

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	HOPWA: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%	125	0	0.00%
Preserve and create affordable rental housing	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	565	263	46.55%	133	263	197.74%
Preserve and create affordable rental housing	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	120	11	9.17%	4	11	275.00%

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125000	98246	78.60%	25000	98246	392.98%
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	125	0	0.00%	25	0	0.00%

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	90000	52236	58.04%	18000	52236	290.20%
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	100	0	0.00%	20	0	0.00%

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	200	31	15.50%	40	31	77.50%
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1500	465	31.00%	300	465	155.00%

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	100	0	0.00%	20	0	0.00%
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	5500	93	1.69%	1100	93	8.45%

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	75	36	48.00%	15	36	240.00%
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	750	0	0.00%	150	0	0.00%
Reduce homelessness	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2500	334	13.36%	500	334	66.80%

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

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

The Massachusetts CDBG program has long prioritized directing resources primarily to communities with higher levels of need. Currently, 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 currently 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 2025, 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 arrival of the COVID-19 pandemic. 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. The FFY 2022 and 2023 awards were combined into a single application with the majority of those funds being awarded in the Summer of 2023. 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 2022 program year with those funds awarded to a statewide network of community foundations to support local 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. All but two of the Community Foundation programs completed activities prior to submission of the 2024 CAPER and the last two completed the grants in the second quarter of the 2026 calendar year. The CARES Act grant is completed with most of the funds having been expended.

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	HTF	HOPWA
White	13,383	123	50	50
Black or African American	3,565	22	64	21
Asian	2,733	0	3	1
American Indian or American Native	107	1	1	0
Native Hawaiian or Other Pacific Islander	59	0	1	0
Total	19,847	146	119	72
Hispanic	5,386	8	41	39
Not Hispanic	17,829	162	78	65

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	12
Asian or Asian American	25
Black, African American, or African	491
Hispanic/Latina/e/o	307
Middle Eastern or North African	1
Native Hawaiian or Pacific Islander	6
White	794
Multiracial	191
Client doesn't know	2
Client prefers not to answer	2
Data not collected	11
Total	1,842

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

Narrative

CDBG total should also include an additional 3,368 individuals who identified in the following way for a total of 23,215. Ethnicity numbers reflect this total: American Indian/Alaskan Native and white 141; Asian and White 82; Black/African American and white 265; American Indian/Alaskan Native and black 23; Other/Multi-Racial 2,957. The not Hispanic number in the top table reflects adjustment from the

overall total listed above in this paragraph.

Please note that for the HTF demographic data above, the number of households is understated by the number of households who identified as Other/Multi-Racial which included 32 households. A total of 104 households live in the HTF units produced during the reporting period only 72 of which are shown above.

Similarly, the HOME demographic information above understates the number of units created by twenty-four (24). A total of 170 HOME units were created in the program year. The 24 households identifying as 'Other-Multi-Racial' could not be entered above, as the chart does not include this category.

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	34,774,780	46,082,031
HOME	public - federal	13,488,894	1,720,304
HOPWA	public - federal	999,630	257,696
ESG	public - federal	4,882,999	4,580,366
HTF	public - federal	8,829,560	11,209,866

Table 3 - Resources Made Available

Narrative

CDBG: Expenditures during the 2025 PY are still a little higher than normal due to activities and programs delayed coming out of COVID catching up.

HOME: We note that less than anticipated HOME Program Income was received (\$3,059,664.38 vs \$4mil projected). Fewer existing HOME developments did discretionary first mortgage refinance transactions, given recent general interest rates. As such, there were fewer opportunities for unanticipated partial HOME loan payments. The state advances funding and is reimbursed by the HUD account. HLC also expends HOME Program Income per HUD guidance, as applicable funded HOME activities use HOME Program Income for eligible expenditures. Demand for HOME has remained very high; however, developers have been wary of BABA additional cost and administrative complexities. HOME expenditures during the reporting period consist primarily of pre-BABA project expenditures or of final draws for projects reaching construction completion. New HOME project commitments were temporarily delayed due to BABA planning requirements, which resulted in fewer eligible expenses incurred during the reporting period. HOME-ARP expenditures of \$18,705,487 were incurred during the reporting period and were not included in the table above.

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. EOHLC going forward will be looking for ways to attract communities with need to the program from other geographical areas.

The Massachusetts HOME program also distributes its funds through a competitive process, and we strive to accommodate geographical distribution. Between the projects completed in this report and those currently under construction, HOME funds are represented across the state. To accommodate demand, HLC also utilizes other (non-federal) subordinate debt.

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 include 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.

The Massachusetts HOME rental projects completed during this program year have leveraged a vast array of resources, including LIHTC investment equity, private construction and perm loans, local funding, and other state resources, including state rental assistance. We note that all completed HOME activities in this report were LIHTC projects. The MA HOME program utilizes the Massachusetts Rental Voucher Program as the HOME MATCH resource (below.) The HOME Program Income figures below reflect the HUD-approved method of committing funding to certain HOME activities and then drawing it from those same activities as they are ready to submit payment requests. (See also CR50.)

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,676,577,221
2. Match contributed during current Federal fiscal year	221,947,014
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,898,524,235
4. Match liability for current Federal fiscal year	1,796,285
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,896,727,950

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
MA Rental Voucher Prog (12 months) subsidy expends FFY25)	09/30/2024	21,947,014	0	0	0	0	0	21,947,014

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 \$
544,384	3,059,664	1,100,591	0	1,959,073

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	325,689,705	0	0	0	0	325,689,705
Number	16	0	0	0	0	16
Sub-Contracts						
Number	458	0	0	0	0	458
Dollar Amount	272,353,161	0	0	0	0	272,353,161
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	325,689,704	0	325,689,704			
Number	16	0	16			
Sub-Contracts						
Number	481	0	481			
Dollar Amount	298,499,881	0	298,499,881			

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	16	0	0	0	0	16
Dollar	14,58					
Amount	4,000	0	0	0	0	14,584,000

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		6		792,905		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	15	105
Number of Non-Homeless households to be provided affordable housing units	122	169
Number of Special-Needs households to be provided affordable housing units	0	0
Total	137	274

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	113	263
Number of households supported through Rehab of Existing Units	24	11
Number of households supported through Acquisition of Existing Units	0	0
Total	137	274

Table 12 – Number of Households Supported

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

While the total project unit numbers were not specified above, the Massachusetts HOME program typically pairs HOME 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 16%.) The two completed HOME projects in the City of Boston also required at least 10% of the units for homeless households; some of these units may be HOME-assisted units,

too. One of the Boston projects also has extensive supportive services available on-site, serving homeless populations.

