programs to support residents operating at 164 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 EOHLC staff. In FY23, new tenant selection benchmarks

implemented. We also moved to a more data-driven “biennial” PMR schedule, with only poor-performers receiving a PMR in the following year. We also established a 3 strike system for escalation, wherein 3 consecutive years of poor performance would cause EOHLC to appoint a Chief Administrative and Financial Officer (CAFO) to manage the LHA.

The Agreed Upon Procedures (AUP) program is a mini-audit. Local housing authorities that have “findings” in the AUP are provided technical assistance by EOHLC 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 EOHLC 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)

Administrations have 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. "Housing Choice" legislation 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)

EOHLC has taken several measures to address obstacles to underserved populations in public housing. • EOHLC 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. • EOHLC 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. • EOHLC 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.

EOHLC's public housing division completed a portfolio wide lead abatement initiative in family units in 1997. EOHLC 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)

EOHLC 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, EOHLC is utilizing our Moving to Work (MTW) status to create programming intended to reduce the number of poverty-level families. Through MTW

funds EOHLC 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, EOHLC 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, eohlc 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)

ESG: EOHLC works closely with other state departments and social service agencies, including the Department of Transitional Assistance, the Department of Child Welfare, Department of Public Health, Department of Mental Health, and the Massachusetts Emergency Management Agency. EOHLC works closely with state agencies and service providers to enhance coordination in order to more effectively reduce and end homelessness across Massachusetts. Specifically, EOHLC requires ESG subrecipients to take concrete steps to enhance coordination and access to services within their Continuum and EOHLC continues to work closely with the MA ICHH to support enhanced coordination between state departments and social service agencies. The Housing Development division engaged in the HOME-ARP consultation process, which enhanced relationships with supportive housing stakeholders.

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

EOHLC'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. EOHLC 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 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, EOHLC 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, EOHLC 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 EOHLC's (formerly DHCD) public website and we will issue a broad listserv notice regarding the posting and process for public comment. Typically, EOHLC shares public notices 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.

Due to the late issuance of funds from the 2020 and 2021 allocations, along with the \$75M in COVID funds that the Commonwealth received, the State decided to delay issuing 2022 funds and combine them in a NOFA with 2023 funds. The combined 2022/2023 NOFA allowed municipalities to apply for larger grant amounts than in previous years and extended the period of performance for the grants. Other than that, the State did not make any substantial changes to the CDBG program design for. 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 24 CFR 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 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please see the annual compliance monitoring report attachment includes a narrative summary and list of HOME and HTF projects with applicable compliance actions during the program year. At a minimum, DHCD communicates formally with the monitoring contractor each quarter and provides a list of new HOME and HTF developments at/or near completion. Program leadership and staff have routine communication with the monitoring agent regarding other general questions and any pressing project concerns. With projects that are under construction, the agency enters 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. The agency 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 the agency has not had any VAWA-related emergency transfer requests under the HOME or HTF programs 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 the MA HOME projects also have VAWA requirements from other funding sources.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

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 the agency's posted fair housing guidelines. Projects identify those populations least likely to apply and target outreach accordingly. Through compliance monitoring, the PJ continues to review resident composition and ensure ongoing affirmative fair marketing implementation. Massachusetts affordable projects list vacancies on the now-established Housing Navigator resource system, which has an engaged staff. All HOME projects completed this year also were supported with low income housing tax credits; the state's Qualified Allocation Plan (QAP) offers points to projects located in 'Areas of Opportunity' and 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

Please refer to Section CR-15 (Resources and Investments) for the summary of HOME program income (PI) dollars receipted. Per the process described in the approved Action Plan, these funds are quickly committed and subsequently expended by new HOME projects. The agency has not taken administrative funds from receipted HOME PI. During this program year, receipted PI from HOME activities was a critical resource for the over-subscribed HOME program. HOME Program Income receipts derive from development cost savings, available proceeds from the refinancing of first mortgage loans, or cash flow payments. The table in CR15 references actual project PI expenditures; we note that the collected PI funds were committed to 7 HOME activities per the HOME notice requirements and the process described in the approved Action Plan. There are slight adjustments to the numbers, depending on the timing of the flow of receipt and disbursement requests.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

EOHLC'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. Again, the demand for HOME funds has exceeded recent allocations and receipted HOME PI. It is also noted that the agency conducted its HOME-ARP consultation and planning process during this program year. The plan was submitted in late March 2023 and subsequently approved by HUD.

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 payments		
Tenant-based rental assistance		
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds		
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds		
Total		

Table 14 – HOPWA Number of Households Served

Narrative

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 2022, DHCD announced its seventh annual competitive round for supportive housing projects seeking HTF and other capital funds. DHCD accepted applications in late October and selected twelve projects that will produce 463 units of housing for some of the most vulnerable individuals and families.

All of the MA 2016 Grant funds have been fully expended and all projects are closed out in IDIS.

All of the MA 2017 Grant funds have been fully expended. Seven of the eight projects have been completed and closed out with a final project in the process of closing out in IDIS this month.

Five of the MA 2018 projects have been completed, two are nearing closeout this month and a final project continues with construction for a few more months but has fully utilized its HTF financing.

One of the MA 2019 projects has been completed and the remaining five are in construction.

All of the MA 2020 HTF allocation was obligated by the January, 2023 deadline. All four projects are under construction.

For the MA 2021 HTF allocation, ten projects have been identified of which three have closed (and can be loaded into IDIS), three are in closing and four will begin closing in the next 60 days.

There have been no emergency transfers reported to DHCD pertaining to victims of domestic violence, dating violence, sexual assault and stalking within the 212 HTF units now leased and occupied as of March 31, 2023. All HTF projects have 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	88	0	0	88	0	88
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	1
Total Labor Hours			0		0
Total Section 3 Worker Hours			0		0
Total Targeted Section 3 Worker Hours			0		0

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			0		0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.			0		0
Direct, on-the job training (including apprenticeships).			0		0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.			0		0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).			0		0
Outreach efforts to identify and secure bids from Section 3 business concerns.			0		0
Technical assistance to help Section 3 business concerns understand and bid on contracts.			0		0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.			0		0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.			0		0
Held one or more job fairs.			0		0
Provided or connected residents with supportive services that can provide direct services or referrals.			0		0
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.			0		0
Assisted residents with finding child care.			0		0
Assisted residents to apply for, or attend community college or a four year educational institution.			0		0
Assisted residents to apply for, or attend vocational/technical training.			0		0
Assisted residents to obtain financial literacy training and/or coaching.			0		0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.			0		0
Provided or connected residents with training on computer use or online technologies.			0		0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.			0		0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.			0		0

Other.			0		1
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

The HTF project reported the following qualitative effort to hire Section 3 workers. The general contractor solicited bids from many subcontractors, including Section 3 businesses and other firms likely to employ Section 3 workers.

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	-

CAPER

35

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 04/01/2022
Program Year End Date 03/31/2023

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

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: 564072

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: Y

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: SOUTH MIDDLESEX OPPORTUNITY COUNCIL INC

City: Framingham

State: MA

Zip Code: 01702, 8313

DUNS Number: 030806830

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: 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: 524510

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: 212357

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: 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: Y

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: Y

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: 41322

Subrecipient or Contractor Name: CASPAR, Inc.

City: Somerville

State: MA

Zip Code: 02145, 1102

DUNS Number: 237193288

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: 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	91
Children	22
Don't Know/Refused/Other	0
Missing Information	0
Total	113

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	876
Children	18
Don't Know/Refused/Other	0
Missing Information	0
Total	894

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	11,269
Children	171
Don't Know/Refused/Other	7
Missing Information	42
Total	11,489

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	29
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	29

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	12,265
Children	211
Don't Know/Refused/Other	7
Missing Information	42
Total	12,525

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	8,390
Female	3,712
Transgender	87
Don't Know/Refused/Other	11
Missing Information	9
Total	12,209

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	211
18-24	749
25 and over	11,516
Don't Know/Refused/Other	7
Missing Information	42
Total	12,525

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	524	0	21	503
Victims of Domestic Violence	2,162	14	121	2,027
Elderly	1,519	11	149	1,359
HIV/AIDS	198	0	11	187
Chronically Homeless	3,171	0	290	2,880
Persons with Disabilities:				
Severely Mentally Ill	5,451	45	212	5,194
Chronic Substance Abuse	4,652	5	131	4,516
Other Disability	8,092	67	319	7,706
Total (Unduplicated if possible)	18,195	117	662	17,416

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	237,308
Total Number of bed-nights provided	237,308
Capacity Utilization	100.00%

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		
	2020	2021	2022
Expenditures for Rental Assistance	46,664	430,215	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
Subtotal Homelessness Prevention	46,664	430,215	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance	136,480	958,384	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
Subtotal Rapid Re-Housing	136,480	958,384	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Essential Services	739,253	2,370,482	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	739,253	2,370,482	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Street Outreach	0	12,663	0
HMIS	9,566	10,420	0
Administration	110,376	204,321	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2020	2021	2022
	1,042,338	3,986,485	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2020	2021	2022
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	4,777,475	4,794,313	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	4,777,475	4,794,313	0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2020	2021	2022
	5,819,813	8,780,798	0

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachment

ESGSAGE Report



CAPER Aggregator Unsubmitted 2.0

Pre HUD submission report - Aggregates data from subrecipient CAPERS by selected criteria

If you attempt to pull an entire CAPER, especially aggregating over many ESGs, you may have to wait several minutes for the results. 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.

The Aggregator uses data from reports with a status of **In Progress** or **Returned**.

Report criteria

Year

2022 ▼

Recipient - ESG Grant
(1 selected)

Search this list:

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.

ESG: Massachusetts Nonentitlement - MA

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
PHI - 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	4/1/2022	3/31/2023	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

Category	Count of Clients for DQ	Count of Clients
Total Number of Persons Served	12497	12525
Number of Adults (Age 18 or Over)	12237	12265
Number of Children (Under Age 18)	211	211
Number of Persons with Unknown Age	49	49
Number of Leavers	9120	9124

Category	Count of Clients for DQ	Count of Clients
Number of Adult Leavers	8940	8944
Number of Adult and Head of Household Leavers	8988	8992
Number of Stayers	3377	3401
Number of Adult Stayers	3297	3321
Number of Veterans	524	525
Number of Chronically Homeless Persons	3172	3184
Number of Youth Under Age 25	734	734
Number of Parenting Youth Under Age 25 with Children	17	17
Number of Adult Heads of Household	12144	12172
Number of Child and Unknown-Age Heads of Household	55	55
Heads of Households and Adult Stayers in the Project 365 Days or More	492	492

Q06a: Data Quality: Personally Identifying Information (PII)

Data Element	Client Doesn't Know/Refused	Information Missing	Data Issues	Total	% of Error Rate
Name	32	93	66	417	1.53%
Social Security Number	852	342	281	1702	11.80%
Date of Birth	7	42	95	371	1.15%
Race	190	200	0	617	3.12%
Ethnicity	65	118	0	409	1.46%
Gender	11	32	0	270	0.34%
Overall Score				1944	15.56%

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

Q06b: Data Quality: Universal Data Elements

Data Element	Error Count	% of Error Rate
Veteran Status	161	7.32%
Project Start Date	11	0.09%
Relationship to Head of Household	44	0.35%
Client Location	3	0.02%
Disabling Condition	810	6.48%

Numbers in green *It*axcs 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	4122	45.20%
Income and Sources at Start	721	5.87%
Income and Sources at Annual Assessment	99	20.12%
Income and Sources at Exit	605	6.73%

Numbers in green *It*axcs 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	11298	0	0	278	770	780	7.92%
TH	0	0	0	0	0	0	0
PH (All)	876	1	14	0	20	21	5.03%
Total	12174	0	0	0	0	0	7.71%

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	6408	5553
1-3 Days	2115	658
4-6 Days	392	287
7-10 Days	241	212
11+ Days	1151	2407

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)	1257	714	56.80%
Bed Night (All Clients in ES - NBN)	1252	114	9.11%

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	12265	12100	165	0	0
Children	211	0	204	7	0
Client Doesn't Know/ Client Refused	7	0	0	0	7
Data Not Collected	42	0	0	0	42
Total	12525	12100	369	7	49
For PSH & RRH - the total persons served who moved into housing	562	455	107	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	2255	2112	138	1	4
April	1682	1590	92	0	0
July	1764	1635	105	2	22
October	1937	1841	93	1	2

Q00a: Households Served

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Total Households	12227	12045	127	7	48
For PSH & RRH – the total households served who moved into housing	432	421	11	0	0

Q00b: Point-in-Time Count of Households on the Last Wednesday

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
January	2154	2098	51	1	4
April	1619	1586	33	0	0
July	1693	1631	39	2	21
October	1878	1838	37	1	2

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	1812	0	3	1810
2-5 Times	350	3	343	4
6-9 Times	102	0	101	1
10+ Times	152	12	140	0
Total Persons Contacted	2416	15	587	1814

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	1588	0	0	1588
2-5 Contacts	2	0	1	1
6-9 Contacts	0	0	0	0
10+ Contacts	0	0	0	0
Total Persons Engaged	1590	0	1	1589
Rate of Engagement	65.87%	0%	0.17%	87.60%



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	8390	8355	35	0
Female	3712	3582	130	0
No Single Gender	48	48	0	0
Questioning	8	8	0	0
Transgender	87	87	0	0
Client Doesn't Know/Client Refused	11	11	0	0
Data Not Collected	9	9	0	0
Total	12265	12100	165	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	114	109	5	0
Female	94	92	2	0
No Single Gender	1	1	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	2	2	0	0
Total	211	204	7	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	16	0	0	0	16
Female	12	0	0	0	12
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	21	0	0	0	21
Total	49	0	0	0	49
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	8520	114	445	6896	1049	5	11
Female	3818	94	279	2967	466	2	10
No Single Gender	49	1	8	35	5	0	0
Questioning	8	0		6	0	0	0
Transgender	87	0	2	72	0	0	0
Client Doesn't Know/Client Refused	11	0	0	11	0	0	0
Data Not Collected	32	2	0	9	0	0	21
Total	12525	211	749	9996	1520	7	42
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 .

6/7/23, 7:58 AM

Sage: Reports: CAPER Aggregator Unsubmitted 2.0

Q11: Age

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Under 5	91	0	90	1	0
5 - 12	83	0	80	3	0

<https://www.sagehmis.info/secure/reports/filterpages/Galactic.aspx?ReportID=206>

7/19

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
13 - 17	37	0	34	3	0
18 - 24	749	718	31	0	0
25 - 34	2427	2361	66	0	0
35 - 44	3080	3031	49	0	0
45 - 54	2604	2588	16	0	0
55 - 61	1885	1884	1	0	0
62+	1520	1518	2	0	0
Client Doesn't Know/Client Refused	7	0	0	0	7
Data Not Collected	42	0	0	0	42
Total	12525	12100	369	7	49

Q12a: Race

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
White	7202	6989	205	5	3
Black, African American, or African	4118	4017	82	2	17
Asian or Asian American	201	172	29	0	0
American Indian, Alaska Native, or Indigenous	192	191	1	0	0
Native Hawaiian or Pacific Islander	122	122	0	0	0
Multiple Races	290	275	15	0	0
Client Doesn't Know/Client Refused	190	179	5	0	6
Data Not Collected	209	154	32	0	23
Total	12525	12100	369	7	49

Q12b: Ethnicity

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Non-Hispanic/Non-Latin(a)(o)(x)	9715	9489	202	4	20
Hispanic/Latin(a)(o)(x)	2624	2479	142	3	0
Client Doesn't Know/Client Refused	66	59	1	0	6
Data Not Collected	120	73	24	0	23
Total	12525	12100	369	7	49

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	5668	5620	32	10		2	4
Alcohol Use Disorder	1290	1289	0	0		1	0
Drug Use Disorder	1888	1881	6	0		1	0
Both Alcohol Use and Drug Use Disorders	1626	1624	1	0		0	1
Chronic Health Condition	3756	3723	18	13		1	1
HIV/AIDS	198	197	1	0		0	0
Developmental Disability	1547	1519	7	20		0	1
Physical Disability	3109	3084	20	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".