HLC is actively engaged in developing affordable multifamily projects utilizing HOME-ARP funding (2021 allocation + 2025 amendment). As of June 30, 2026, fourteen projects have begun construction and four projects are progressing through the loan closing process. Once all are fully closed and committed, these eighteen projects represent a 100% commitment of the \$31,812,234.30 of 2021 HOME-ARP funds available for rental development and will include some conversion of HOME-ARP admin to HOME-ARP rental project funding, and will support one hundred twenty-one HOME-ARP eligible households. HLC anticipates HUD IDIS completions of several rental activities in the coming months. HOME- and HOME-ARP-supported projects are located across the Commonwealth and represent a wide geographic distribution of resources.

Discuss how these outcomes will impact future annual action plans.

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

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	69	116	104
Low-income	32	54	
Moderate-income	150	0	
Total	251	170	

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 (60% AMI) households. The low-income data field above includes very low- and low-income households.

Utilizing HOME and HTF funds for rental housing development projects directly addresses affordable housing unit production and preservation goals. Completed and current pipeline projects reflect a broad geographic distribution. We note that the division also utilizes other state resources to support production and preservation. The pipeline has been robust; however, we note certain challenges and commitment delays as BABA guidance and the waiver process has developed to date.

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

EOHLC conducts bi-monthly provider meetings with all funded homeless services providers across the state. These meetings are used by EOHLC to fully understand the scope and trends of homelessness as experienced by individuals and households without children. It is also a requirement for all ESG funded projects to have written standards for involving persons who are currently homeless or have experienced homelessness in designing ESG funded programs, evaluating overall programming, and/or developing policies and procedures.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Commonwealth uses state dollars to fund both Individual shelters and the Commonwealth's Emergency Assistance program for families experiencing homelessness. ESG funds are used for Street Outreach and Rapid Rehousing projects for households without children.

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

EOHLC funds several projects with Rapid Transition of Individuals (RTI) dollars. These dollars are used to rapidly rehouse individuals as well as provide diversion/triage services to those who are showing up at Individual shelters but have not yet falling into homelessness. Flexible funds can be used to divert someone from entering the homeless system. The commonwealth funds the Residential Assistance for Families in Transition (RAFT) program. This program is aimed to help those who are housing insecure and possibly at risk of eviction. The program can assist with one time costs to prevent a household from falling into homelessness

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 SB-PSH program, many of which use their local CE systems for referrals and therefore house many chronically homeless folks.

- The Balance of State (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. The BoS CoC also funds several RRH projects

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 \$184.5 in its bond cap for the modernization of state-aided public housing units throughout the Commonwealth in state fiscal year 2026.

\$70M in bond cap was distributed across the 229 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. EOHLC will revisit this analysis in fiscal year 2026.

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, Alternative Housing Voucher Program (AHVP), and since September 2023 the Massachusetts Rental Voucher Program (MRVP) to the 229 Local Housing Authorities and 9 Regional Administering Agencies (RAAs). Applicants may apply online, or by paper which will then be entered into CHAMP. The waitlist system has over 250,000 applicants and over 4,000,000 housing selections.

In FY2026 EOHLC will focus on improving the applicant experience and communications in CHAMP, with focus on readability and transparency.

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. In FY25, the sustainability funding was increased from \$5M annually to \$23M and sustained at that level for FY26 and FY27.

The legislature appropriated \$150,000,000 in American Rescue Plan Act (ARPA) to EOHLC to address conditions in 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; well over half of all projects are completed and the small balance remaining are in construction. EOHLC has expended over \$132M of the committed \$150M as of 9/9/2026.

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 FY24 we made an additional 16 RSC awards covering 22 LHAs. Currently, there are 110 state-aided service coordinators serving 156 LHAs across the state. That level was sustained for FY26.

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 FY25, we began the procurement process for a Chief Administrative Financial Officer, which is the entity that would be appointed to manage LHAs that are deemed to be “chronically poor performing”. To date, one LHA has met the criteria for designation as “chronically poor performing”.

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 FFY25 EOHLC raised the size of projects RCAT’s can manage from \$100k to \$150k 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. Several legislative actions have reformed the Zoning Act (MGL c 40A) to promote more housing opportunities. Accessory Dwelling Units (ADUs) are allowed by right in 350 cities and towns. 177 eastern Massachusetts cities and towns within the Massachusetts Bay Transportation Authority service district must have a multi-family district of reasonable size; this law has over 10,000 units in the development pipeline. 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. The State's Surplus Lands program identified 450 acres of state-owned lands that must permit housing as of right.

The state 40B Comprehensive Permit law has successfully been used for many HOME rental activities, including projects completed during this program year.

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. It had been brought to EOHLC's attention that the costs to undertake lead work had increased so significantly that it was causing homeowners to not participate in the program. In order to combat the hesitancy, EOHLC allowed grantees to treat the majority of the lead costs as a grant rather than apply it to the lien placed on the property.

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.

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.

Rental activities in the agency's housing development division (including HOME and HTF) utilize the statewide Housing Navigator platform, which works to make housing opportunities most accessible.

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

The Massachusetts CDBG program monitors grantee activities on an ongoing basis. Annually, program staff conducts a risk assessment of all grantee's to prioritize communities to be monitored. Grantees that have had previous findings, are new grantees, or grantees that have not received a recent award are monitored first. CDBG staff use a comprehensive checklist for monitoring that addresses all program requirements. In addition, EOHLC has an on-line grant management system that allows staff to monitor grantees to some extent, on a day-to-day basis.

HLC has written agreements with qualified design and construction professionals to review proposals and construction progress through completion.

Please see attached HOME-HTF Annual Monitoring Report for detail. We note that community outreach is an important component to all proposals and funded rental activities.

Description of 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.

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.

The State did not make any substantial changes to the CDBG program design for the 2025 program year. Perhaps the most significant change was to continue to allow housing rehabilitation programs to treat up to \$25,000 in lead remediation funds as a grant rather than being added to a lien on the property. In addition, for the 2025 program year, the State adopted a July 1 to June 30 timeframe. This was first employed for the 2024 program year but that included a 15 month period to transition. A trend toward an increase in the 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, which includes a list of HOME and HTF projects with applicable compliance actions during the program year. At a minimum, EOHLC 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 emergency transfer requests under HOME during the program year. We have maintained an active contract with Casa Myrna Vasquez in the event emergency transfer support is needed by a HOME or HTF resident. Many of the MA HOME projects also have emergency transfer support requirements from other funding sources. We note there were no HOME-ARP activities completed during this reporting period.

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

All HOME projects are required to submit a detailed marketing plan and tenant selection plan that meets the agency's posted guidelines and conforms to funding requirements, as well as promoting the efficient lease-up of available units. Projects engage in thoughtful analysis of access needs and target outreach accordingly. Through compliance monitoring, the PJ continues to review waitlist management and ensure ongoing required marketing and intake implementation. Massachusetts affordable projects list vacancies on the 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.

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 continued to be 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, and potential annual 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. Beneficiary data is included in IDIS, generally, and in this report.

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. The Massachusetts development community has come together to problem-solve, as needed, and ensure that critical housing units are added and preserved. HOME staff have worked diligently to ensure timely completion of HOME activities, which again, reflects collaboration with project stakeholders, including local officials and other lenders. HOME activities represented in this report include five age-restricted projects; We have strong geographical distribution.

HOME pairs well with LIHTC and all HOME projects completed this year (and all under construction this program year) also have tax credits; both resources remain greatly over-subscribed, but there is a robust communication with developers. The housing development division maintains strong partnerships with the development community, as well as with other lenders, public agencies and municipalities. To best support the health of the pipeline, HLC 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 division has been working to create and refine documents for its HOME-ARP program and will be committing funding to rental activities in the

coming year.

CR-55 - HOPWA 91.520(e)

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

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

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

Table 14 – HOPWA Number of Households Served

Narrative

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 2025, EOHLC issued a 10th Notice of Funding Availability for Supportive Housing Projects. Applications were excepted in December and ten projects were selected for funding which was announced in May 2026.

HTF grants from 2016, 2017 and 2018 have been closed out in IDIS. The HTF 2019 grant is in the process of being closed out, pending HQ's review. Of the five projects funded through HTF 2020, four are complete and one is under construction. Of the nine projects funded from the 2021 grant, six are completed and three are under construction. Of the nine projects funded from the 2022 grant, six are complete and three are under construction. All six projects funded from the 2023 are under construction. All three projects funded from the 2024 grant are under construction.

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	104	0	0	104	0	104
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	16	0	0	7
Total Labor Hours		1,279,657			486,675
Total Section 3 Worker Hours		304,902			128,541
Total Targeted Section 3 Worker Hours		120,931			11,605

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		4			3
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		9			3
Direct, on-the job training (including apprenticeships).		3			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).		1			
Outreach efforts to identify and secure bids from Section 3 business concerns.		4			
Technical assistance to help Section 3 business concerns understand and bid on contracts.		2			2
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.		2			
Held one or more job fairs.		3			1
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.		1			
Assisted residents with finding child care.		1			
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.		1			
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.		2			
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.		1			

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.		2			
Other.		4			3

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

HOME Section 3 reporting: the new Section 3 applicability applied to all of the sixteen HOME-assisted completed rental projects reported in the 2025 CAPER. We note that our projects cumulatively exceeded the 5% Targeted Section 3 Worker Hour benchmark with 9.5% of all worker hours conducted by Targeted Section 3 Workers. Section 3 Worker hours overall came very close to meeting the 25% benchmark, with 23.83% of all worker hours conducted by Section 3 Workers across the sixteen projects.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

Prefix	Mr
First Name	Gordon
Middle Name	M
Last Name	Calkins
Suffix	

Title Federal Grants Manager

ESG Contact Address

Street Address 1 100 Cambridge Street
Street Address 2 Suite 300
City Boston
State MA
ZIP Code -
Phone Number 8573211519
Extension
Fax Number
Email Address gordon.calkins@mass.gov

ESG Secondary Contact

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

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2025
Program Year End Date 06/30/2026

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

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: 58000

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: 66094

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: 248000

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: 1876000

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: 200000

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: 180000

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: 170000

Subrecipient or Contractor Name: HOMESTART

City: Cambridge

State: MA

Zip Code: 02138,

DUNS Number: 048534130

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 800000

Subrecipient or Contractor Name: RESPOND INC

City: Somerville

State: MA

Zip Code: 02143, 3032

DUNS Number: 121625057

UEI:

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: GLCAC

City: Lawrence

State: MA

Zip Code: 01840, 1401

DUNS Number: 084647817

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 300000

Subrecipient or Contractor Name: Steppingstone

City: Fall River

State: MA

Zip Code: 02720, 2408

DUNS Number: 042505146

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 109000

Subrecipient or Contractor Name: Center for Human Development

City: Springfield

State: MA

Zip Code: 01105, 1114

DUNS Number: 099195695

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 128000

Subrecipient or Contractor Name: Lynn Shelter Association

City: Lynn

State: MA

Zip Code: 01901, 1139

DUNS Number: 174827683

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 57000

Subrecipient or Contractor Name: Clinical & Support Options

City: Northampton

State: MA

Zip Code: 01060, 4266

DUNS Number: 185070612

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 140000

Subrecipient or Contractor Name: The Psychological Center

City: Lawrence

State: MA

Zip Code: 01840, 1815

DUNS Number: 048600316

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 200000

Attachments

- ESG Sage Report
- HOME and HTF Monitoring Report
- HOME Match Log



☆ CAPER Aggregator 2.0

Aggregates data from CAPERs submitted to HUD by selected criteria (project type and/or specific question)

i Due to changes in the CAPER over time, some tables have been retired and replaced by updated versions. Depending on the date range of data included, you will automatically see previous versions of those tables, new ones, or both. Tables that are retired are marked as such in their title.

f [Click here to read a short technical explanation of how this works](#) and other important information about pulling data across report versions.

Instructions: Select an option for each filter. **Aggregate mode** sums data together from separate CAPERs and presents the output as the regular CAPER table shell. **Details mode** outputs one row for each included CAPER, with a column for each cell of data. Data in Q4 can't be summed, and only outputs in details mode.

In aggregate mode, numbers in green italics have been recalculated or weighted based on available totals.

If you attempt to pull an entire CAPER, especially aggregating over many recipients, you may have to wait several minutes for the result. Use the "Email me" button to run the report and email you the results when it's complete. You can navigate to other pages in Sage while that's running.

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

This Aggregator uses data from reports with a status of Review in Progress, Reviewed, or Submitted.

Report criteria

Year

2025

Recipient - ESG Grant

(1 selected)

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

Selected: 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 - Night-by-Night

Emergency Shelter - Entry Exit

Homelessness Prevention

PH - Rapid Re-Housing

Street Outreach

Transitional Housing

- archived -

Coordinated Assessment

Services Only

View report as ☒ Aggregate / summary ☐ Details / data ☐ Both aggregate and details

Grant List

1 to 1 of 1 rows

Filter:

Jurisdiction	Type	Start Date	End Date	Current Status
	CAPER	7/1/2025	6/30/2026	Submitted

to 1 of 1 rows

Q04a: Project Identifiers in HMIS

i Please select details mode in the filters above to see Q4 information.
Or [click here](#) to view details in a new tab.