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	4270	4238	23	6		1	2
Alcohol Use Disorder	926	926	0	0		0	0
Drug Use Disorder	1409	1402	6	0		1	0
Both Alcohol Use and Drug Use Disorders	1205	1205	0	0		0	0
Chronic Health Condition	2804	2783	12	9		0	0
HIV/AIDS	143	143	0	0		0	0
Developmental Disability	1198	1186	3	9		0	0
Physical Disability	2383	2365	16	1		0	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".

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	1489	1472	10	4		1	2
Alcohol Use Disorder	370	369	0	0		1	0
Drug Use Disorder	485	482	3	0		0	0
Both Alcohol Use and Drug Use Disorders	414	413	0	0		0	1
Chronic Health Condition	1087	1075	6	4		1	1
HIV/AIDS	56	55	1	0		0	0
Developmental Disability	383	366	4	12		0	1
Physical Disability	865	856	6	2		0	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".

Q14a: Domestic Violence History

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	2162	2086	72	1	3
No	9584	9478	87	5	14
Client Doesn't Know/Client Refused	151	150	0	0	1
Data Not Collected	423	386	6	1	30
Total	12320	12100	165	7	48

Q14b: Persons Fleeing Domestic Violence

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	736	680	54	0	2
No	1375	1358	15	1	1
Client Doesn't Know/Client Refused	34	33	1	0	0
Data Not Collected	16	14	2	0	0
Total	2161	2085	72	1	3

Q15: Living Situation

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Homeless Situations					
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	2566	2529	34	1	2
Transitional housing for homeless persons (including homeless youth)	57	55	2	0	0
Place not meant for habitation	4512	4493	17	2	0
Safe Haven	62	59	3	0	0
Host Home (non-crisis)	11	11	0	0	0
Interim Housing 					
Subtotal - Homeless Situations	7208	7147	56	3	2
Institutional Settings					
Psychiatric hospital or other psychiatric facility	300	300	0	0	0
Substance abuse treatment facility or detox center	288	288	0	0	0
Hospital or other residential non-psychiatric medical facility	642	640	2	0	0
Jail, prison or juvenile detention facility	217	217	0	0	0
Foster care home or foster care group home	25	25	0	0	0
Long-term care facility or nursing home	24	24	0	0	0
Residential project or halfway house with no homeless criteria	58	58	0	0	0
Subtotal - Institutional Settings	1554	1552	2	0	0
Other Locations					
Permanent housing (other than RRH) for formerly homeless persons	12	12	0	0	0
Owned by client, no ongoing housing subsidy	42	38	2	0	2
Owned by client, with ongoing housing subsidy	16	14	2	0	0
Rental by client, with RRH or equivalent subsidy	23	23	0	0	0
Rental by client, with HCV voucher (tenant or project based)	9	8	1	0	0
Rental by client in a public housing unit	36	32	4	0	0
Rental by client, no ongoing housing subsidy	346	296	28	3	19
Rental by client, with VASH subsidy	9	9	0	0	0
Rental by client with GPD TIP subsidy	0	0	0	0	0
Rental by client, with other housing subsidy	86	76	10	0	0
Hotel or motel paid for without emergency shelter voucher	275	263	12	0	0
Staying or living in a friend's room, apartment or house	1179	1162	13	1	3
Staying or living in a family member's room, apartment or house	954	934	19	0	1
Client Doesn't Know/Client Refused	70	64	5	0	1
Data Not Collected	500	470	10	0	20
Subtotal - Other Locations	3558	3401	107	4	46
Total	12320	12100	165	7	48

 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	6332	200	4413
\$1 - \$150	65	0	47
\$151 - \$250	111	3	71
\$251 - \$500	646	25	480
\$501 - \$1000	2585	97	1961
\$1,001 - \$1,500	850	38	624
\$1,501 - \$2,000	511	22	396
\$2,001+	509	7	397
Client Doesn't Know/Client Refused	151	1	158
Data Not Collected	505	3	397
Number of Adult Stayers Not Yet Required to Have an Annual Assessment	0	2830	0
Number of Adult Stayers Without Required Annual Assessment	0	95	0
Total Adults	12265	3321	8944

Q17: Cash Income - Sources

	Income at Start	Income at Latest Annual Assessment for Stayers	Income at Exit for Leavers
Earned Income	1225	46	965
Unemployment Insurance	95	2	48
SSI	2069	81	1528
SSDI	1409	44	1089
VA Service-Connected Disability Compensation	96	1	86
VA Non-Service Connected Disability Pension	28	0	20
Private Disability Insurance	7	0	5
Worker's Compensation	12	0	9
TANF or Equivalent	149	5	100
General Assistance	257	6	207
Retirement (Social Security)	130	9	104
Pension from Former Job	55	5	34
Child Support	34	0	25
Alimony (Spousal Support)	10	1	8
Other Source	250	11	191
Adults with Income Information at Start and Annual Assessment/Exit	0	378	8073

Q19b: Disabling Conditions and Income for Adults at Exit

	AD: Adult with Disabling Condition	AD: Adult without Disabling Condition	AD: Total Adults	AD: % 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	480	443	923	52.00%	7	25	32	21.88%	0	0	0	0
Supplemental Security Income (SSI)	1274	235	1509	84.43%	4	3	7	57.14%	0	0	0	0
Social Security Disability Insurance (SSDI)	960	110	1070	89.72%	6	0	6	100.00%	0	0	0	0
VA Service- Connected Disability Compensation	76	9	85	89.41%	0	0	0	0	0	0	0	0
Private Disability Insurance	4	1	5	80.00%	0	0	0	0	0	0	0	0
Worker's Compensation	5	3	8	62.50%	0	1	1	0%	0	0	0	0
Temporary Assistance for Needy Families (TANF)	65	16	81	80.25%	3	11	14	21.43%	0	0	0	0
Retirement Income from Social Security	83	20	104	79.81%	0	0	0	0	0	0	0	0
Pension or retirement income from a former job	26	8	34	76.47%	0	0	0	0	0	0	0	0
Child Support	15	6	21	71.43%	1	2	3	33.33%	0	0	0	0
Other source	357	99	456	78.29%	2	2	4	50.00%	0	0	0	0
No Sources	2652	1635	4287	61.86%	9	31	40	22.50%	0	0	0	0
Unduplicated Total Adults	5659	2547	8206		27	69	96		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	5899	189	4332
WIC	73	2	52
TANF Child Care Services	7	0	3
TANF Transportation Services	4	0	2
Other TANF-Funded Services	8	0	4
Other Source	36	4	30

Q21: Health Insurance

	At Start	At Annual Assessment for Stayers	At Exit for Leavers
Medicaid	8085	248	5956
Medicare	1764	76	1291
State Children's Health Insurance Program	87	4	67
VA Medical Services	148	0	125
Employer Provided Health Insurance	100	3	71
Health Insurance Through COBRA	17	0	16
Private Pay Health Insurance	92	2	70
State Health Insurance for Adults	1207	59	903
Indian Health Services Program	18	0	15
Other	231	7	151
No Health Insurance	1781	61	1253
Client Doesn't Know/Client Refused	236	12	190
Data Not Collected	542	110	374
Number of Stayers Not Yet Required to Have an Annual Assessment	0	2866	0
1 Source of Health Insurance	8310	255	5960
More than 1 Source of Health Insurance	1642	67	1288

Q22a2: Length of Participation – ESG Projects

	Total	Leavers	Stayers
0 to 7 days	4758	4223	535
8 to 14 days	1025	779	246
15 to 21 days	652	504	148
22 to 30 days	586	405	181
31 to 60 days	1348	914	434
61 to 90 days	838	543	295
91 to 180 days	1476	863	613
181 to 365 days	1007	508	499
366 to 730 days (1-2 Yrs)	564	269	295
731 to 1,095 days (2-3 Yrs)	193	82	111
1,096 to 1,460 days (3-4 Yrs)	29	16	13
1,461 to 1,825 days (4-5 Yrs)	15	7	8
More than 1,825 days (> 5 Yrs)	33	10	23
Data Not Collected	0	0	0
Total	12525	9124	3401

G22c: 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	90	73	17	0	0
8 to 14 days	14	14	0	0	0
15 to 21 days	16	16	0	0	0
22 to 30 days	15	15	0	0	0
31 to 60 days	35	35	0	0	0
61 to 180 days	62	62	0	0	0
181 to 365 days	33	33	0	0	0
366 to 730 days (1-2 Yrs)	21	21	0	0	0

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Total (persons moved into housing)	289	272	17	0	0
Average length of time to housing	106.37	112.94	.24	0	0
Persons who were exited without move-in	189	189	0	0	0
Total persons	478	461	17	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	4469	4430	18	3	18
8 to 14 days	1025	1007	16	0	2
15 to 21 days	652	634	17	0	1
22 to 30 days	586	575	11	0	0
31 to 60 days	1348	1279	64	1	4
61 to 90 days	838	772	42	2	22
91 to 180 days	1476	1360	114	0	2
181 to 365 days	1007	943	63	1	0
366 to 730 days (1-2 Yrs)	564	540	24	0	0
731 to 1,095 days (2-3 Yrs)	193	193	0	0	0
1,096 to 1,460 days (3-4 Yrs)	29	29	0	0	0
1,461 to 1,825 days (4-5 Yrs)	15	15	0	0	0
More than 1,825 days (> 5 Yrs)	33	33	0	0	0
Data Not Collected	289	289	0	0	0
Total	12525	12100	369	7	49

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	4610	4461	107	4	38
8 to 14 days	426	407	16	0	3
15 to 21 days	255	229	24	0	2
22 to 30 days	253	251	0	0	2
31 to 60 days	626	610	16	0	0
61 to 180 days	1286	1249	35	0	2
181 to 365 days	927	904	22	1	0
366 to 730 days (1-2 Yrs)	831	815	15	0	1
731 days or more	2201	2192	8	1	0
Total (persons moved into housing)	11415	11118	243	6	48
Not yet moved into housing	435	431	4	0	0
Data not collected	533	450	82	0	1
Total persons	12383	11999	329	6	49

Q23c: Exit Destination - All persons

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Permanent Destinations					
Moved from one HOPWA funded project to HOPWA PH	0	0	0	0	0
Owned by client, no ongoing housing subsidy	12	12	0	0	0
Owned by client, with ongoing housing subsidy	10	10	0	0	0

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Rental by client, no ongoing housing subsidy	338	289	46	2	1
Rental by client, with VASHI housing subsidy	22	22	0	0	0
Rental by client, with GPD TIP housing subsidy	18	18	0	0	0
Rental by client, with other ongoing housing subsidy	342	302	40	0	0
Permanent housing (other than RRH) for formerly homeless persons	184	184	0	0	0
Staying or living with family, permanent tenure	247	240	7	0	0
Staying or living with friends, permanent tenure	154	153	1	0	0
Rental by client, with RRH or equivalent subsidy	170	163	7	0	0
Rental by client, with HCV voucher (tenant or project based)	87	68	19	0	0
Rental by client in a public housing unit	66	60	6	0	0
Subtotal - Permanent Destinations	1650	1521	126	2	1
Temporary Destinations					
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	900	867	31	0	2
Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0
Transitional housing for homeless persons (including homeless youth)	79	54	25	0	0
Staying or living with family, temporary tenure (e.g. room, apartment or house)	173	159	14	0	0
Staying or living with friends, temporary tenure (e.g. room, apartment or house)	291	285	6	0	0
Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	1191	1189	0	1	1
Safe Haven	73	57	16	0	0
Hotel or motel paid for without emergency shelter voucher	62	56	6	0	0
Host Home (non-crisis)	4	4	0	0	0
Subtotal - Temporary Destinations	2773	2671	98	1	3
Institutional Settings					
Foster care home or group foster care home	2	2	0	0	0
Psychiatric hospital or other psychiatric facility	37	37	0	0	0
Substance abuse treatment facility or detox center	84	84	0	0	0
Hospital or other residential non-psychiatric medical facility	186	186	0	0	0
Jail, prison, or juvenile detention facility	41	41	0	0	0
Long-term care facility or nursing home	9	9	0	0	0
Subtotal - Institutional Settings	359	359	0	0	0
Other Destinations					
Residential project or halfway house with no homeless criteria	21	21	0	0	0
Deceased	42	42	0	0	0
Other	140	138	2	0	0
Client Doesn't Know/Client Refused	17	14	3	0	0
Data Not Collected (no exit interview completed)	4122	4066	14	2	40
Subtotal - Other Destinations	4342	4281	19	2	40
Total	9124	8832	243	5	44
Total persons exiting to positive housing destinations	1624	1503	118	2	1
Total persons whose destinations excluded them from the calculation	239	239	0	0	0
Percentage	18.28%	17.49%	48.56%	40.00%	2.27%

Numbers in green *It*es 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	17	13	0	0
Able to maintain the housing they had at project start—With the subsidy they had at project start	8	4	4	0	0
Able to maintain the housing they had at project start—With an on-going subsidy acquired since project start	0	0	0	0	0
Able to maintain the housing they had at project start—Only with financial assistance other than a subsidy	0	0	0	0	0
Moved to new housing unit—With on-going subsidy	4	4	0	0	0
Moved to new housing unit—Without an on-going subsidy	2	0	2	0	0
Moved in with family/friends on a temporary basis	2	2	0	0	0
Moved in with family/friends on a permanent basis	0	0	0	0	0
Moved to a transitional or temporary housing facility or program	0	0	0	0	0
Client became homeless – moving to a shelter or other place unfit for human habitation	1	1	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	6	6	0	0	0
Data not collected (no exit interview completed)	10	2	8	0	0
Total	63	36	27	0	0

Q25a: Number of Veterans

	Total	Without Children	With Children and Adults	Unknown Household Type
Chronically Homeless Veteran	159	159	0	0
Non-Chronically Homeless Veteran	366	364	2	0
Not a Veteran	11579	11419	160	0
Client Doesn't Know/Client Refused	46	46	0	0
Data Not Collected	115	112	3	0
Total	12265	12100	165	0

Q26b: Number of Chronically Homeless Persons by Household

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Chronically Homeless	3184	3172	11	1	0
Not Chronically Homeless	8582	8230	325	6	21
Client Doesn't Know/Client Refused	165	150	13	0	2
Data Not Collected	594	548	20	0	26
Total	12525	12100	369	7	49

HOME and HTF Compliance Monitoring Report

Annual Monitoring Report of the DHCD HOME and HTF Programs HUD Program Year 2022

April 1, 2022 – March 31, 2023



Annual Monitoring Report 2022 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 HUD program statutes as well as DHCD's project specific written agreements. Key regulatory provisions reviewed during the monitoring process include compliance with affirmative fair marketing /tenant selection, rent and income targeting, household eligibility and income determinations, tenant protections, financial oversight, and ongoing property condition standards.