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	1,505	1,842
Number of Adults (Age 18 or Over)	1,487	1,823
Number of Children (Under Age 18)	17	17
Number of Persons with Unknown Age	1	2
Number of Leavers	906	1,047
Number of Adult Leavers	889	1,030
Number of Adult and Head of Household Leavers	889	1,030
Number of Stayers	599	795
Number of Adult Stayers	598	793
Number of Veterans	25	29
Number of Chronically Homeless Persons	605	745
Number of Youth Under Age 25	48	69
Number of Parenting Youth Under Age 25 with Children	0	0
Number of Adult Heads of Household	1,475	1,811
Number of Child and Unknown-Age Heads of Household	1	2
Heads of Households and Adult Stayers in the Project 365 Days or More	137	221

Effective 1/1/2023, this question includes separate columns for totals relevant to the DQ questions and totals relevant to the entire APR. Data uploaded prior to 1/1/2023 has been bulk updated to use the same totals for both columns in order to support calculations in the Aggregator.

Q06a: Data Quality: Personally Identifiable Information

	Client Doesn't Know/Prefers Not to Answer	Information Missing	Data Issues	Total	% of Issue Rate
Name	0	0	2	2	<i>0.13%</i>
Social Security Number	81	24	2	107	<i>7.11%</i>
Date of Birth	1	0	0	1	<i>0.07%</i>
Race/Ethnicity	2	3	0	5	<i>0.33%</i>
Overall Score	0	0	0	112	<i>7.44%</i>

New as of 10/1/2023.

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

Q06b: Data Quality: Universal Data Elements

Data Element	Client Doesn't Know/Prefers Not to Answer	Information Missing	Data Issues	Total	% of Issue Rate
Veteran Status	1	3	0	4	<i>0.27%</i>
Project Start Date	0	0	0	0	<i>0%</i>
Relationship to Head of Household	0	0	0	0	<i>0%</i>
Enrollment CoC	0	0	0	0	<i>0%</i>
Disabling Condition	1	0	2	3	<i>0.20%</i>

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

Q06c: Data Quality: Income and Housing Data Quality

Data Element	Client Doesn't Know/Prefers Not to Answer	Information Missing	Data Issues	Total	% of Issue Rate
Destination	4	80	0	84	<i>9.27%</i>
Income and Sources at Start	18	12	3	33	<i>2.22%</i>
Income and Sources at Annual Assessment	0	44	0	44	<i>32.12%</i>
Income and Sources at Exit	13	81	0	93	<i>10.46%</i>

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

Q06d: Data Quality: Chronic Homelessness

Entering into project type	Count of Total Records	Missing Time in Institution	Missing Time in Housing	Approximate date this episode started Missing	Number of times DK/PNTA/missing	Number of months DK/PNTA/missing	% of Records Unable to Calculate
ES-EE, ES-NbN, SH, Street Outreach	629	0	0	19	17	19	<i>6.04%</i>
TH	0	0	0	0	0	0	<i>0</i>
PH (All)	859	0	0	0	0	0	<i>0</i>
CE	0	0	0	0	0	0	<i>0</i>
SSO, Day Shelter, HP	0	0	0	0	0	0	<i>0</i>
Total	1,488	0	0	0	0	0	<i>2.55%</i>

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	27	32
0 days	563	394
1-3 Days	128	54
4-6 Days	50	46
7-10 Days	53	53
11+ Days	203	327

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 PATH-funded SSO)	203	99	<i>48.77%</i>
Bed Night (All Clients in ES - NbN)	0	0	<i>0</i>

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	1,823	1,814	9	0	0
Children	17	0	17	0	0
Client Doesn't Know/Prefers Not to Answer	1	0	0	0	1
Data Not Collected	1	0	0	0	1
Total	1,842	1,814	26	0	2
For PSH & RRH – the total persons served who moved into housing	334	307	26	0	1

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	511	510	0	0	1
April	495	492	2	0	1
July	488	474	14	0	0
October	498	487	10	0	1

Q08a: Number of Households Served

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Total Households	1,813	1,804	7	0	2
For PSH & RRH – the total households served who moved into housing	307	299	7	0	1

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

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
January	509	508	0	0	1
April	493	491	1	0	1
July	467	463	4	0	0
October	482	479	2	0	1

Q09a: Number of Persons Contacted

Number of Persons Contacted	All Persons Contacted	First contact – NOT staying on the Streets, ES-EE, ES-NbN, or SH	First contact – WAS staying on Streets, ES-EE, ES-NbN, or SH	First contact – Worker unable to determine
Once	439	11	305	123
2-5 Times	168	0	168	0
6-9 Times	20	0	20	0
10+ Times	20	0	20	0
Total Persons Contacted	647	11	513	123

Q09b: Number of Persons Newly Engaged

Number of Persons Newly Engaged	All Persons Contacted	First contact – NOT staying on the Streets, ES-EE, ES-NbN, or SH	First contact – WAS staying on Streets, ES-EE, ES-NbN, or SH	First contact – Worker unable to determine
Once	307	8	176	123
2-5 Contacts	101	0	101	0
6-9 Contacts	12	0	12	0
10+ Contacts	8	0	8	0
Total Persons Engaged	428	8	260	123
Rate of Engagement	<i>66.15%</i>	<i>72.73%</i>	<i>50.68%</i>	<i>100.00%</i>

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

Q11: Age

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Under 5	3	0	3	0	0
5-12	8	0	8	0	0
13-17	6	0	6	0	0
18-24	71	71	0	0	0
25-34	318	315	3	0	0
35-44	511	507	4	0	0
45-54	408	407	1	0	0
55-64	374	373	1	0	0
65+	141	141	0	0	0
Client Doesn't Know/Prefers Not to Answer	1	0	0	0	1
Data Not Collected	1	0	0	0	1
Total	1,842	1,814	26	0	2

New as of 10/1/2023.

Q12: Race and Ethnicity

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
American Indian, Alaska Native, or Indigenous	12	12	0	0	0
Asian or Asian American	25	25	0	0	0
Black, African American, or African	491	483	7	0	1
Hispanic/Latina/o	307	294	12	0	1
Middle Eastern or North African	1	1	0	0	0
Native Hawaiian or Pacific Islander	6	6	0	0	0
White	794	787	7	0	0
Asian or Asian American & American Indian, Alaska Native, or Indigenous	0	0	0	0	0
Black, African American, or African & American Indian, Alaska Native, or Indigenous	1	1	0	0	0
Hispanic/Latina/o & American Indian, Alaska Native, or Indigenous	4	4	0	0	0
Middle Eastern or North African & American Indian, Alaska Native, or Indigenous	0	0	0	0	0
Native Hawaiian or Pacific Islander & American Indian, Alaska Native, or Indigenous	0	0	0	0	0
White & American Indian, Alaska Native, or Indigenous	9	9	0	0	0
Black, African American, or African & Asian or Asian American	2	2	0	0	0
Hispanic/Latina/o & Asian or Asian American	0	0	0	0	0
Middle Eastern or North African & Asian or Asian American	0	0	0	0	0
Native Hawaiian or Pacific Islander & Asian or Asian American	0	0	0	0	0
White & Asian or Asian American	1	1	0	0	0
Hispanic/Latina/o & Black, African American, or African	65	65	0	0	0
Middle Eastern or North African & Black, African American, or African	0	0	0	0	0
Native Hawaiian or Pacific Islander & Black, African American, or African	0	0	0	0	0
White & Black, African American, or African	9	9	0	0	0
Middle Eastern or North African & Hispanic/Latina/o	1	1	0	0	0
Native Hawaiian or Pacific Islander & Hispanic/Latina/o	1	1	0	0	0
White & Hispanic/Latina/o	88	88	0	0	0
Native Hawaiian or Pacific Islander & Middle Eastern or North African	0	0	0	0	0
White & Middle Eastern or North African	1	1	0	0	0
White & Native Hawaiian or Pacific Islander	0	0	0	0	0
Multiracial – more than 2 races/ethnicity, with one being Hispanic/Latina/o	6	6	0	0	0
Multiracial – more than 2 races, where no option is Hispanic/Latina/o	3	3	0	0	0
Client Doesn't Know/Preferes Not to Answer	4	4	0	0	0
Data Not Collected	11	11	0	0	0
Total	1,842	1,814	26	0	2

New as of 10/1/2023.

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	909	904	2	3	0	0	0
Alcohol Use Disorder	155	155	0	0	0	0	0
Drug Use Disorder	383	381	2	0	0	0	0
Both Alcohol and Drug Use Disorders	258	258	0	0	0	0	0
Chronic Health Condition	595	591	3	0	0	0	1
HIV/AIDS	36	36	0	0	0	0	0
Developmental Disability	253	249	0	4	0	0	0
Physical Disability	433	431	2	0	0	0	0

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

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	499	494	2	3	0	0	0
Alcohol Use Disorder	83	83	0	0	0	0	0
Drug Use Disorder	133	131	2	0	0	0	0
Both Alcohol and Drug Use Disorders	106	106	0	0	0	0	0
Chronic Health Condition	297	294	3	0	0	0	0
HIV/AIDS	20	20	0	0	0	0	0
Developmental Disability	135	131	0	4	0	0	0
Physical Disability	266	264	2	0	0	0	0

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

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	374	374	0	0	0	0	0
Alcohol Use Disorder	75	75	0	0	0	0	0
Drug Use Disorder	180	180	0	0	0	0	0
Both Alcohol and Drug Use Disorders	110	110	0	0	0	0	0
Chronic Health Condition	243	242	0	0	0	0	1
HIV/AIDS	19	19	0	0	0	0	0
Developmental Disability	102	102	0	0	0	0	0
Physical Disability	163	163	0	0	0	0	0

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

Q14a: History of Domestic Violence, Sexual Assault, Dating Violence, Stalking, or Human Trafficking

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	251	247	4	0	0
No	1,468	1,462	5	0	1
Client Doesn't Know/Prefers Not to Answer	27	27	0	0	0
Data Not Collected	79	78	0	0	1
Total	1,825	1,814	9	0	2

Q14b: Most recent experience of domestic violence, sexual assault, dating violence, stalking, or human trafficking

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Within the past three months	48	45	3	0	0
Three to six months ago	18	18	0	0	0
Six months to one year	15	14	1	0	0
One year ago, or more	154	154	0	0	0
Client Doesn't Know/Prefers Not to Answer	12	12	0	0	0
Data Not Collected	4	4	0	0	0
Total	251	247	4	0	0

New as of 10/1/2023.

Q15: Living Situation

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Homeless Situations					
Place not meant for habitation	865	855	8	0	2
Emergency shelter, including hotel or motel paid for with emergency shelter voucher, Host Home shelter	799	798	1	0	0
Safe Haven	16	16	0	0	0
Subtotal - Homeless Situations	1,680	1,669	9	0	2
Institutional Situations					
Foster care home or foster care group home	0	0	0	0	0
Hospital or other residential non-psychiatric medical facility	3	3	0	0	0
Jail, prison, or juvenile detention facility	2	2	0	0	0
Long-term care facility or nursing home	1	1	0	0	0
Psychiatric hospital or other psychiatric facility	2	2	0	0	0
Substance abuse treatment facility or detox center	8	8	0	0	0
Subtotal - Institutional Situations	16	16	0	0	0
Temporary Situations					
Transitional housing for homeless persons (including homeless youth)	4	4	0	0	0
Residential project or halfway house with no homeless criteria	2	2	0	0	0
Hotel or motel paid for without emergency shelter voucher	7	7	0	0	0
Host Home (non-crisis)	0	0	0	0	0
Staying or living in a friend's room, apartment, or house	26	26	0	0	0
Staying or living in a family member's room, apartment, or house	23	23	0	0	0
Subtotal - Temporary Situations	62	62	0	0	0
Permanent Situations					
Rental by client, no ongoing housing subsidy	5	5	0	0	0
Rental by client, with ongoing housing subsidy	1	1	0	0	0
Owned by client, with ongoing housing subsidy	0	0	0	0	0
Owned by client, no ongoing housing subsidy	1	1	0	0	0
Subtotal - Permanent Situations	7	7	0	0	0
Client Doesn't Know/Prefers Not to Answer	1	1	0	0	0
Data Not Collected	59	59	0	0	0
Subtotal - Other Situations	60	60	0	0	0
TOTAL	1,825	1,814	9	0	2

Updated 10/1/2023: Rows reordered and grouped differently. New "Rental by client, with ongoing housing subsidy" row includes data previously reported under separate subsidy types.