Between April 1, 2022, and March 31, 2023, FinePoint completed compliance assessments of 318 HOME and HTF-assisted properties. Additionally, FinePoint completed physical inspections of 291 HOME and HTF-assisted properties.

Monitoring Process

Monitoring Procedures

FinePoint maintains the list of HOME and HTF-assisted rental projects and monitors them annually in accordance with the ongoing rental compliance requirements set forth in the HOME Final Rule and HTF Interim Rule and DHCD's HOME and HTF Compliance Monitoring Scope of Services. DHCD provides regular updates to the project monitoring list adding projects that recently placed in service and identifying those that no longer require compliance monitoring. As per the Compliance Monitoring Scope of Services FinePoint manages the annual monitoring schedule, evaluates submitted documentation to determine program compliance, reports monitoring results to property owners and DHCD, oversees the corrective action process as well as provides technical assistance to property representatives.

During the reported monitoring period FinePoint worked with DHCD to identify HOME-assisted rental projects that met their HUD minimum period of affordability period as defined in the HOME Final Rule. FinePoint reviewed the IDIS completion dates, HOME per unit investment amount and applied the minimum period of affordability in years associated with each rental housing activity type to confirm which DHCD HOME-assisted properties are now within the 'Extended Local Use' (ELU) period. FinePoint also worked with DHCD to develop ELU compliance requirements and monitoring procedures that will be applied to the ELU projects moving forward.

2022 Compliance Assessment Activities

In response to the COVID 19 Pandemic FinePoint began conducting all aspects of the compliance monitoring review remotely, except for physical inspections. FinePoint worked with DHCD to adapt the monitoring process and revise the "onsite" monitoring schedule utilizing a risk-based analysis of the HOME and HTF portfolio to ensure that the ongoing occupancy compliance requirements set forth in the HOME Final Rule and HTF Interim Rule were met while not overburdening property representatives.

In accordance with the HOME Final Rule and HTF Interim Rule FinePoint completed compliance assessments of:

- Current rent levels, income eligibility, and proposed rent schedules;
- Owner's certification of continued compliance with property standards;
- Financial viability; and
- Site-based utility allowances for projects subject to this requirement.

Additionally, FinePoint completed physical inspections of properties that had not been inspected in the prior three years or required repeat inspections due to citation of property standard deficiencies the previous year. FinePoint also completed compliance assessments of tenant income verification files and lease documentation for projects that had not been reviewed in the past three years. FinePoint met with property representatives to assess management policies and procedures, review compliance concerns, and provide TA as needed.

2022 Compliance Assessment Summary

The following is a summary of the 318 HOME/HTF compliance assessments conducted by FinePoint during the 2022 program year:

- 315 HOME projects, 5048 HOME-assisted units.
 - 81 non-compliant
- 5 HTF projects, 49 HTF-assisted units
 - 1 non-compliant

FinePoint electronically issued reports to project owners and/or owner agent's 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 property representative and recorded the updated compliance status.

Compliance Findings

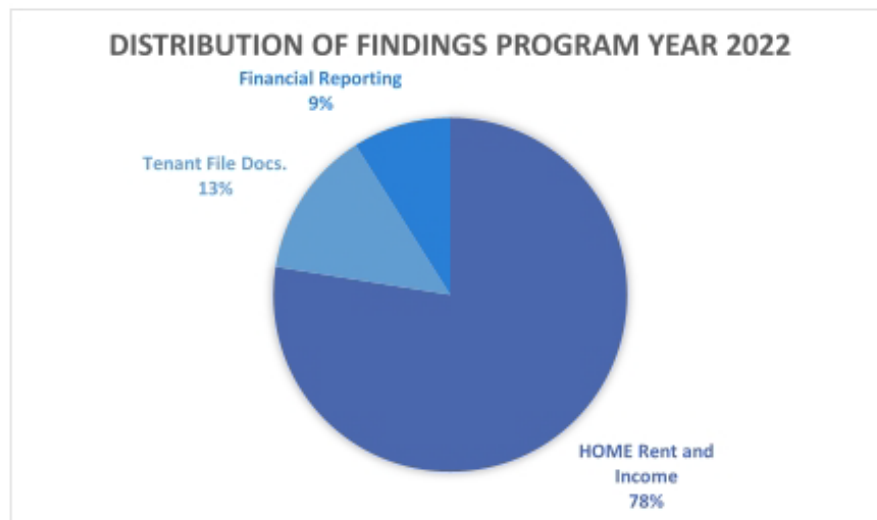
The majority of HOME/HTF assisted rental projects assessed during the monitoring period appeared to comply with program regulations. Two hundred thirty-six projects or 74% were found to be in *substantial compliance*. However, 81 projects reviewed or 26% did not provide sufficient documentation to confirm program compliance and/or had cited compliance concerns.

The findings cited most frequently during the 2022 program year were related to insufficient or late documentation to confirm compliance with HOME rent level and income eligibility requirements. In some instances, projects did not provide any of the requested documentation to confirm compliance with HOME/HTF program requirements. FinePoint believes that most compliance concerns identified were attributable to significant property management staff shortages and high rates of site staff turnover. Often new site staff did not have a clear understanding of HOME and HTF program

requirements nor the particulars of the project specific written agreements. This has been a consistent trend over the past two years leading to increased technical assistance requests as well as increased in compliance concerns.

Most compliance issues cited during the compliance assessments were categorized as follows:

- Lapsed submission of annual HOME rent schedules identifying proposed rent increases;
- Insufficient rent and income document to confirm HOME program eligibility;
- Insufficient documentation to confirm sound financial management practices; and
- Insufficient income verification and lease documentation.



A full list of the 318 projects that received compliance assessments conducted by FinePoint is provided below.

2022 Physical Inspections

Physical inspections conducted by FinePoint included a visual evaluation of all common areas, building exteriors, systems, and a representative sample of HOME/HTF-assisted units to determine compliance with HOME and HTF property standard requirements. Observed 24-hour violations were documented and reported to each property representative utilizing FinePoint's Notification of Exigent Health and Safety Hazards form. Following each inspection FinePoint provided the property representative a full summary of inspection results utilizing FinePoint's physical inspection checklist, which identified property standard deficiencies. FinePoint gave property representatives 21 days to resolve cited property standard deficiencies noted during the inspection and electronically provide evidence of such in the form of completed work orders, photographs, and correspondence with vendors. Final compliance reports summarizing inspection results including outstanding *findings of property standard non-compliance* and

required *corrective actions* were electronically provided to each property owner. Owners were instructed to provide evidence documenting corrective actions taken to resolve the property standard deficiencies to FinePoint with 45 days receipt of the compliance. FinePoint reviewed the corrective action documentation submitted by the property representatives and recorded the updated compliance status.

Physical Inspection Summary

The following is a summary of the 291 HOME/HTF physical inspections conducted by FinePoint during the 2022 program year:

- 280 HOME-assisted projects, 4,624 HOME-assisted units.
 - 27 non-compliant
- 11 HTF-assisted projects, 119 HTF-assisted units
 - 0 non-compliant

The majority of the HOME/HTF assisted rental projects inspected during the monitoring period appeared to comply with ongoing property standard requirements. Although there was a high incidence of property standard deficiencies noted on the day of inspection, most projects submitted evidence of resolving the deficiencies in the form of completed work orders and photographs within 21 days. As such, 264 or 91% of the projects inspected were found to be in substantial compliance with HOME and HTF property standard requirements. While 27 or 9% of the projects inspected were cited with findings of *property standard non-compliance*. Deficiencies were cited for conditions issues relating to building exteriors, commons areas, systems, and units. FinePoint believes that maintenance staff shortages delayed the resolution of some property standard deficiencies and increased the reliance on outside vendors. This is a continuing trend from 2021, which may lead to increased property standard deficiencies moving forward.

Findings of property standard non-compliance included:

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

A full list of the 291 projects including units inspected during the reporting period is provided below.

Report appendices A and B respectively identify the 318 projects that received compliance assessments and the 291 projects that were inspected by Fine Point to determine HOME/HTF-compliance during the 2022 program year.