∴ 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	836	34	351
\$1 - \$150	11	0	4
\$151 - \$250	16	1	8
\$251 - \$500	187	9	90
\$501 - \$1000	305	9	158
\$1,001 - \$1,500	160	8	94
\$1,501 - \$2,000	89	3	58
\$2,001+	117	9	68
Client Doesn't Know/Prefers Not to Answer	21	0	12
Data Not Collected	81	1	187
Number of Adult Stayers Not Yet Required to Have an Annual Assessment	0	593	0
Number of Adult Stayers Without Required Annual Assessment	0	126	0
Total Adults	1,823	793	1,030

Q17: Cash Income - Sources

	Income at Start	Income at Latest Annual Assessment for Stayers	Income at Exit for Leavers
Earned Income	233	18	157
Unemployment Insurance	9	0	3
Supplemental Security Income (SSI)	278	5	143
Social Security Disability Insurance (SSDI)	180	6	93
VA Service-Connected Disability Compensation	4	0	2
VA Non-Service Connected Disability Pension	0	0	0
Private Disability Insurance	0	0	0
Worker's Compensation	1	0	3
Temporary Assistance for Needy Families (TANF)	29	1	18
General Assistance (GA)	40	2	33
Retirement Income from Social Security	17	1	11
Pension or retirement income from a former job	9	1	3
Child Support	0	0	0
Alimony and other spousal support	5	0	3
Other Source	152	6	53
Adults with Income Information at Start and Annual Assessment/Exit	0	71	823

Q19b: Disabling Conditions and Income for Adults at Exit

	AO: Adult with Disabling Condition	AO: Adult without Disabling Condition	AO: Total Adults	AO: % with Disabling Condition by Source	AC: Adult with Disabling Condition	AC: Adult without Disabling Condition	AC: Total Adults	AC: % with Disabling Condition by Source	UK: Adult with Disabling Condition	UK: Adult without Disabling Condition	UK: Total Adults	UK: % with Disabling Condition by Source
Earned Income	83	69	152	<i>54.61%</i>	0	4	4	<i>0%</i>	0	0	0	<i>0</i>
Unemployment Insurance	1	2	3	<i>33.33%</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
Supplemental Security Income (SSI)	129	11	140	<i>92.14%</i>	0	1	1	<i>0%</i>	0	0	0	<i>0</i>
Social Security Disability Insurance (SSDI)	87	6	93	<i>93.55%</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
VA Service-Connected Disability Compensation	1	1	2	<i>50.00%</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
VA Non-Service-Connected Disability Pension	0	0	0	<i>0</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
Private Disability Insurance	0	0	0	<i>0</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
Worker's Compensation	2	1	3	<i>66.67%</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
Temporary Assistance for Needy Families (TANF)	18	0	18	<i>100.00%</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
General Assistance (GA)	28	4	32	<i>87.50%</i>	1	0	1	<i>100.00%</i>	0	0	0	<i>0</i>
Retirement Income from Social Security	10	1	11	<i>90.91%</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
Pension or retirement income from a former job	1	1	2	<i>50.00%</i>	1	0	1	<i>100.00%</i>	0	0	0	<i>0</i>
Child Support	0	0	0	<i>0</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
Alimony and other spousal support	3	0	3	<i>100.00%</i>	0	0	0	<i>0</i>	0	0	0	<i>0</i>
Other source	36	16	52	<i>69.23%</i>	1	1	2	<i>50.00%</i>	0	0	0	<i>0</i>
No Sources	245	104	349	<i>70.20%</i>	1	0	1	<i>100.00%</i>	0	0	0	<i>0</i>
Unduplicated Total Adults	612	207	819		3	6	9		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 Nutrition Assistance Program (SNAP) (Previously known as Food Stamps)	1,052	43	474
Special Supplemental Nutrition Program for Women, Infants, and Children (WIC)	5	1	4
TANF Child Care Services	3	1	1
TANF Transportation Services	4	0	2
Other TANF-Funded Services	2	0	2
Other Source	8	0	3

Q21: Health Insurance

	At Start	At Annual Assessment for Stayers	At Exit for Leavers
MEDICAID	1,261	63	653
MEDICARE	270	11	140
State Children's Health Insurance Program	18	0	18
Veteran's Health Administration (VHA)	2	0	4
Employer-Provided Health Insurance	17	1	9
Health Insurance obtained through COBRA	0	0	0
Private Pay Health Insurance	10	0	1
State Health Insurance for Adults	154	6	72
Indian Health Services Program	1	0	1
Other	54	0	11
No Health Insurance	177	5	58
Client Doesn't Know/Prefers Not to Answer	19	0	4
Data Not Collected	91	126	180
Number of Stayers Not Yet Required to Have an Annual Assessment	0	595	0
1 Source of Health Insurance	1,358	57	693
More than 1 Source of Health Insurance	207	12	107

Q22a2: Length of Participation – ESG Projects

	Total	Leavers	Stayers
0 to 7 days	137	109	28
8 to 14 days	48	26	22
15 to 21 days	50	25	25
22 to 30 days	79	38	41
31 to 60 days	189	111	78
61 to 90 days	237	133	104
91 to 180 days	398	268	130
181 to 365 days	362	195	167
366 to 730 days (1-2 Yrs)	211	100	111
731 to 1,095 days (2-3 Yrs)	115	32	83
1,096 to 1,460 days (3-4 Yrs)	11	7	4
1,461 to 1,825 days (4-5 Yrs)	0	0	0
More than 1,825 days (> 5 Yrs)	5	3	2
Total	1,842	1,047	795

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

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
7 days or less	39	31	8	0	0
8 to 14 days	18	17	0	0	1
15 to 21 days	13	9	4	0	0
22 to 30 days	12	12	0	0	0
31 to 60 days	24	24	0	0	0
61 to 90 days	25	25	0	0	0
91 to 180 days	31	31	0	0	0
181 to 365 days	35	35	0	0	0
366 to 730 days (1-2 Yrs)	17	17	0	0	0
Total (persons moved into housing)	216	203	12	0	1
Average length of time to housing	<i>133.50</i>	<i>141.65</i>	<i>5.83</i>	<i>0</i>	<i>12.00</i>
Persons who were exited without move-in	308	308	0	0	0
Total persons	524	511	12	0	1

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	137	136	0	0	1
8 to 14 days	48	48	0	0	0
15 to 21 days	50	50	0	0	0
22 to 30 days	79	79	0	0	0
31 to 60 days	189	189	0	0	0
61 to 90 days	237	237	0	0	0
91 to 180 days	398	372	26	0	0
181 to 365 days	362	361	0	0	1
366 to 730 days (1-2 Yrs)	211	211	0	0	0
731 days or more	131	131	0	0	0
Total	1,842	1,814	26	0	2

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	8	4	4	0	0
8 to 14 days	0	0	0	0	0
15 to 21 days	9	6	3	0	0
22 to 30 days	2	2	0	0	0
31 to 60 days	30	13	17	0	0
61 to 90 days	10	10	0	0	0
91 to 180 days	36	36	0	0	0
181 to 365 days	71	70	0	0	1
366 to 730 days (1-2 Yrs)	94	92	2	0	0
731 days or more	68	68	0	0	0
Total (persons moved into housing)	328	301	26	0	1
Not yet moved into housing	542	542	0	0	0
Data not collected	6	6	0	0	0
Total persons	876	849	26	0	1

Q22f: Length of Time between Project Start Date and Housing Move-in Date by Race and Ethnicity

	American Indian, Alaska Native, or Indigenous	Asian or Asian American	Black, African American, or African	Hispanic/Latina/o	Middle Eastern or North African	Native Hawaiian or Pacific Islander	White	At Least 1 Race and Hispanic/Latina/o	Multi-racial (does not include Hispanic/Latina/o)	Unknown (Don't Know, Preferred not to Answer, Data not Collected)
Persons Moved Into Housing	1	3	84	44	0	1	75	21	6	0
Persons Exited Without Move-In	5	5	123	38	0	1	109	20	6	1
Average time to Move-In	8.00	126.00	175.11	95.41	0	89.00	86.67	142.86	35.83	0
Median time to Move-In	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate

New as of 10/1/2023.