Appendix A: Compliance Assessments Program Year 2022

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
1	Woodlands at Abington Station aka Abington Commons	ABINGTON	Beacon	Compliant	11		
2	Old High School Commons	ACTON	Community Teamwork Inc	Compliant	11		
3	Butternut Farm	AMHERST	Way Finders	Compliant	11		
4	The Ledges (Robert Hill Way)	ASHLAND	EA Fish	Compliant	11		
5	School Street Residences	ATHOL	Stratford Capital Group	Compliant	11		
6	Bliss School Apartments	ATTLEBORO	Great Bridge Properties	Compliant	11		
7	Mechanic's Mill (Sterling Lofts)	ATTLEBORO	Winn	Compliant	11		
8	Stagecoach Residences	BARNSTABLE	Barnstable Housing Authority	Compliant	12		
9	Village Green I	BARNSTABLE	Dakota Partners	Compliant	11		
10	447 Concord Road	BEDFORD	POAH	Compliant	11		
11	Christopher Heights of Belchertown	BELCHERTOWN	The Grantham Group	Compliant	11		
12	Northbrook Village II	BERLIN	Aging Services of North Central MA	Compliant	30		
13	Cabot St House	BEVERLY	YNS Affordable Housing Inc	Compliant	30		
14	Cabot Street Homes	BEVERLY	YMCA of the North Shore	Compliant	43		
15	Holcroft Park Homes - Phase 2	BEVERLY	North Shore CDC	Compliant	11		
16	Holcroft Park Homes (Phase I)	BEVERLY	North Shore CDC	Compliant	11		
17	109 Mt. Pleasant Avenue	BOSTON	Nuestra CDC	Compliant	7		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
18	132 Chestnut Hill Ave	BOSTON	2Life Communities	Compliant	11		
19	157 Washington Street AB&W - Rental Retail	BOSTON	Codman Square NDC	Compliant	11		
20	270 Huntington Ave./Riviera Condominiums Phase I	BOSTON	Cushing Housing Corp	Compliant	20		
21	33 Everett Street	BOSTON	Allston-Brighton CDC	Compliant	15		
22	35 Creighton Street Residence	BOSTON	JPND	Compliant	28		
23	Amory Terrace 89 - 95 Amory Street	BOSTON	Urban Edge	Compliant	15		
24	BCLT SRO Collaborative - 123 Crawford St	BOSTON	Commonwealth Land Trust	Compliant		6	
25	Bridgeview Center	BOSTON	TILL, Inc	Compliant	11		
26	Brook Ave. Coop	BOSTON	EA Fish	Compliant	11		
27	Centre/Lamartine AKA 270 Centre Street	BOSTON	JPND	Compliant	15		
28	Cheriton Heights Senior Housing	BOSTON	AABA	Compliant	40		
29	Columbia West Apartments	BOSTON	Affordable Housing & Services Collaborative	Compliant	15		
30	Dudley Greenville	BOSTON	Madison Park Development Corporation	Compliant	11		
31	Egleston Crossing	BOSTON	Urban Edge	Compliant	15		
32	Franklin Hill - Phase 1	BOSTON	Trinity Financial	Compliant	23		
33	Franklin Hill Revitalization Phase 2A	BOSTON	Trinity Financial	Compliant	62		
34	Geneva Avenue Elderly 202 (Pine St. Inn)	BOSTON	Pine Street Inn	Compliant	10		
35	Hattie Kelton Apartments (fka General Heath Square Apartments)	BOSTON	JPND	Compliant	11		
36	Hearth at Four Corners	BOSTON	Hearth, Inc.	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
37	Hearth at Olmsted Green	BOSTON	Hearth, Inc.	Compliant	20		
38	Hong Lok House	BOSTON	Greater Boston Chinese Golden Age Center	Compliant	50		
39	Hope House	BOSTON	Hope House	Compliant	11		
40	Howard Dacia	BOSTON	Nuestra CDC	Compliant	11		
41	Hyde Park Ave Elder Care Project	BOSTON	Bay Cove Human Services	Compliant	3		
42	Imani House	BOSTON	Black Community Information Center	Compliant	9		
43	Indigo Block	BOSTON	BC-ECZ Indigo Apartments, LLC	Compliant	11		
44	Mattapan Heights Phase 5A	BOSTON	Trinity Financial	Compliant	40		
45	Maverick Gardens Phase 2	BOSTON	Trinity Financial	Compliant	61		
46	Maverick Gardens Phase 3	BOSTON	Trinity Financial	Compliant	71		
47	Metropolitan aka Parcel C	BOSTON	Asian CDC	Compliant	81		
48	Neponset Field Senior Housing	BOSTON	IBA	Compliant	30		
49	New Girls Latin Academy Apartments	BOSTON	Codman Square NDC	Compliant	15		
50	One East Lenox Street (1876-1886 Washington St)	BOSTON	Caritas	Compliant	13		
51	Oxford Ping On	BOSTON	Chinese Economic Development Council Inc	Compliant	20		
52	Parcel 24 (66 Hudson)	BOSTON	Asian CDC	Compliant	45		
53	Paris Village	BOSTON	EBCDC	Compliant	11		
54	Quincy Commons (Ellen S Jackson Apts)	BOSTON	Nuestra CDC	Compliant	20		
55	Rollins Square (Rental)	BOSTON	POUA	Compliant	15		
56	Roxbury Crossing Senior Building	BOSTON	Mission Hill Neighborhood Housing Services, Inc	Compliant	39		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
57	RTH Riverway (RTH Mosaic)	BOSTON	Roxbury Tenants of Harvard Assoc	Compliant	15		
58	Spencer House II	BOSTON	Rogerson Communities	Compliant	37		
59	St. Botolph Assisted Living Comm. (Susan Ballis)	BOSTON	HallKeen	Compliant	15		
60	Trinity Terrace	BOSTON	Trinity Financial	Compliant	40		
61	Upton Street	BOSTON	POUA	Compliant	18		
62	Walker Park Apartments	BOSTON	Urban Edge	Compliant	11		
63	Walnut Avenue (Francis Grady Apartments)	BOSTON	JPND	Compliant	11		
64	Washington Beech HOPE VI - Phase 1A	BOSTON	Trinity Financial	Compliant	12		
65	Washington Beech HOPE VI - Phase 1B	BOSTON	Trinity Financial	Compliant	30		
66	Washington Beech HOPE VI Phase 2A	BOSTON	Trinity Financial	Compliant	15		
67	Wayne at Bicknell	BOSTON	Cruz	Compliant	11		
68	Wayne at Blue Hill	BOSTON	Cruz	Compliant	11		
69	Wayne at Columbia	BOSTON	Cruz	Compliant	25		
70	West Fenway Elderly	BOSTON	Fenway CDC	Compliant	11		
71	Worcester House	BOSTON	Caritas	Compliant	11		
72	YWCA Boston (Clarendon Residences)	BOSTON	Beacon	Compliant	25		
73	Clay Pond Cove	BOURNE	POAH	Compliant	11		
74	Coady School Residences	BOURNE	Stratford Capital Group	Compliant	11		
75	Pocasset Assisted Living (Cape Cod Senior Residence)	BOURNE	Realty Resource Group	Compliant	20		
76	Residences at Canal Bluffs (Phase I)	BOURNE	POAH	Compliant	11		
77	Walkover Commons	BROCKTON	Beacon	Compliant	11		
78	51-57 Beals Street	BROOKLINE	Pine Street Inn	Compliant	31		
79	Brown Family House (370 Harvard Street)	BROOKLINE	2Life Communities	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
80	Cambridge YWCA SRO	CAMBRIDGE	YWCA Cambridge	Compliant	22		
81	Central House	CAMBRIDGE	Caritas	Compliant	64		
82	Frost Terrace	CAMBRIDGE	Capstone Communities	Compliant	11		
83	Port Landing	CAMBRIDGE	Capstone Communities	Compliant	10		
84	Putnam Green	CAMBRIDGE	Homeowners Rehab Inc.	Compliant	20		
85	Trolley Square Rental	CAMBRIDGE	Homeowners Rehab Inc.	Compliant	15		
86	Benfield Farms	CARLISLE	NOAH	Compliant	9		
87	Cady Brook Apartments (Woodland Walk)	CHARLTON	Way Finders	Compliant	11		
88	Lake Street Affordable Housing	CHATHAM	TCB	Compliant	11		
89	Chelmsford Woods Residences	CHELMSFORD	Stratford Capital Group	Compliant	11		
90	Chelmsford Woods Residences 2	CHELMSFORD	Stratford Capital Group	Compliant	11		
91	CHOICE Center at North Village	CHELMSFORD	Chelmsford Housing Authority	Compliant	37		
92	181 Chestnut Street	CHELSEA	The Neighborhood Developers	Compliant	9		
93	Florence Chafetz Home (Admiral Hill II)	CHELSEA	Chelsea Jewish Lifecare, Inc.	Compliant	17		
94	Highland Terrace	CHELSEA	The Neighborhood Developers	Compliant	11		
95	Janus Highlands Apartments	CHELSEA	The Neighborhood Developers	Compliant	11		
96	Spencer Row	CHELSEA	The Neighborhood Developers	Compliant	11		
97	TND Homes I	CHELSEA	The Neighborhood Developers	Compliant	10		
98	Chicopee Village Townhomes (CVT)	CHICOPEE	MCR Property Management	Compliant	11		
99	Conifer Hill - Phase II	DANVERS	Maloney	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
100	Village at Lincoln Park Senior	DARTMOUTH	Bristol Pacific Homes	Compliant	11		
101	Northside Senior Citizens Apartments	DENNIS	Karam Financial	Compliant	11		
102	Route 134 Community Housing (Melpet Farms)	DENNIS	Dennis Housing Associates LP	Compliant	11		
103	Treehouse at Easthampton Meadow (White Brook)	EASTHAMPTON	Beacon	Compliant	11		
104	Curtain Lofts aka Wampanoag Mill	FALL RIVER	Winn	Compliant	11		
105	Knitting Mill Apartments and Senior Center	FALL RIVER	Liberty Affordable Housing	Compliant	11		
106	Little Pond Place	FALMOUTH	Affirmative Investments Inc	Compliant	11		
107	470 Main Street	FITCHBURG	NewVue Communities	Compliant	8		
108	Fitchburg Yarnmill	FITCHBURG	Winn	Compliant	11		
109	Groop Townview Apts (Fitchburg Place)	FITCHBURG	Winn	Compliant	20		
110	Franklin Commons	FRANKLIN	Starwood Capital Group	Compliant	11		
111	LePage Village	GLOUCESTER	The Caleb Group	Compliant	11		
112	Goshen Senior Housing	GOSHEN	Hilltown CDC	Compliant	10		
113	Bentley Apartments	GREAT BARRINGTON	Berkshire Housing Development Corp	Compliant	11		
114	Hillside Avenue	GREAT BARRINGTON	CDC of South Berkshire	Compliant	10		
115	Arbors at Greenfield	GREENFIELD	Gralia Group	Compliant	11		
116	Winslow, The	GREENFIELD	Greenfield Housing Authority	Compliant	20		
117	Barstow Village	HANOVER	EA Fish	Compliant	11		
118	Depot Village	HANSON	Dakota Partners	Compliant	11		
119	Bowers Brook Housing	HARVARD	LD Russo	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
120	98 Essex	HAVERHILL	Affordable Housing & Services Collaborative	Compliant	11		
121	Auburn Apartments	HAVERHILL	Great Bridge Properties	Compliant	5		
122	Cordovan at Haverhill Station	HAVERHILL	Beacon	Compliant	11		
123	Gerson Building	HAVERHILL	Coalition for a Better Acre	Compliant	11		
124	Hayes Building I	HAVERHILL	POUA	Compliant	11		
125	Tenney Place Phase I	HAVERHILL	Dakota Partners	Compliant	11		
126	Winter Street School Apartments	HAVERHILL	POUA	Compliant	11		
127	Churchill Homes	HOLYOKE	TCB	Compliant	50		
128	Holyoke Farms Apartments	HOLYOKE	Maloney	Compliant	11		
129	Nueva Vida Apartments	HOLYOKE	Mount Holyoke Management	Compliant	24		
130	Puerta de la Esperanza (Cabot/Main Street)	HOLYOKE	Mount Holyoke Management	Compliant	33		
131	Sargeant West Apts.	HOLYOKE	Mount Holyoke Management	Compliant	11		
132	St. Joseph Residence at Mont Marie	HOLYOKE	Tryko Partners	Compliant	30		
133	Powder House Village	IPSWICH	YMCA of the North Shore	Compliant	48		
134	108 Newbury Street	LAWRENCE	Lawrence Community Works	Compliant	11		
135	Duck Mill	LAWRENCE	Lawrence Community Works	Compliant	11		
136	Haverhill St Transitional & Perm Hsg (Fina House)	LAWRENCE	YWCA Northeastern Massachusetts	Compliant	11		
137	Loft 550 (Malden Mills Phase I)	LAWRENCE	Winn	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
138	Loft Five50 II (Malden Mills II)	LAWRENCE	Winn	Compliant	11		
139	Saunders School Apartments	LAWRENCE	EA Fish	Compliant	16		
140	Crossway Towers	LEE	Elder Services of Berkshire County	Compliant	13		
141	Whitney Building (Water Mill)	LEOMINSTER	NewVue Communities	Compliant	11		
142	Emerson Manor Phase II	LONGMEADOW	Interfaith Homes of Longmeadow	Compliant	21		
143	Appleton Mills Redevelopment Phase 1B	LOWELL	Trinity Financial	Compliant	20		
144	Mass Mills III (Picker Building)	LOWELL	Rees-Larkin Development LLC	Compliant	11		
145	Sirk Building	LOWELL	The Caleb Group	Compliant	11		
146	Suffolk Street	LOWELL	Home owners	Compliant	4		
147	Ludlow Mill Housing	LUDLOW	Winn	Compliant	11		
148	Stevens Memorial Senior Housing	LUDLOW	Way Finders	Compliant	20		
149	Baker Brook Apartments	LUNENBURG	Great Bridge Properties	Compliant	11		
150	Tritown Landing - Phase II	LUNENBURG	Great Bridge Properties	Compliant	11		
151	Tritown Landing I	LUNENBURG	Great Bridge Properties	Compliant	11		
152	TriTown Landing Phase III	LUNENBURG	Great Bridge Properties	Compliant	11		
153	St. Jean-Baptiste	LYNN	POUA	Compliant	11		
154	Warren/Shepard St. Housing Initiative	LYNN	Lynn Housing Authority and Neighborhood Development	Compliant	11		
155	Cross Street	MALDEN	Housing Families, Inc.	Compliant	19		
156	Little Neck Village	MARION	EA Fish	Compliant	11		
157	Christopher Heights of Marlborough	MARLBOROUGH	The Grantham Group	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
158	Marshfield Veterans House	MARSHFIELD	NeighborWorks Housing Solutions	Compliant		8	
159	Great Cove Community	MASHPEE	Housing Assistance Corporation	Compliant	10		
160	Glen Brook Way Apartments	MEDWAY	Metro West Collaborative Development	Compliant	11	15	
161	Residences at the Groves	MIDDLEBOROUGH	Debbie Blais Real Estate, Inc.	Compliant	11		
162	Cliftex Lofts Phase I (Manomet)	NEW BEDFORD	Winn	Compliant	11		
163	Howland House	NEW BEDFORD	TRI-The Resource Inc	Compliant	5		
164	Coleman House II	NEWTON	2Life Communities	Compliant	45		
165	Clark Biscuit Apartments	NORTH ADAMS	Arch Communities LLC	Compliant	11		
166	Jewel Crossing	NORTH ATTLEBORO	Great Bridge Properties	Compliant	11		
167	46-48 School Street	NORTHAMPTON	Valley CDC	Compliant	8		
168	96-98 King Street	NORTHAMPTON	Valley CDC	Compliant	10		
169	Village at Hospital Hill	NORTHAMPTON	TCB	Compliant	11		
170	Village at Hospital Hill Phase II	NORTHAMPTON	TCB	Compliant	11		
171	Linwood Mill Senior Housing	NORTHBRIDGE	EA Fish	Compliant	11		
172	Paxton Senior Housing	PAXTON	EA Fish	Compliant	11		
173	Berkshire Veterans Village (Gordon H. Mansfield Vet Comm)	PITTSFIELD	Soldier On	Compliant	37		
174	Rice Silk Mill	PITTSFIELD	Rees-Larkin Development LLC	Compliant	11		
175	Province Landing	PROVINCETOWN	TCB	Compliant	11		
176	356 Washington Street - SRO Housing	QUINCY	NeighborWorks Housing Solutions	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
177	6 Fort Street Affordable Rental Apartments	QUINCY	Asian CDC	Compliant	11		
178	Winter Gardens	QUINCY	NeighborWorks Housing Solutions	Compliant	20		
179	Chestnut Farm aka Rosewood Commons	RAYNHAM	Starwood Capital Group	Compliant	11		
180	One Beach (formerly 189 Broadway)	REVERE	The Neighborhood Developers	Compliant	11		
181	Lydia Square Apts Phase I	ROCKLAND	NewGate Housing LLC	Compliant	11		
182	Osprey Lane	SANDWICH	TCB	Compliant	11		
183	Indian Rock Supportive Housing	SAUGUS	Greater Lynn Senior Services	Compliant	20		
184	Lawson Green Apartments	SCITUATE	The Grantham Group	Compliant	11		
185	Shirley Commons	SHIRLEY	2Life Communities	Compliant		15	
186	Capen Court	SOMERVILLE	Somerville Housing Authority	Compliant	64		
187	VNA Senior Living Community	SOMERVILLE	Visiting Nurse Assoc of Eastern Mass	Compliant	31		
188	VOA Veterans Housing Somerville	SOMERVILLE	Volunteers of America (VOA)	Compliant	7		
189	South Hadley Supportive Housing (Hubert Place)	SOUTH HADLEY	Carr Property Management	Compliant	44		
190	Wells School Apartments	SOUTHBRIDGE	Arch Communities LLC	Compliant	6		
191	Senior Living at Prouty	SPENCER	Mainstay Supportive Housing and Home Care	Compliant	35		
192	Belle Franklin II (Franklin St)	SPRINGFIELD	Valley Real Estate	Compliant	11		
193	Borinquen Apartments	SPRINGFIELD	New England Farm Workers' Council	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
194	Chestnut Crossing	SPRINGFIELD	Home City Development	Compliant	17		
195	City View Commons I	SPRINGFIELD	First Resource Development Corporation	Compliant	11		
196	City View Commons II - 24 units	SPRINGFIELD	First Resource Development Corporation	Compliant	11		
197	Hunter Place	SPRINGFIELD	Valley Real Estate	Compliant	11		
198	Jefferson Park Apartments	SPRINGFIELD	Valley Real Estate	Compliant	11		
199	Liberty Hill Cooperative Housing	SPRINGFIELD	Home City Development	Compliant	11		
200	Longhill Gardens Apartments aka Forest Park Condos	SPRINGFIELD	Winn	Compliant	11		
201	Maple Commons (Springfield)	SPRINGFIELD	First Resource Development Corporation	Compliant	11		
202	Mason Square Apartments II	SPRINGFIELD	First Resource Development Corporation	Compliant	11		
203	New Court Terrace	SPRINGFIELD	Way Finders	Compliant	11		
204	Northern Heights Apts	SPRINGFIELD	Winn	Compliant	11		
205	Outing Park (aka Hollywood Apartments)	SPRINGFIELD	First Resource Development Corporation	Compliant	11		
206	Outing Park II	SPRINGFIELD	First Resource Development Corporation	Compliant	11		
207	Worthington Commons Apartments	SPRINGFIELD	First Resource Development Corporation	Compliant	11		
208	Pine Woods	STOCKBRIDGE	Construct, Inc.	Compliant	11		
209	Quail Run Apartments	STOUGHTON	Starwood Capital Group	Compliant	11		
210	Coolidge at Sudbury	SUDBURY	Bnai Brith	Compliant	11		
211	Coolidge at Sudbury II	SUDBURY	Bnai Brith	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
212	Townsend Woods	TOWNSEND	RCAP Solutions	Compliant	36		
213	Wakefield Senior Housing	WAKEFIELD	Wakefield Housing Authority	Compliant	22		
214	Church Street School Senior Housing	WARE	Way Finders	Compliant	11		
215	Hillside Village	WARE	Meredith Management	Compliant	11		
216	Sitkowski School Apartments	WEBSTER	NOAH	Compliant	11		
217	Arbors at Westfield	WESTFIELD	Gralla Group	Compliant	15		
218	Elm Street Revitalization	WESTFIELD	Domus, Inc.	Compliant	11		
219	Prospect Hill Apartments	WESTFIELD	Domus, Inc.	Compliant	11		
220	Sanford Apartments	WESTFIELD	Domus, Inc.	Compliant	11		
221	Westford Village at Mystery Spring	WESTFORD	CHOICE, Inc	Compliant	36		
222	Westhampton Woods Senior Housing Phase II	WESTHAMPTON	Hilltown CDC	Compliant	8		
223	Edgewater Apartments	WESTPORT	Bristol Pacific Homes	Compliant	11		
224	Edgewater Apartments II	WESTPORT	Bristol Pacific Homes	Compliant	11		
225	Noquochoke Village	WESTPORT	TCB	Compliant	11		
226	Westport Senior Village (Westport Village Apts)	WESTPORT	Karam Financial	Compliant	11		
227	Winthrop Apartments	WINTHROP	Affirmative Investments Inc	Compliant	11		
228	5 Benefit Street	WORCESTER	Main South CDC	Compliant	4		
229	Chevalier aka Canal Lofts	WORCESTER	Winn	Compliant	11		
230	Freeland Apartments	WORCESTER	Main South CDC	Compliant	11		
231	KGH - Phase 4 (Kilby Gardner Hammond IV)	WORCESTER	Main South CDC	Compliant	11		
232	Southgate Place	WORCESTER	City Builders LLC	Compliant	15		
233	Whittier Terrace Apartments	WORCESTER	Beacon	Compliant	11		

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
234	Simpkins School Residences	YARMOUTH	Stratford Capital Group	Compliant	11		
235	Yarmouth Commons	YARMOUTH	Dakota Partners	Compliant	11		
236	Yarmouth Gardens	YARMOUTH	Commonwealth Community Developers	Compliant	11		
237	Valley Main Street Housing	AMHERST	Valley CDC	Noncompliant	11		HOME rent approval
238	Capitol Square Apartments Arlington	ARLINGTON	HCA	Noncompliant	11		HOME rent approval
239	Pleasant Street Apartments	BEVERLY	Peabody Properties, Inc.	Noncompliant	11		HOME rent approval
240	1460 Dorchester Ave	BOSTON	VietAid	Noncompliant	33		HOME rent approval
241	225 Centre Street	BOSTON	TCB	Noncompliant	35		HOME rent approval
242	75 Amory Apartments	BOSTON	JPND	Noncompliant	11		HOME rent approval
243	976 Morton Street - KAFANM	BOSTON	AFAB-KAFANM	Noncompliant	6		HOME rent approval, tenant file doc.,
244	Ashmont TOD Housing (The Carruth)	BOSTON	Trinity Financial	Noncompliant	23		HOME rent approval
245	BCN Properties/Cruz	BOSTON	Cruz	Noncompliant	26		HOME rent approval
246	Bloomfield Gardens	BOSTON	VietAid	Noncompliant	27		HOME rent approval
247	Boston's Hope	BOSTON	Nuestra CDC	Noncompliant	40		HOME rent approval
248	Brighton Marine	BOSTON	Winn	Noncompliant	11		HOME rent approval
249	Centre Creighton aka Blessed Sacrament Mixed Use	BOSTON	JPND	Noncompliant	20		HOME rent approval
250	Ceylon Field Apts.	BOSTON	Dorchester Bay EDC	Noncompliant	20		HOME rent approval
251	Coppersmith Village Rental	BOSTON	NOAH	Noncompliant	11		HOME rent approval
252	Geneva Avenue 202 Elderly	BOSTON	Action for Boston Community Development	Noncompliant	45		HOME rent approval, financial reporting, tenant file docs.

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
253	Harvard Commons Cooperative	BOSTON	Cruz	Noncompliant	45		HOME rent approval/rent non-compliance
254	Jamaica Plain Apartments	BOSTON	Urban Edge	Noncompliant	11		HOME rent approval
255	Kasanof Bakery (Thomas I. Atkins Apts)	BOSTON	Nuestra CDC	Noncompliant	17		HOME rent approval
256	Long Glen Rental	BOSTON	Allston-Brighton CDC	Noncompliant	11		HOME rent approval
257	Mission Hill Parcel 25 Phase 1A	BOSTON	Mission Hill Neighborhood Housing Services, Inc	Noncompliant	11		HOME rent approval
258	Moreland Street	BOSTON	Brookview House Inc.	Noncompliant	12		HOME rent approval
259	Oliver Lofts (Pickle-Ditson Lofts)	BOSTON	Winn	Noncompliant	11		HOME rent approval
260	Olmsted Green Rental Housing Phase 2	BOSTON	Codman Square NDC	Noncompliant	11		HOME rent approval
261	Olmsted Green Rental Housing Phase III	BOSTON	Lena Park CDC	Noncompliant	11		HOME rent approval
262	Providence House	BOSTON	EA Fish	Noncompliant	10		HOME rent approval
263	Riley House	BOSTON	POUA	Noncompliant	40		Financial reporting, tenant file docs.
264	Ruggles Shawmut Housing	BOSTON	Madison Park Development Corporation	Noncompliant	11		HOME rent approval
265	Talbot Bernard Senior Housing	BOSTON	Codman Square NDC	Noncompliant	30		HOME rent approval
266	Talbot Commons	BOSTON	Codman Square NDC	Noncompliant	11		HOME rent approval
267	Talbot-Bernard Homes	BOSTON	Codman Square NDC	Noncompliant	18		HOME rent approval
268	Uphams Corner Marketplace	BOSTON	Affordable Housing & Services Collaborative	Noncompliant	45		HOME rent approval
269	Uphams West	BOSTON	Dorchester Bay EDC	Noncompliant	8		Tenant file docs.

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
270	Upper Washington	BOSTON	VietAid	Noncompliant	11		HOME rent approval
271	Canal Bluffs Phase III (High Meadow Townhomes)	BOURNE	POAH	Noncompliant	11		HOME rent approval
272	1169-1179 Cambridge Street (Trembridge Apts)	CAMBRIDGE	Just-A-Start	Noncompliant	8		HOME rent approval
273	Neville Assisted Living	CAMBRIDGE	Senior Living Residence, Inc.	Noncompliant	17		HOME rent approval, financial reporting, tenant file docs.
274	Squirrel Brand Apts	CAMBRIDGE	Just-A-Start	Noncompliant	11		HOME rent approval
275	Flats at 22	CHELSEA	Traggorth Companies, LLC.	Noncompliant	11		HOME rent approval
276	TILL Building	CHELSEA	TILL, Inc	Noncompliant	11		HOME rent approval
277	Village at Lincoln Park	DARTMOUTH	Bristol Pacific Homes	Noncompliant	11		HOME rent approval
278	Nauset Green	EASTHAM	Pennrose Holdings	Noncompliant	11		HOME rent approval
279	704 Main	FALMOUTH	Falmouth Housing Corporation	Noncompliant	11		Financial Reporting
280	Schoolhouse Green aka Veterans Park Apartments	FALMOUTH	Affirmative Investments Inc	Noncompliant	11		Financial Reporting
281	Heywood Wakefield IV (Lofts at 30 Pine)	GARDNER	EA Fish	Noncompliant	11		HOME rent approval
282	Residences at Sandy Pond	GROTON	Groton Housing Authority	Noncompliant	9		Financial reporting, tenant file docs.
283	Thankful Chase Pathway	HARWICH	Cape Cod Community Development Partnership	Noncompliant	11		Financial Reporting
284	Harbor Place at Merrimack	HAVERHILL	POUA	Noncompliant	11		HOME rent approval
285	Dwight Clinton	HOLYOKE	Way Finders	Noncompliant	19		HOME rent approval
286	Lyman Terrace Phase II	HOLYOKE	TCB	Noncompliant	11		HOME rent approval
287	Project Hope (Capernaum Place / Lazarus House)	LAWRENCE	Lazarus House Ministries	Noncompliant	11		HOME rent approval
288	Unity Place (Moody St Apts)	LOWELL	Coalition for a Better Acre	Noncompliant	11		HOME rent approval

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
289	Gateway Residences on Washington	LYNN	HUB Holdings LLC	Noncompliant	11		HOME rent approval
290	Marion Village Estates	MARION	Marion Village Estates LLC	Noncompliant	11		HOME rent approval
291	Ocean Shores	MARSHFIELD	Beacon	Noncompliant	11		HOME rent approval, tenant file docs.
292	Acushnet Commons	NEW BEDFORD	Affordable Housing & Services Collaborative	Noncompliant	11		Financial Reporting
293	Ingraham Place	NEW BEDFORD	Affordable Housing & Services Collaborative	Noncompliant	15		Financial Reporting
294	Willis Street Apartments	NEW BEDFORD	Women's Devt Corp Housing Opp Corp (WDCHOC)	Noncompliant	11	5	HOME rent approval, tenant file doc.,
295	Millbank Apartments Phase II	NORTHAMPTON	Valley CDC	Noncompliant	11		HOME rent approval
296	New Amsterdam	PITTSFIELD	Marathon Development Group	Noncompliant	11		Tenant file docs.
297	Cherry Hill II	PLYMOUTH	Plymouth Bay Housing Corp.	Noncompliant	11		HOME rent approval
298	Old Ann Page Way (32 Conwell)	PROVINCETOWN	Community Housing Resource, Inc. (CHR)	Noncompliant	11		HOME rent approval, Financial Reporting
299	Stable Path Provincetown Rental Housing	PROVINCETOWN	Community Housing Resource, Inc. (CHR)	Noncompliant	11		Financial reporting
300	Congress Street Residences	SALEM	North Shore CDC	Noncompliant	11		HOME rent approval
301	St. Joseph's Redevelopment	SALEM	POUA	Noncompliant	11		HOME rent approval
302	KenQuad	SPRINGFIELD	Way Finders	Noncompliant	40		HOME rent approval
303	Memorial Square	SPRINGFIELD	New England Farm Workers' Council	Noncompliant	11		HOME rent approval
304	Museum Park Apartments Phase II	SPRINGFIELD	Winn	Noncompliant	11		HOME rent approval

	Name	City	Owner	Compliance Result	HOME Units	HTF Units	Finding
305	Worthington House Campus	SPRINGFIELD		Noncompliant	15		HOME rent approval
306	YWCA Transitional Housing (Campus of Hope Ph II)	SPRINGFIELD	YWCA of Western Massachusetts, Inc.	Noncompliant	11		HOME rent approval
307	Pilot Grove Apartments II	STOW	Stow Community Housing Corporation	Noncompliant	11		HOME rent approval, tenant file docs.
308	Senior Residences at the Machon	SWAMPSCOTT	Bnai Brith	Noncompliant	11		HOME rent approval
309	Sally's Way	TRURO	Community Housing Resource, Inc. (CHR)	Noncompliant	11		Financial Reporting HOME rent approval
310	Wellfleet Apartments	WELLFLEET	Cape Cod Community Development Partnership	Noncompliant	11		Financial Reporting
311	Freedom Village West Boylston	WEST BOYLSTON	SMOC	Noncompliant	11		HOME rent approval
312	Edgewood Apartments	WESTFIELD	Winn	Noncompliant	11		Tenant file docs.
313	Residences at Stony Brook I	WESTFORD	Community Teamwork Inc	Noncompliant	10		HOME rent approval
314	Residences at Stony Brook II	WESTFORD	Community Teamwork Inc	Noncompliant	11		HOME rent approval
315	Castle Hill Initiative	WORCESTER	Zu Development	Noncompliant	10		HOME rent approval
316	Central Building	WORCESTER	Central Building Development Group LLC	Noncompliant	11		HOME rent approval
317	Dale Street II	WORCESTER	Zu Development	Noncompliant	9		HOME rent approval
318	Union Hill Apartments	WORCESTER	Maloney	Noncompliant	21		HOME rent approval, financial reporting, tenant file docs.