Q22g: Length of Time Prior to Housing by Race and Ethnicity - based on 3.917 Date Homelessness Started

	American Indian, Alaska Native, or Indigenous	Asian or Asian American	Black, African American, or African	Hispanic/Latina/o	Middle Eastern or North African	Native Hawaiian or Pacific Islander	White	At Least 1 Race and Hispanic/Latina/o	Multi-racial (does not include Hispanic/Latina/o)	Unknown (Doesn't Know, Prefers not to Answer, Data not Collected)
Persons Moved Into Housing	2	3	129	54	0	1	96	38	5	0
Persons Not Yet Moved Into Housing	6	13	223	75	0	1	176	34	12	1
Average time to Move-In	128.50	313.75	681.37	301.84	0	485.00	783.85	733.89	514.00	0
Median time to Move-In	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate	Cannot calculate

New as of 10/1/2023.

Q23c: Exit Destination

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Homeless Situations					
Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	127	127	0	0	0
Emergency shelter, including hotel or motel paid for with emergency shelter voucher, Host Home shelter	275	275	0	0	0
Safe Haven	5	5	0	0	0
Subtotal - Homeless Situations	407	407	0	0	0
Institutional Situations					
Foster care home or foster care group home	0	0	0	0	0
Hospital or other residential non-psychiatric medical facility	12	12	0	0	0
Jail, prison, or juvenile detention facility	12	12	0	0	0
Long-term care facility or nursing home	3	3	0	0	0
Psychiatric hospital or other psychiatric facility	4	4	0	0	0
Substance abuse treatment facility or detox center	7	7	0	0	0
Subtotal - Institutional Situations	38	38	0	0	0
Temporary Situations					
Transitional housing for homeless persons (including homeless youth)	16	16	0	0	0
Residential project or halfway house with no homeless criteria	10	10	0	0	0
Hotel or motel paid for without emergency shelter voucher	3	3	0	0	0
Host Home (non-crisis)	0	0	0	0	0
Staying or living with family, temporary tenure (e.g., room, apartment, or house)	14	14	0	0	0
Staying or living with friends, temporary tenure (e.g., room, apartment, or house)	23	23	0	0	0
Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0
Subtotal - Temporary Situations	66	66	0	0	0
Permanent Situations					
Staying or living with family, permanent tenure	24	24	0	0	0
Staying or living with friends, permanent tenure	4	4	0	0	0
Moved from one HOPWA funded project to HOPWA PH	0	0	0	0	0
Rental by client, no ongoing housing subsidy	117	93	24	0	0
Rental by client, with ongoing housing subsidy	186	184	2	0	0
Owned by client, with ongoing housing subsidy	0	0	0	0	0
Owned by client, no ongoing housing subsidy	0	0	0	0	0
Subtotal - Permanent Situations	331	305	26	0	0
Other Situations					
No Exit Interview Completed	168	168	0	0	0
Other	16	16	0	0	0
Deceased	6	6	0	0	0
Client Doesn't Know/Prefers Not to Answer	4	4	0	0	0
Data Not Collected	11	11	0	0	0
Subtotal - Other Situations	205	205	0	0	0
Total	1,047	1,021	26	0	0
Total persons exiting to positive housing destinations	454	428	26	0	0
Total persons whose destinations excluded them from the calculation	30	30	0	0	0
Percentage	44.64%	43.19%	100.00%	0	0

Updated 10/1/2023: Rows reordered and grouped differently. Destinations with subsidies are now detailed in Q23d. Existing data has been updated to match new row order and relocated to Q23d as appropriate.

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

Q23d: Exit Destination – Subsidy Type of Persons Exiting to Rental by Client With An Ongoing Subsidy

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
GPD TIP housing subsidy	0	0	0	0	0
VASH housing subsidy	0	0	0	0	0
RRH or equivalent subsidy	34	32	2	0	0
HCV voucher (tenant or project based) (not dedicated)	19	19	0	0	0
Public housing unit	16	16	0	0	0
Rental by client, with other ongoing housing subsidy	37	37	0	0	0
Housing Stability Voucher	3	3	0	0	0
Family Unification Program Voucher (FUP)	0	0	0	0	0
Foster Youth to Independence Initiative (FYI)	0	0	0	0	0
Permanent Supportive Housing	74	74	0	0	0
Other permanent housing dedicated for formerly homeless persons	3	3	0	0	0
TOTAL	186	184	2	0	0

New as of 10/1/2023: Existing data from Q23c prior to 10/1/2023 has been relocated to Q23d as appropriate.

Q23e: Exit Destination Type by Race and Ethnicity

	Total	American Indian, Alaska Native, or Indigenous	Asian or Asian American	Black, African American, or African	Hispanic/Latina/o	Middle Eastern or North African	Native Hawaiian or Pacific Islander	White	At Least 1 Race and Hispanic/Latina/o	Multi-racial (does not include Hispanic/Latina/o)	Unknown (Doesn't Know, Prefers not to Answer, Data not Collected)
Homeless Situations	407	3	5	115	51	0	2	187	37	6	1
Institutional Situations	38	2	1	10	3	0	0	19	3	0	0
Temporary Housing Situations	66	0	0	26	7	1	0	28	3	1	0
Permanent Housing Situations	331	2	4	99	59	0	0	128	33	6	0
Other	202	2	2	35	60	0	1	76	22	2	2
Total	1,047	9	12	285	180	1	3	441	98	15	3

New as of 10/1/2023.