Appendix B: Physical Inspections Program Year 2022

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
1	Woodlands at Abington Station aka Abington Commons	ABINGTON	Beacon	4/14/2022	Compliant	11		1, 2, 3, 4, 5, 6, Offline unit.	
2	Old High School Commons	ACTON	Community Teamwork Inc	2/23/2023	Compliant	11		1, 3, 10, 6, 7	
3	Butternut Farm	AMHERST	Way Finders	1/31/2023	Compliant	11		10-1, 101, 13, 19, 23, 35, 13-1, 3, 20, 34	
4	Valley Main Street Housing	AMHERST	Valley CDC	3/16/2023	Compliant	11		301, 208, 101, G-2, 204	
5	Capitol Square Apartments Arlington	ARLINGTON	HCA	7/19/2022	Compliant	11		M309, M314, M300, M200, M202, M207, M109, MG02	
6	The Ledges (Robert Hill Way)	ASHLAND	EA Fish	3/8/2023	Compliant	11		313, 307, 305, 301, 226, 216, 209, 214, 102, 104	
7	School Street Residences	ATHOL	Stratford Capital Group	1/5/2023	Compliant	11		101-4, 202-4, 305-4, 403-4, 302-3, 401-3, C27, A11	
8	Bliss School Apartments	ATTLEBORO	Great Bridge Properties	8/15/2022	Compliant	11		17-3, 44-2, 63-1, 65-3, 74-2	
9	Mechanic's Mill (Sterling Lofts)	ATTLEBORO	Winn	3/22/2023	Compliant	11		113, 117, 327, 811, 713	
10	Mary D. Stone	AUBURN	Pennrose Holdings	10/26/2022	Compliant	11		1, 6, 11, 13, 9	
11	447 Concord Road	BEDFORD	POAH	12/13/2022	Compliant	11		1, 3, 6, 10, 19	
12	Christopher Heights of Belchertown	BELCHERTOWN	The Grantham Group	4/7/2022	Compliant	11		683-2, 683-6, 683-1, 687-2, 687-3	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
13	Northbrook Village II	BERLIN	Aging Services of North Central MA	3/22/2023	Compliant	30		252-2, 252-6, 260-1, 260-2A, 260-4, 260-7, 260-2	
14	Northbrook Village II	BERLIN	Aging Services of North Central MA	4/14/2022	Compliant	30		G02, 101, 107, 127, 205, 221	
15	Anchor Point Phase I	BEVERLY	Harborlight Community Partners	8/31/2022	Compliant	11		105, 200, 315, 115, 213	
16	Cabot St House	BEVERLY	YNS Affordable Housing Inc	7/11/2022	Compliant	30		106, 109, 209, 214, 304, 306, 307, 115	
17	Cabot Street Homes	BEVERLY	YMCA of the North Shore	8/31/2022	Compliant	43		205, 225, 314, 413, 116, 406	
18	Holcroft Park Homes - Phase 2	BEVERLY	North Shore CDC	7/11/2022	Compliant	11		110, 111, 202, 207, 212, 302, 310, 401, 410	
19	Holcroft Park Homes (Phase I)	BEVERLY	North Shore CDC	7/11/2022	Compliant	11		5, 15, 21, 3, 13	
20	Pleasant Street Apartments	BEVERLY	Peabody Properties, Inc.	3/1/2023	Compliant	11		101, 116, 221, 228, 314, 309, 109, 213	
21	109 Mt. Pleasant Avenue	BOSTON	Nuestra CDC	9/20/2022	Compliant	7		102, 110, 112, 203, 207, 211, 303, 306	
22	123 Crawford St (BCLT SRO Collaborative)	BOSTON	Commonwealth Land Trust	3/14/2023	Compliant		6	102, 107, 111, 212, 204, 303, 305, 313	
23	132 Chestnut Hill Ave	BOSTON	2Life Communities	8/24/2022	Compliant	11		105, 307, 103, 210, 305, 302, 110, 217	
24	1460 Dorchester Ave	BOSTON	VietAid	10/26/2022	Compliant	33		203, 205, 206, 207, 304, 307, 309, 401, 412, 414	
25	225 Centre Street	BOSTON	TCB	7/13/2022	Compliant	35		102, 202, 208, 301, 309, 1, 5, 10	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
26	270 Huntington Ave./Riviera Condominiums Phase I	BOSTON	Cushing Housing Corp	3/30/2023	Compliant	20		23-205, 23-208, 35-103, 35-202, 25-305, 25-301	
27	35 Creighton Street Residence	BOSTON	JPND	1/24/2023	Compliant	28		305, 205, 103, 301, 108, 22C	
28	75 Amory Apartments	BOSTON	JPND	11/14/2022	Compliant	11		104, 207, 210, 310, 401, 405	
29	976 Morton Street - KAFANM	BOSTON	AFAB-KAFANM	3/14/2023	Compliant	6		2, 3, 6, 8	
30	Ashmont TOD Housing (The Carruth)	BOSTON	Trinity Financial	8/8/2022	Compliant	23		15, 17, 11, 23, 2	
31	Bloomfield Gardens	BOSTON	VietAid	11/7/2022	Compliant	27		604, 613, 609, 510, 502, 511, 313, 401, 211, 410	
32	Boston's Hope	BOSTON	Nuestra CDC	9/20/2022	Compliant	40		101, 414, 406, 313, 307, 303, 203, 205, 209	
33	Bridgeview Center	BOSTON	TILL, Inc	2/6/2023	Compliant	11		713, 613, 507, 401, 313, 413, 416	
34	Brighton Marine	BOSTON	Winn	2/9/2023	Compliant	11		707, 708, 603, 503, 403, 409	
35	Centre Creighton aka Blessed Sacrament Mixed Use	BOSTON	JPND	7/25/2022	Compliant	20		105, 103, 204, 202, 303, 404	
36	Centre/Lamartine AKA 270 Centre Street	BOSTON	JPND	1/24/2023	Compliant	15		103, 106, 108, 202, 204, 309, 308, 406	
37	Cheriton Heights Senior Housing	BOSTON	AABA	9/12/2022	Compliant	40		410, 422, 413, 405, 313, 219, 202, 102, 311, 322	
38	Columbia West Apartments	BOSTON	Affordable Housing & Services Collaborative	3/16/2023	Compliant	15		404, 402, 303, 302, 208, 102	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
39	Coppersmith Village Rental	BOSTON	NOAH	3/16/2023	Compliant	11		88-302, 88-202, 88-203, 71-205, 71-103, 71-105, 90 Wales, 46 Kingsdale	
40	Cote Village Apartments	BOSTON	POUA	12/8/2022	Compliant	11		107, 105, 207, 213, 314, 304, 417	
41	Dudley Greenville	BOSTON	Madison Park Development Corporation	2/7/2023	Compliant	11		601, 503, 407, 303, 316, 216, 204, 109, 110	
42	Franklin Hill - Phase 1	BOSTON	Trinity Financial	8/30/2022	Compliant	23		407, 402, 312, 311, 303, 212, 211,	
43	Franklin Hill Revitalization Phase 2A	BOSTON	Trinity Financial	8/30/2022	Compliant	62		450, 470, 390, 310, 210, 270	
44	Geneva Avenue 202 Elderly	BOSTON	Action for Boston Community Development	3/9/2023	Compliant	45		207, 301, 314, 403, 409, 503, 507, 602, 608, 614	
45	Geneva Avenue Elderly 202 (Pine St. Inn)	BOSTON	Pine Street Inn	3/9/2023	Compliant	10		405, 307, 214, 204, 106	
46	Hattie Kelton Apartments (fka General Heath Square Apartments)	BOSTON	JPND	3/2/2023	Compliant	11		304, 408, 201, 512, 214, 501, 407, 404, 207	
47	Hearth at Four Corners	BOSTON	Hearth, Inc.	3/16/2023	Compliant	11		102, 207, 308, 403, 410, 413	
48	Hearth at Olmsted Green	BOSTON	Hearth, Inc.	2/7/2023	Compliant	20		207-502, 207-402, 207-404, 207-302, 207-206, 207-207, 225-8, 225-9, 225-12	
49	Holtzer Park	BOSTON	Urban Edge	11/22/2022	Compliant	11		301, 410, 409, 201, 209	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
50	Hong Lok House	BOSTON	Greater Boston Chinese Golden Age Center	11/3/2022	Compliant	50		11-F, 15-F, 21-F, 33-F, 48-S, 503, 412, 404, 206, 208, 201, 205, 104, 105, 101	
51	Hope House	BOSTON	Hope House	11/9/2022	Compliant	11		609, 606, 507, 503, 409, 402, 303, 301, 206	
52	Howard Dacia	BOSTON	Nuestra CDC	3/2/2023	Compliant	11		203, 204, 301, 303, 306	
53	Hyde Park Ave Elder Care Project	BOSTON	Bay Cove Human Services	11/1/2022	Compliant	3		401, 313, 310, 308, 303, 210, 207	
54	Imani House	BOSTON	Black Community Information Center	11/1/2022	Compliant	9		404, 403, 402, 313, 302, 300, 204, 202, 104	
55	Indigo Block	BOSTON	BC-ECZ Indigo Apartments, LLC	9/26/2022	Compliant	11		409, 310, 214, 201, 101, 103	
56	Kasanof Bakery (Thomas I. Atkins Apts)	BOSTON	Nuestra CDC	3/2/2023	Compliant	17		507, 515, 406, 402, 302, 308, 201, 209, 213, 102	
57	Long Glen Rental	BOSTON	Allston-Brighton CDC	2/23/2023	Compliant	11		201, 301, 307, 311, 511, 606, 612, 703, 708 806	
58	Mattapan Heights Phase 5A	BOSTON	Trinity Financial	8/5/2022	Compliant	40		48, 4K, 4J, 4H, 4I	
59	Maverick Gardens Phase 2	BOSTON	Trinity Financial	8/10/2022	Compliant	61		13 Balfour, 91Wayland, 31 Dacia, 9 Dalkeith, 164 Howard, 13 Dalkeith	
60	Maverick Gardens Phase 3	BOSTON	Trinity Financial	8/11/2022	Compliant	71		A1, A3, B2	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
61	Metropolitan aka Parcel C	BOSTON	Asian CDC	9/19/2022	Compliant	81		102, 103, 202, 201, 301	
62	Mission Hill Parcel 25 Phase 1A	BOSTON	Mission Hill Neighborhood Housing Services, Inc	11/1/2022	Compliant	11		211, 213, 311, 404, 506, 614, 609, 501, 407, 214, 101	
63	Moreland Street	BOSTON	Brookview House Inc.	3/16/2023	Compliant	12		102, 407, 405, 403, 301, 311, 313, 205, 208, 106	
64	Neponset Field Senior Housing	BOSTON	IBA	1/24/2023	Compliant	30		10L-07, 10L-17, 114G-02, 114G-14, 118G-5, 118G-19	
65	Oliver Lofts (Pickle-Ditson Lofts)	BOSTON	Winn	7/13/2022	Compliant	11		104, 109, 207, 303, 306, 307, 401, 408, 502, 510	
66	Olmsted Green Rental Housing Phase 2	BOSTON	Codman Square NDC	7/12/2022	Compliant	11		301, 405, 413, 516, 401, 408, 409, 505, 608, 614, 00A, 016, 00D,	
67	Olmsted Green Rental Housing Phase III	BOSTON	Lena Park CDC	7/12/2022	Compliant	11		LA16, LA20, LA9, LA01, LA11, LA07, MA25, MA43, LI29.U06, LI23, BO19, SU70, LO08, LO26	
68	One East Lenox Street (1876-1886 Washington St)	BOSTON	Caritas	1/26/2023	Compliant	13		614, 608, 601, 518, 503, 501, 415, 407, 402, 312, 235, 205, 228, 901, 808, 709, 316	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
69	Oxford Ping On	BOSTON	Chinese Economic Development Council Inc	3/7/2023	Compliant	20		502, 205, 514, 412, 411, 403, 307, 316	
70	Parcel 24 (66 Hudson)	BOSTON	Asian CDC	9/13/2022	Compliant	45		404, 408, 303, 301, 205, 104	
71	Paris Village	BOSTON	EBCDC	3/7/2023	Compliant	11		103, 104, 206, 211, 201, 304, 207, 302	
72	Providence House	BOSTON	EA Fish	8/18/2022	Compliant	10		9-31, 8-70, 8-58, 7-38, 7-34, 7-40, 6-30, 18, 16, 20, 4	
73	Quincy Commons (Ellen S Jackson Apts)	BOSTON	Nuestra CDC	1/26/2023	Compliant	20		403, 307, 302, 304, 204	
74	Riley House	BOSTON	POUA	3/9/2023	Compliant	40		1001, 904, 803, 705, 502, 401, 306	
75	Rollins Square (Rental)	BOSTON	POUA	7/18/2022	Compliant	15		208, 312, 406, 511, 606, 705, 910, 1005, 802, 508	
76	Roxbury Crossing Senior Building	BOSTON	Mission Hill Neighborhood Housing Services, Inc	8/15/2022	Compliant	39		406, 306, 303, 302, 202, 205, 207	
77	Ruggles Shawmut Housing	BOSTON	Madison Park Development Corporation	9/28/2022	Compliant	11		35, 45, 46, 143, 147, 150, 226, 341, 403	
78	Spencer House II	BOSTON	Rogerson Communities	8/18/2022	Compliant	37		401, 406, 312, 301, 201, 205, 104, 101	
79	St. Botolph Assisted Living Comm. (Susan Ballis)	BOSTON	HallKeen	7/26/2022	Compliant	15		504, 507, 401, 403, 310, 311, 309, 207, 102	
80	Talbot Commons	BOSTON	Codman Square NDC	3/30/2023	Compliant	11		A301, A404, B107, B407, D111, D304,	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
								D503, D616	
81	Trinity Terrace	BOSTON	Trinity Financial	2/7/2023	Compliant	40		106, 201, 204, 302, 310, 404, 408, 411	
82	Uphams Corner Marketplace	BOSTON	Affordable Housing & Services Collaborative	12/6/2022	Compliant	45		107, 110, 201, 302, 304, 309, 404, 407	
83	Uphams West	BOSTON	Dorchester Bay EDC	1/26/2023	Compliant	8		206, 207, 214, 106, 211, 220, 301, 319, 406, 416	
84	Upton Street	BOSTON	POUA	11/29/2022	Compliant	18		17-1, 14-101, 18-1, 20-201, 20-202, 5-201, 6-2, 4-2	
85	Villa Michelangelo	BOSTON	East Boston Community Development Corp	2/6/2023	Compliant	71		T-6, T-29, T-39, T-63, 203, 221-201, 237-302	
86	Walker Park Apartments	BOSTON	Urban Edge	9/26/2022	Compliant	11		101, 106, 207, 208, 302, 309, 312, 409, 415	
87	Walnut Avenue (Francis Grady Apartments)	BOSTON	JPND	1/24/2023	Compliant	11		R21-3, R21-2, R21-1, WO-2, 557-2	
88	Washington Beech HOPE VI - Phase 1A	BOSTON	Trinity Financial	7/28/2022	Compliant	12		4,2,14,21, 31	
89	Washington Beech HOPE VI - Phase 1B	BOSTON	Trinity Financial	7/28/2022	Compliant	30		67-203, 67-107, 67-101, 67-408, 67-308, 67-403, 80-1, 80-305, 80-402, 80-405	
90	Washington Beech HOPE VI Phase 2A	BOSTON	Trinity Financial	7/28/2022	Compliant	15		1, 6, 15, 9, 12, 27, 25	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
91	West Fenway Elderly	BOSTON	Fenway CDC	10/27/2022	Compliant	11		11MV, 1MV, 68C, 10BC, 9MV, 2BC	
92	Canal Bluffs Phase III (High Meadow Townhomes)	BOURNE	POAH	10/4/2022	Compliant	11		101, 509, 505, 403, 318, 316, 215, 217, 208, 203	
93	Clay Pond Cove	BOURNE	POAH	4/19/2022	Compliant	11		20UW, 18UW, 51BC, 58B, 12UW, 49BC, 393BCC, 58A,	
94	Sycamore on Main (Downtown Brockton TOD)	BROCKTON	NeighborWorks Housing Solutions	10/14/2022	Compliant	11		102, 206, 305, 402, 503, 601, 704	
95	Walkover Commons	BROCKTON	Beacon	2/13/2023	Compliant	11		100-2, 100-1, 101-2, 101-4, 103-3, 106-2, 107-2, 108-2, 109-1	
96	51-57 Beals Street	BROOKLINE	Pine Street Inn	5/9/2022	Compliant	31		103, 109, 203, 204, 308, 310, 303, 304, 215	
97	1169-1179 Cambridge Street (Trembridge Apts)	CAMBRIDGE	Just-A-Start	7/18/2022	Compliant	8		507, 506, 406, 402, 312, 203	
98	Cambridge YWCA SRO	CAMBRIDGE	YWCA Cambridge	10/26/2022	Compliant	22		325, 323, 301, 205, 101	
99	Frost Terrace	CAMBRIDGE	Capstone Communities	4/15/2022	Compliant	11		51-1, 51-3, 51-2, 51-8, 51-12, 55-10, 55-4, 55-2	
100	Neville Assisted Living	CAMBRIDGE	Senior Living Residence, Inc.	1/12/2023	Compliant	17		106-4, 106-3, 106-1, 1167-1, 1167-2	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
101	Port Landing	CAMBRIDGE	Capstone Communities	4/15/2022	Compliant	10		431, 433, 401, 415, 341, 334, 240, 134, 135, 139	
102	Putnam Green	CAMBRIDGE	Homeowners Rehab Inc.	1/25/2023	Compliant	20		1785-4, 105, 201, 301, 405, 502, 1791-2, 1787-2	
103	Trolley Square Rental	CAMBRIDGE	Homeowners Rehab Inc.	6/15/2022	Compliant	15		101, 205, 301, 303, 307	
104	Benfield Farms	CARLISLE	NOAH	5/6/2022	Compliant	9		102, 204, 210, 305, 309, 402, 254-1, 201	
105	Lake Street Affordable Housing	CHATHAM	TCB	2/16/2023	Compliant	11		2397-2, 2393-1, 2395-2, 002-5, 006-1, 2395-1, 2393-2	
106	CHOICE Center at North Village	CHELMSFORD	Chelmsford Housing Authority	1/4/2023	Compliant	37		105, 203, 210, 211, 302, 102	
107	181 Chestnut Street	CHELSEA	The Neighborhood Developers	2/15/2023	Compliant	9		2 Lake, 22 Lake, 52 Stony, 46 Belle, 47 Belle, 88 Belle, 92 Belle, 87 Belle, 78 Belle	
108	Florence Chafetz Home (Admiral Hill II)	CHELSEA	Chelsea Jewish Lifecare, Inc.	2/6/2023	Compliant	17		102, 104, 111, 201, 202, 303, 311, 313	
109	Highland Terrace	CHELSEA	The Neighborhood Developers	9/8/2022	Compliant	11		10, 24, 26, 32, 02, 08	
110	Janus Highlands Apartments	CHELSEA	The Neighborhood Developers	9/8/2022	Compliant	11		105, 111, 124, 126, 129, 127, 114, 115	
111	Spencer Row	CHELSEA	The Neighborhood Developers	11/15/2022	Compliant	11		67, 73, 55, 71, 47, 59, 73	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
112	TILL Building	CHELSEA	TILL, Inc	8/9/2022	Compliant	11		21-9, 27-1, 27-6, 181-105, 181-301,	
113	TND Homes I	CHELSEA	The Neighborhood Developers	11/15/2022	Compliant	10		307, 301, 207, 107, 105, 102, 313	
114	Chicopee Village Townhomes (CVT)	CHICOPEE	MCR Property Management	4/28/2022	Compliant	11		309, 310, 209, 201, 101	
115	Conifer Hill - Phase II	DANVERS	Maloney	4/27/2022	Compliant	11		11-6, 11-7, 11-9, 17-5, 12-1, 6163-2, 11-2, 11-5, 14-2, 16-2	
116	Village at Lincoln Park	DARTMOUTH	Bristol Pacific Homes	4/21/2022	Compliant	11		E65, N14, C98, E80, 528	
117	Village at Lincoln Park Senior	DARTMOUTH	Bristol Pacific Homes	4/21/2022	Compliant	11		511, 522, 614, 535, 424, 411, 515, 631, 533	
118	Treehouse at Easthampton Meadow (White Brook)	EASTHAMPTON	Beacon	1/31/2023	Compliant	11		112, 108, 203, 212, 209, 304, 307, 311	
119	Curtain Lofts aka Wampanoag Mill	FALL RIVER	Winn	2/13/2023	Compliant	11		105, 213, 308, 306, 315, 302, 203, 215, 112, 116	
120	Knitting Mill Apartments and Senior Center	FALL RIVER	Liberty Affordable Housing	2/24/2023	Compliant	11		1001, 2101, 2403, 0302, 1203, 1701	
121	Knitting Mill Apartments and Senior Center	FALL RIVER	Liberty Affordable Housing	4/6/2022	Compliant	11		518, 522, 524, 421, 318, 219, 104	
122	704 Main	FALMOUTH	Falmouth Housing Corporation	3/20/2023	Compliant	11		101, 118, 203, 206, 212, 303, 321, 314, 401, 502	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
123	Little Pond Place	FALMOUTH	Affirmative Investments Inc	3/20/2023	Compliant	11		104, 111, 116, 204, 215, 301, 306, 317, 404, 417, 519	
124	Schoolhouse Green aka Veterans Park Apartments	FALMOUTH	Affirmative Investments Inc	3/20/2023	Compliant	11		101, 108, 107, 210, 211, 215, 316, 323, 312	
125	Fitchburg Yarnmill	FITCHBURG	Winn	4/13/2022	Compliant	11		B103, A104, A113, A201, A207, A211, D101, D201	
126	Groop Townview Apts (Fitchburg Place)	FITCHBURG	Winn	4/13/2022	Compliant	20		1103, 1204, 1206, 2101, 2103, 2107, 2203	
127	Franklin Commons	FRANKLIN	Starwood Capital Group	8/23/2022	Compliant	11		117, 121, 202, 223, 310, 107, 213, 335	
128	Heywood Wakefield IV (Lofts at 30 Pine)	GARDNER	EA Fish	11/3/2022	Compliant	11		411, 509, 711, 1011, 803, 1006, 903, 604, 506, 307	
129	LePage Village	GLOUCESTER	The Caleb Group	2/17/2023	Compliant	11		116A, 512, 624, 632, 731	
130	Goshen Senior Housing	GOSHEN	Hilltown CDC	9/16/2022	Compliant	10		109, 202, 213, 307, 315, 405	
131	Bentley Apartments	GREAT BARRINGTON	Berkshire Housing Development Corp	5/16/2022	Compliant	11		202, 04, 305, 408, 407, 405, 403	
132	Arbors at Greenfield	GREENFIELD	Gralia Group	4/7/2022	Compliant	11		1,2,5,6,10	
133	Winslow, The	GREENFIELD	Greenfield Housing Authority	4/7/2022	Compliant	20		100, 102, 203, 212, 209, 302, 304, 305, 310	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
134	Barstow Village	HANOVER	EA Fish	2/10/2023	Compliant	11		105,, 111, 226, 232, T-05	
135	Depot Village	HANSON	Dakota Partners	10/31/2022	Compliant	11		103, 201, 206, 207, 313, 427	
136	Thankful Chase Pathway	HARWICH	Cape Cod Community Development Partnership	2/16/2023	Compliant	11		123, 118, 108, 213, 203, 305, 311	
137	98 Essex	HAVERHILL	Affordable Housing & Services Collaborative	3/2/2023	Compliant	11		319, 310, 305, 215, 207, 202, 201, 111, 113, 107	
138	Auburn Apartments	HAVERHILL	Great Bridge Properties	8/11/2022	Compliant	5		11,17, 23, 21, 5	
139	Harbor Place at Merrimack	HAVERHILL	POUA	1/18/2023	Compliant	11		105, 304, 402, 508, 603, 708, 805	
140	Hayes Building I	HAVERHILL	POUA	9/7/2022	Compliant	11		105, 106, 302, 305, 407	
141	Tenney Place Phase I	HAVERHILL	Dakota Partners	8/11/2022	Compliant	11		202, 209, 305, 408, 511, 607	
142	Winter Street School Apartments	HAVERHILL	POUA	9/7/2022	Compliant	11		201, 206, 306, 405, 510, 601	
143	Carlos Vega Townhomes	HOLYOKE		11/9/2022	Compliant		10	1-104, 1-206, 1-404, 2-101, 2-307	
144	Nueva Vida Apartments	HOLYOKE	Mount Holyoke Management	11/9/2022	Compliant	24		2, 4, 6, 7, 8, 10	
145	Puerta de la Esperanza (Cabot/Main Street)	HOLYOKE	Mount Holyoke Management	1/24/2023	Compliant	33		167, 163, 159, 177, 177 1/2	
146	Sargeant West Apts.	HOLYOKE	Mount Holyoke Management	8/30/2022	Compliant	11		5620, 5811, 5431, 6303, 6301	
147	St. Joseph Residence at Mont Marie	HOLYOKE	Tryko Partners	8/9/2022	Compliant	30		40, 46, 762L, 4241, 4603, 593L	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
148	Powder House Village	IPSWICH	YMCA of the North Shore	8/31/2022	Compliant	48		504, B1, B2, 200-503, 200-101	
149	108 Newbury Street	LAWRENCE	Lawrence Community Works	3/30/2023	Compliant	11		102, 107, 109, 207, 210, 211	
150	Duck Mill	LAWRENCE	Lawrence Community Works	3/2/2023	Compliant	11		112: 101, 202, 208, 302, 307; 108: 101, 104, 110, 205	
151	Haverhill St Transitional & Perm Hsg (Fina House)	LAWRENCE	YWCA Northeastern Massachusetts	4/12/2022	Compliant	11		102, 104, 201, 303, 401, 404	
152	Loft 550 (Malden Mills Phase I)	LAWRENCE	Winn	1/18/2023	Compliant	11		101, 104, 212, 315, 318, 503, 515	
153	Loft Five50 II (Malden Mills II)	LAWRENCE	Winn	1/18/2023	Compliant	11		18, 1D, 2A, 2E, 3B	
154	Project Hope (Capernaum Place / Lazarus House)	LAWRENCE	Lazarus House Ministries	4/12/2022	Compliant	11		101, 111, 118, 213, 310, 407, 417	
155	Saunders School Apartments	LAWRENCE	EA Fish	3/30/2023	Compliant	16		146, 122, 133, 220, 331, 423,	
156	Crossway Towers	LEE	Elder Services of Berkshire County	9/16/2022	Compliant	13		102, 201, 108, 209, 305	
157	Emerson Manor Phase II	LONGMEADOW	Interfaith Homes of Longmeadow	9/27/2022	Compliant	21		1-002, 1-003, 102, 104, 203	
158	Appleton Mills Redevelopment Phase 1B	LOWELL	Trinity Financial	2/1/2023	Compliant	20		004, 105, 104, 103, 102	
159	Broadway Street Supportive Housing	LOWELL	Common Ground Development Corporation	11/29/2022	Compliant		21	204, 105, 107, 110, 111	
160	Mass Mills III (Picker Building)	LOWELL	Rees-Larkin Development LLC	4/20/2022	Compliant	11		121, 221, 224, 331, 430	
161	New Hope 3	LOWELL	House of Hope Housing, Inc	3/24/2023	Compliant		17	420-2, 423-101, 423-302, 430-4, 430-2, 430-1	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
162	Sirk Building	LOWELL	The Caleb Group	4/20/2022	Compliant	11		113, 207, 302, 315, 404, 515, 415	
163	Suffolk Street	LOWELL		3/24/2023	Compliant	4		102, 105, 202, 206, 301, 303	
164	Ludlow Mill Housing	LUDLOW	Winn	1/24/2023	Compliant	11		203, 214, 402, 215, 303, 309, 312, 405, 413, 160B, 83C	
165	Baker Brook Apartments	LUNENBURG	Great Bridge Properties	8/26/2022	Compliant	11		134, 116, 100, 84	
166	Gateway Residences on Washington	LYNN	HUB Holdings LLC	2/9/2023	Compliant	11		101, 107, 203, 219, 306, 403, 418	
167	St. Jean-Baptiste	LYNN	POUA	2/15/2023	Compliant	11		N107, N206, N310, S104, S201, S307, S408	
168	Warren/Shepard St. Housing Initiative	LYNN	Lynn Housing Authority and Neighborhood Development	9/22/2022	Compliant	11		500, 505, 516, 407, 308, 305, 311, 208, 212, 108	
169	Cross Street	MALDEN	Housing Families, Inc.	6/7/2022	Compliant	19		308, 303, 202, 106, B	
170	Little Neck Village	MARION	EA Fish	7/8/2022	Compliant	11		19 & 23 June St; 19 & 25 Warren St; 24 Shepard St.	
171	Marion Village Estates	MARION	Marion Village Estates LLC	7/8/2022	Compliant	11		21 Grape-B, 350 Cross-B, F, I, D	
172	Christopher Heights of Marlborough	MARLBOROUGH	The Grantham Group	8/8/2022	Compliant	11		108, 109, 114, 206, 213, 209, 406, 502, 505, 301	
173	Marshfield Veterans House	MARSHFIELD	NeighborWorks Housing Solutions	10/14/2022	Compliant		8	103, 107, 147, 153, 254, 208,	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
								246, 310, 212, 143	
174	Ocean Shores	MARSHFIELD	Beacon	2/10/2023	Compliant	11		321, 312, 206, 100, 107	
175	Great Cove Community	MASHPEE	Housing Assistance Corporation	4/13/2022	Compliant	10		4, 5, 2, 7, 8, 3	
176	Glen Brook Way Apartments	MEDWAY	Metro West Collaborative Development	10/17/2022	Compliant	11	15	115, 123, 120, 220, 207, 205, 201, 317, 329, 331	
177	Residences at the Groves	MIDDLEBOROUGH	Debbie Blais Real Estate, Inc.	4/11/2022	Compliant	11		84B, 71A, 73-A, 75B, 77A	
178	Cliftex Lofts Phase I (Manomet)	NEW BEDFORD	Winn	4/7/2022	Compliant	11		3-101, 33-202, 33-203, 35-202, 35-204, 4-102, 4-103, 4-203, 4-302, 4-307	
179	Howland House	NEW BEDFORD	TRI-The Resource Inc	9/26/2022	Compliant	5		A3, A6, B13, B14, B18, B21, C33, C30	
180	Ingraham Place	NEW BEDFORD	Affordable Housing & Services Collaborative	11/4/2022	Compliant	15		101, 111, 119, 316, 208, 123, 124, 308, 325, 211	
181	Clark Biscuit Apartments	NORTH ADAMS	Arch Communities LLC	2/24/2023	Compliant	11		1,2,3,4,5	
182	Jewel Crossing	NORTH ATTLEBORO	Great Bridge Properties	1/25/2023	Compliant	11		306, 205, 103, 102, 107	
183	46-48 School Street	NORTHAMPTON	Valley CDC	9/15/2022	Compliant	8		303, 308, 203, 208, 106, 107, 112, 111	
184	96-98 King Street	NORTHAMPTON	Valley CDC	9/15/2022	Compliant	10		A103, A110, A208, A309, B108, B205, B308	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
185	Millbank Apartments Phase II	NORTHAMPTON	Valley CDC	9/15/2022	Compliant	11		48-2, 48-4, 48-3, 46-3, 46-4	
186	North Commons at Village Hill	NORTHAMPTON	TCB	9/13/2022	Compliant	11		1,6,3,9,10	
187	Village at Hospital Hill	NORTHAMPTON	TCB	9/13/2022	Compliant	11		34-5, 34-6, 34-1, 18-, 18-3	
188	Village at Hospital Hill Phase II	NORTHAMPTON	TCB	9/13/2022	Compliant	11		101, 106, 204, 205, 217, 305, 308, 313	
189	Paxton Senior Housing	PAXTON	EA Fish	11/9/2022	Compliant	11		12, 11, 106, 307, 303, 207	
190	18 George Street	PITTSFIELD	Berkshire Housing Development Corp	2/24/2023	Compliant	6		67A, 70C, 51A, 63C, 64E, 72B	
191	New Amsterdam	PITTSFIELD	Marathon Development Group	5/16/2022	Compliant	11		303, 310, 311, 313, 318, 216, 214, 213, 203, 204	
192	Rice Silk Mill	PITTSFIELD	Rees-Larkin Development LLC	2/24/2023	Compliant	11		B,A,D,C,F, E	
193	Province Landing	PROVINCETOWN	TCB	10/5/2022	Compliant	11		B-101, A-203, A-202, A-204, C-103, 103-1, 103-5, 103-9, 80-201, 80-101, A-101	
194	356 Washington Street - SRO Housing	QUINCY	NeighborWorks Housing Solutions	2/2/2023	Compliant	11		208, 213, 106, 120, 221	
195	6 Fort Street Affordable Rental Apartments	QUINCY	Asian CDC	2/16/2023	Compliant	11		104, 210, 301, 503, 201, 306, 406, 605, 608	
196	Germantown House	QUINCY	NeighborWorks Housing Solutions	2/2/2023	Compliant		5	1, 4, 10, 9, 7	
197	Envision Home for Veterans	RANDOLPH	Father Bill's MainSpring	2/16/2023	Compliant		10	301, 305, 206, 201, 109, 107, 102	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
198	Chestnut Farm aka Rosewood Commons	RAYNHAM	Starwood Capital Group	2/13/2023	Compliant	11		1, 2, 3, 4, 5	
199	571 Revere St.	REVERE	The Neighborhood Developers	9/15/2022	Compliant	11		1, 10, 8, 5, 2	
200	One Beach (formerly 189 Broadway)	REVERE	The Neighborhood Developers	9/15/2022	Compliant	11		1-101, 1-201, 1-106, 1-315, 2-140	
201	Lydia Square Apts Phase I	ROCKLAND	NewGate Housing LLC	10/17/2022	Compliant	11		501, 512, 404, 309, 209, 206	
202	St. Joseph's Redevelopment	SALEM	POUA	9/22/2022	Compliant	11		101, 202, 205, 303, 309, 402, 406, 408	
203	Osprey Lane	SANDWICH	TCB	4/13/2022	Compliant	11		319, 310, 307, 219, 215, 208, 203, 109, 107	
204	Indian Rock Supportive Housing	SAUGUS	Greater Lynn Senior Services	11/3/2022	Compliant	20		206, 209, 211, 306, 407, 414	
205	Shirley Commons	SHIRLEY	2Life Communities	11/8/2022	Compliant		15	8, 18, 6, 3, 13, 15, 21, 27	
206	Capen Court	SOMERVILLE	Somerville Housing Authority	9/22/2022	Compliant	64		101, 106, 203, 205, 209	
207	VNA Senior Living Community	SOMERVILLE	Visiting Nurse Assoc of Eastern Mass	10/24/2022	Compliant	31		216, 119, 205, 317, 108	
208	VOA Veterans Housing Somerville	SOMERVILLE	Volunteers of America (VOA)	10/11/2022	Compliant	7		106, 109, 113, 121, 203, 216, 309, 316, 320, 404, 415, 419, 401	
209	South Hadley Supportive Housing (Hubert Place)	SOUTH HADLEY	Carr Property Management	9/27/2022	Compliant	44		425, 419, 401, 212, 301, 304, 308, 327, 201, 204	
210	Wells School Apartments	SOUTHBRIDGE	Arch Communities LLC	9/8/2022	Compliant	6		108, 104, 204, 203, 8-101, 8-103	
211	Senior Living at Prouty	SPENCER	Mainstay Supportive	9/21/2022	Compliant	35		214, 211, 222, 208, 202, 104,	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
			Housing and Home Care					106, 107, 115	
212	Belle Franklin II (Franklin St)	SPRINGFIELD	Valley Real Estate	2/21/2023	Compliant	11		322, 315, 219, 208, 110, 102	
213	Borinquen Apartments	SPRINGFIELD	New England Farm Workers' Council	10/11/2022	Compliant	11		213, 210, 116, 115, 113, 108, 101	
214	Chestnut Crossing	SPRINGFIELD	Home City Development	7/21/2022	Compliant	17		260-2, 274-3, 254-5, 280-5, 270-3, 264-6	
215	City View Commons I	SPRINGFIELD	First Resource Development Corporation	9/20/2022	Compliant	11		10H-3, 2752-2L, 2772-2R, 7G-2L, 8H-3R	
216	City View Commons II - 24 units	SPRINGFIELD	First Resource Development Corporation	9/20/2022	Compliant	11		204, 211, 310, 319, 403, 406, 410, 503, 514, 515	
217	Ellias Brookings Apartments	SPRINGFIELD	Home City Development	10/27/2022	Compliant	11		10F-1A, 10F-3B, 4F-4B, 60F-1B, 64F-1B, 68F-1A, 895WG2, 915W-3B, 927W-1A, 931W-2B	
218	Hunter Place	SPRINGFIELD	Valley Real Estate	2/21/2023	Compliant	11		18F-2A, 18F-1B, 200L-3B, 274-2B, 91F-1A, 9F-2A, 26S-11, 5F-1A, 443T-31, 453T-10	
219	Jefferson Park Apartments	SPRINGFIELD	Valley Real Estate	2/21/2023	Compliant	11		104, 103, 106, 203, 209, 302, 305, 407	
220	KenQuad	SPRINGFIELD	Way Finders	7/19/2022	Compliant	40		A12, A5, C9, B8, C5, C10, D1, D20	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
221	Liberty Hill Cooperative Housing	SPRINGFIELD	Home City Development	7/21/2022	Compliant	11		85-1, 1391-6, 1245-2, 6-7, 10-2, 6-5	
222	Longhill Gardens Apartments aka Forest Park Condos	SPRINGFIELD	Winn	2/14/2023	Compliant	11		34CT, 20CT, 32CT, 13N, 18CT, 37N	
223	Maple Commons (Springfield)	SPRINGFIELD	First Resource Development Corporation	7/26/2022	Compliant	11		61-2A, 69-2A, 71-2B, 75-3A, 77-3A, 61-4C, 87-3B, 89-3B, 89-3A	
224	Memorial Square	SPRINGFIELD	New England Farm Workers' Council	10/18/2022	Compliant	11		111, 113, 124, 214, 311, 732, 414, 612, 1015, 1143	
225	Museum Park Apartments Phase II	SPRINGFIELD	Winn	3/16/2023	Compliant	11		34, 43, 17, 27, 52, 57, 13, 55, 31	
226	Northern Heights Apts	SPRINGFIELD	Winn	10/11/2022	Compliant	11		219, 319, 421, 423, 627	
227	Outing Park (aka Hollywood Apartments)	SPRINGFIELD	First Resource Development Corporation	9/20/2022	Compliant	11		3-4A, 7-2B, 765-3A, 41-3C, 45-2B, 55-3C, 96-1A, 15-2B, 98-1A, 90-3C	
228	Outing Park II	SPRINGFIELD	First Resource Development Corporation	9/20/2022	Compliant	11		17M-3R, 360-1, 360-2, 10N-1L, 21N-4R, 98-2R15N-3R, 18M-2L, 28S-1R, 9B-1R	
229	Worthington Commons Apartments	SPRINGFIELD	First Resource Development Corporation	7/26/2022	Compliant	11		12B-1R, 12B-3L, 900-3L, 900-4L, 17B-3R, 510-3L, 263D-2, 263D-3,	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
								265D-3L, 750-2R	
230	YWCA Transitional Housing (Campus of Hope Ph II)	SPRINGFIELD	YWCA of Western Massachusetts, Inc.	2/14/2023	Compliant	11		14-2, 15-8, 36-1, 19-4, 15-5, 20-2, 116-1, 900-1, 40-8, 94-3	
231	Pine Woods	STOCKBRIDGE	Construct, Inc.	2/24/2023	Compliant	11		107, 204, 211, 1-3, 1-7	
232	Quail Run Apartments	STOUGHTON	Starwood Capital Group	10/17/2022	Compliant	11		1A, 2B, 03, 7A, 12A	
233	Coolidge at Sudbury	SUDBURY	Bnai Brith	2/3/2023	Compliant	11		04-413A, 03-333, 11-1123, 07-724, 08-814	
234	Coolidge at Sudbury II	SUDBURY	Bnai Brith	2/3/2023	Compliant	11		301, 303, 216, 209, 109, 9, 12	
235	Senior Residences at the Machon	SWAMPSCOTT	Bnai Brith	5/13/2022	Compliant	11		102, 116, 117, 126, 304, 226	
236	Walker School Apts	TAUNTON	Affordable Housing & Services Collaborative	10/18/2022	Compliant	11		102, 108, 203, 205, 304, 208, 209	
237	Townsend Woods	TOWNSEND	RCAP Solutions	2/21/2023	Compliant	36		005, 006, 101, 108, 201, 207, 215, 003	
238	Wakefield Senior Housing	WAKEFIELD	Wakefield Housing Authority	11/3/2022	Compliant	22		308, 312, 313, 306, 303, 204, 206, 209, 104, 102	
239	Church Street School Senior Housing	WARE	Way Finders	2/16/2023	Compliant	11		202, 210, 211, 310, 305	
240	Hillside Village	WARE	Meredith Management	2/16/2023	Compliant	11		81, 107, 112, 203, 207, 210	
241	Headwater Replacement House	WAREHAM	Residential Rehabilitation Housing	3/30/2023	Compliant		3	42, 6, 29, 19, 69	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
242	Sitkowski School Apartments	WEBSTER	NOAH	3/8/2023	Compliant	11		1, 2, 3, 4, 5, 6, 7, 8	
243	Freedom Village West Boylston	WEST BOYLSTON	SMOC	9/21/2022	Compliant	11		109 128, 220, 211, 217, 325, 416	
244	Hillside Residence	WEST SPRINGFIELD	Sisters of Providence	3/9/2023	Compliant		9	2, 7, 12, 16, 25	
245	Arbors at Westfield	WESTFIELD	Gralia Group	5/10/2022	Compliant	15		103, 106, 206, 211, 308, 314	
246	Elm Street Revitalization	WESTFIELD	Domus, Inc.	5/11/2022	Compliant	11		103, 107, 115, 211, 218, 319, 215, 104, 207, 307,	
247	Prospect Hill Apartments	WESTFIELD	Domus, Inc.	1/17/2023	Compliant	11		107-201, 107-101, 118-101, 168-201, 168-204	
248	Sanford Apartments	WESTFIELD	Domus, Inc.	5/11/2022	Compliant	11		102, 201, 203, 303, 306	
249	Residences at Stony Brook I	WESTFORD	Community Teamwork Inc	2/9/2023	Compliant	10		102, 106, 205, 301, 305	
250	Residences at Stony Brook II	WESTFORD	Community Teamwork Inc	2/9/2023	Compliant	11		3A	
251	Westford Village at Mystery Spring	WESTFORD	CHOICE, Inc	1/4/2023	Compliant	36		1D, 1B, 2A, 1A, 9D, 9A, 6B, 6D	
252	Westhampton Woods Senior Housing Phase II	WESTHAMPTON	Hilltown CDC	9/16/2022	Compliant	8		103, 105, 111, 108, 202, 204, 209, 210	
253	Noquochoke Village	WESTPORT	TCB	4/21/2022	Compliant	11		O, N,M, L, J	
254	Winthrop Apartments	WINTHROP	Affirmative Investments Inc	8/31/2022	Compliant	11		A2, A3, E2, G1, G5, G8, H7, C6, D4	
255	Central Building	WORCESTER	Central Building Development Group LLC	1/26/2023	Compliant	11		104, 103, 110, 408, 308, 302, 303, 403	
256	Chevalier aka Canal Lofts	WORCESTER	Winn	8/16/2022	Compliant	11		207, 405, 509, 604, 703	

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
257	KGH - Phase 4 (Kilby Gardner Hammond IV)	WORCESTER	Main South CDC	12/14/2022	Compliant	11		107, 202, 205, 207, 209, 109	
258	Southgate Place	WORCESTER	City Builders LLC	8/16/2022	Compliant	15		152-1, 156-1, 20T, 22T, 24T	
259	Union Hill Apartments	WORCESTER	Maloney	10/13/2022	Compliant	21		1F, 1D, 1E, 2B, 3G	
260	Whittier Terrace Apartments	WORCESTER	Beacon	1/19/2023	Compliant	11		104, 314, 709, 64A2, 3102	
261	Simpkins School Residences	YARMOUTH	Stratford Capital Group	2/16/2023	Compliant	11		101, 102, 205, 206, G02, 219	
262	Yarmouth Commons	YARMOUTH	Dakota Partners	2/16/2023	Compliant	11		1106, 1109, 1205, 2106, 2208, 3108, 3110	
263	Yarmouth Gardens	YARMOUTH	Commonwealth Community Developers	2/16/2023	Compliant	11		2104, 2107, 2208, 2205, 2203, 1108, 1201, 1207	
264	157 Washington Street AB&W - Rental Retail	BOSTON	Codman Square NDC	9/22/2022	Noncompliant	11		43, 35, 44, 15, 11	Common areas, units
265	33 Everett Street	BOSTON	Allston-Brighton CDC	11/30/2022	Noncompliant	15		35B, 57E, 63F, 57D, 61C, 61 Everett, 49 Everett, 45 Everett, 43 Everett, 35 Everett	Common areas, exterior, units
266	Amory Terrace 89 - 95 Amory Street	BOSTON	Urban Edge	7/20/2022	Noncompliant	15		89-A, 91-A, 10B, 1A, 6E, 6C, 6J, 5A, 5F, 3D	Exterior, units

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
267	BCN Properties/Cruz	BOSTON	Cruz	9/21/2022	Noncompliant	26		6B, 23A, 25 N-B1, 25N-201, 25N-103, 21-A, 14B	Common areas, units
268	Ceylon Field Apts.	BOSTON	Dorchester Bay EDC	8/1/2022	Noncompliant	20		14C-2, 70H-2L, 465-1, 259M-1, 255M-1	Units
269	Egleston Crossing	BOSTON	Urban Edge	9/26/2022	Noncompliant	15		510, 511, 502, 304, 209, 302, 203, 89-211, 89-302, 210	Units
270	Harvard Commons Cooperative	BOSTON	Cruz	9/14/2022	Noncompliant	45		81, 71, 73, 57, 63, 365, 367, 2, 455, 74	Units
271	Jamaica Plain Apartments	BOSTON	Urban Edge	11/3/2022	Noncompliant	11		3318-1, 3304-2, 3302-1, 15-2, 50-1	Common areas, units
272	New Girls Latin Academy Apartments	BOSTON	Codman Square NDC	10/12/2022	Noncompliant	15		102, 106, 406, 404, 306, 380-210A, 310-B	Building systems, common areas, units
273	RTH Riverway (RTH Mosaic)	BOSTON	Roxbury Tenants of Harvard Assoc	12/1/2022	Noncompliant	15		514, 501, 404, 304, 301, 213, 209, 2110, 206, 201	Units
274	Talbot Bernard Senior Housing	BOSTON	Codman Square NDC	10/12/2022	Noncompliant	30		305, 204, 107, 103, 302, 304	Units
275	Talbot-Bernard Homes	BOSTON	Codman Square NDC	10/12/2022	Noncompliant	18		144-1, 150-1, 154-1, 148-1, 148-2, 120-1, 126-2, 122-1, 114-2	Exterior, units
276	Upper Washington	BOSTON	VietAid	11/10/2022	Noncompliant	11		A202, A102, B202, A101, A304,	Common areas, units

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
								A407, B303	
277	Wayne at Bicknell	BOSTON	Cruz	9/14/2022	Noncompliant	11		50L-1, 4W-1, 103N-2, 99N-2, 2G-2, 2G-1, 57B-38, 79H-4, 79H, 1	Units
278	Wayne at Blue Hill	BOSTON	Cruz	9/15/2022	Noncompliant	11		1443-01, 1439-01, 1439-6, 1439-8, 1439-4	Exterior, units
279	Wayne at Columbia	BOSTON	Cruz	9/15/2022	Noncompliant	25		4A2, 1461-02, 1463-02, 10B-3, 10A82, 6B-1, 509C-05, 509C-07, 471C-07, 467C-05	Common areas, exterior
280	Wayne at Schuyler	BOSTON	Cruz	9/21/2022	Noncompliant	11		358-1, 358-2, 360-1, 81-3, 81-4, 249 H-1, 35 W, 39-5, 39-8, 2EH-1	Common areas
281	Central House	CAMBRIDGE	Caritas	2/9/2023	Noncompliant	64		500, 520, 511, 405, 418, 429, 300, 330, 312, 311, 200, 223, 210,	Common areas, units
282	Cady Brook Apartments (Woodland Walk)	CHARLTON	Way Finders	9/27/2022	Noncompliant	11		20, 18, 7, 2, 43, 32, 25, 39	Building systems, common areas, units, exterior
283	Flats at 22 (22 Gerrish)	CHELSEA	Traggorth Companies, LLC.	12/13/2022	Noncompliant	11		108, 213, 312, 413, 415	Units
284	Cordovan at Haverhill Station	HAVERHILL	Beacon	8/11/2022	Noncompliant	11		207, 313, 404, 503, 610, 13NL	Units

	Project	City	Owner	Inspection Date	Inspection Result	HOME Units	HTF Units	Units Inspected	Findings
285	Library Commons	HOLYOKE	Way Finders	8/30/2022	Noncompliant	11		400F, 300D, 200B, 200E, 100D, 201, 301, 401	Common areas, building systems
286	Stevens Memorial Senior Housing	LUDLOW	Way Finders	9/27/2022	Noncompliant	20		404, 301, 208, 207, 204, 104	Common areas
287	Linwood Mill Senior Housing	NORTHBRIDGE	EA Fish	1/19/2023	Noncompliant	11		101, 115, 126, 227, 304, 309, 407, 401	Units
288	Congress Street Residences	SALEM	North Shore CDC	6/2/2022	Noncompliant	11		40 W-1L, 6 W, 61-C1, 61-C3, 4Lynch-2, 105 C-2, 107 C-2, 71 P-2, D56, D42	Common areas, units
289	Worthington House Campus	SPRINGFIELD		10/27/2022	Noncompliant	15		114, 104, 105, 111, 219, 207, 203, 202, 206	Units
290	Pilot Grove Apartments II	STOW	Stow Community Housing Corporation	1/4/2023	Noncompliant	11		A5, B6, C5, D1, D4, E5	Units
291	126 Chandler	WORCESTER	Worcester Common Ground	10/13/2022	Noncompliant	11		201, 208, 307, 309, 407, 509	Building systems, units

HOME MRVP Match Summary FFY22

FFY2022 MRVP Contribution	\$	131,356,764.00	
Local Adjustment	\$	-	none confirmed
FFY2021 Net MRVP Contribution	\$	131,356,764.00	

Month	MRVP Pmts		
Oct-21	10,019,997.00		
Nov-21	10,305,269.00		
Dec-21	10,436,485.00		
Jan-21	10,895,325.00		
Feb-21	10,607,612.00		
Mar-21	11,042,525.00		
Apr-22	11,080,358.00		
May-22	11,143,973.00		
Jun-22	11,242,739.00		
Jul-22	11,273,988.00		
Aug-22	11,602,565.00		
Sep-22	11,705,928.00		
Subtotal	\$	131,356,764.00	\$ -
Total	\$	131,356,764.00	\$ -

Reflects the FFY 2021\2 time period	

this period