Q24a: 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	0	0	0	0	0
Able to maintain the housing they had at project start--With the subsidy they had at project start	0	0	0	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	0	0	0	0	0
Moved to new housing unit--Without an on-going subsidy	0	0	0	0	0
Moved in with family/friends on a temporary basis	0	0	0	0	0
Moved in with family/friends on a permanent basis	0	0	0	0	0
Moved to a transitional or temporary housing facility or program	0	0	0	0	0
Client became homeless – moving to a shelter or other place unfit for human habitation	0	0	0	0	0
Jail/prison	0	0	0	0	0
Deceased	0	0	0	0	0
Client Doesn't Know/Prefers Not to Answer	0	0	0	0	0
Data not collected (no exit interview completed)	0	0	0	0	0
Total	0	0	0	0	0

Q24e: Sex

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Female	471	456	15	0	0
Male	992	983	7	0	2
Client Doesn't Know/Prefers Not to Answer	9	9	0	0	0
Data Not Collected	370	366	4	0	0
Total	1,842	1,814	26	0	2

New as of 10/1/2025.

¹This lookup is provided by Sage. The CSV upload contains only the response code.**Q25a: Number of Veterans**

	Total	Without Children	With Children and Adults	Unknown Household Type
Chronically Homeless Veteran	10	10	0	0
Non-Chronically Homeless Veteran	19	19	0	0
Not a Veteran	1,778	1,769	9	0
Client Doesn't Know/Prefers Not to Answer	1	1	0	0
Data Not Collected	15	15	0	0
Total	1,823	1,814	9	0

Q26b: Number of Chronically Homeless Persons by Household

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Chronically Homeless	745	742	2	0	1
Not Chronically Homeless	1,027	1,002	24	0	1
Client Doesn't Know/Prefers Not to Answer	4	4	0	0	0
Data Not Collected	66	66	0	0	0
Total	1,842	1,814	26	0	2



EOHLC Annual Monitoring Report

HOME and HTF Program

HUD Program Year 2025

July 1, 2025 – June 30, 2026

Introduction

FinePoint Associates, LLC (FinePoint) is contracted by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities (EOHLC) to provide compliance monitoring services for the statewide HOME Investment Partnerships Program (HOME) and Housing Trust Fund (HTF) rental housing portfolio.

FinePoint monitors recipients of HOME and HTF rental housing funds to ensure compliance with applicable U.S. Department of Housing and Urban Development (HUD) regulations, as well as the specific terms outlined in EOHLC's project written agreements.

The monitoring process focuses on the following key regulatory areas:

- Tenant selection procedures
- Rent and income targeting requirements
- Household eligibility and income verification
- Tenant protections
- Financial oversight
- Ongoing property condition standards

Between July 1, 2025, and June 30, 2026, FinePoint completed occupancy compliance assessments of 328 HOME and HTF-assisted properties and conducted physical inspections of 306 properties.

2025 Program Year At a Glance

328 Occupancy Reviews Completed	86.0% Occupancy Compliance Rate	14.0% Occupancy Noncompliance Rate	237 HOME Projects in ELU Period
306 Physical Inspections Completed	92.8% Inspection Compliance Rate	4.9% Inspection Noncompliance Rate	45.8% Inspections with Initial Concerns

Monitoring Process and Procedures

FinePoint maintains the monitoring pipeline for the HOME and HTF programs, which is updated regularly by EOHLC. Projects are monitored annually in accordance with the compliance requirements established by the HOME Final Rule, the HTF Interim Rule, and EOHLC's Compliance Monitoring Scope of Services.

As part of this scope, FinePoint is responsible for:

- Reporting monitoring results to property owners and EOHLC.
- Overseeing the corrective action process for identified deficiencies.
- Providing technical assistance to property representatives.

FinePoint also works with EOHLC to identify HOME-assisted projects that have completed their HUD-mandated period of affordability and have transitioned into the Extended Local Use (ELU) period. These projects are monitored under EOHLC's ELU compliance protocols. As of this report, 237 HOME projects have transitioned into the ELU period.

All occupancy compliance monitoring is conducted remotely. Each year, HOME-assisted projects must submit:

- Household income eligibility documentation.
- Current and proposed rent schedules.
- Owner's Certification of Continuing Compliance.
- Utility allowance documentation (if applicable.)

HOME and HTF projects, with 25 or more total units, receive full occupancy compliance assessments annually. Projects with 24 or fewer units are assessed fully every other year.

Full Occupancy Compliance Assessments Include:

- Review of tenant selection procedures.
- Evaluation of financial management practices.
- Review of rent schedules.
- Verification of household eligibility and income determinations.
- Review of lease agreements and tenant protections.
- Assessment of property management and maintenance practices.
- Physical property condition inspections.

After each occupancy assessment, FinePoint meets with property representatives to review findings, discuss any deficiencies, and offer technical assistance as needed.

2025 Occupancy Compliance Assessment Summary

During the 2025 HUD program year, FinePoint completed occupancy compliance assessments for 328 projects:

- 309 HOME projects, covering 4,555 HOME-assisted units
- 28 HTF projects, covering 345 HTF-assisted units

(9 projects are dual-funded under both HOME and HTF; net unique project count is 328.)

Monitoring reports were issued electronically to project owners and owner's agents, summarizing applicable requirements, monitoring outcomes, and required corrective actions. Owners were given 45 days to submit documentation demonstrating resolution of cited compliance deficiencies. FinePoint reviewed submitted materials and updated each project's compliance status accordingly.

Occupancy Compliance Findings

Most monitored projects demonstrated substantial compliance with HOME/HTF program requirements:

- 282 projects (86.0%) were in substantial compliance.
- 46 projects (14.0%) were cited for HOME or HTF occupancy compliance deficiencies.

Common Deficiencies Included:

- Financial management and reporting documentation
- Lease and tenant file documentation
- Rent schedule and rent-setting documentation

- Household income eligibility documentation
- Owner certification documentation

A notable share of the lease-related deficiencies this program year stemmed from properties using lease templates compliant with Massachusetts state law, which permits a 14-day notice of termination for non-payment of rent. This provision does not meet HOME and HTF tenant protection requirements. These deficiencies were resolved by requiring implementation of the EOHLC HOME and HTF Lease Rider.

A full list of the 328 projects that had occupancy compliance assessments is provided in Appendix A.

2025 Physical Inspection Summary

FinePoint conducted physical inspections of 306 HOME/HTF-assisted projects during the 2025 program year. Inspections included a visual assessment of common areas, building exteriors, major building systems, and a representative sample of assisted units to ensure compliance with property standards. All 24-hour violations observed were promptly documented and reported using FinePoint's Notification of Exigent Health and Safety Hazards form.

Post-Inspection Process:

- Property representatives received a detailed summary of the findings.
- 21 days were provided to address deficiencies.
- Acceptable resolution documentation included completed work orders, photos, or vendor correspondence.
- Final compliance reports were issued electronically.
- Unresolved property standard deficiencies required corrective action response within 45 days.

Physical Inspection Compliance Findings

- 284 HOME projects, 4,270 HOME-assisted units
- 30 HTF projects, 364 HTF-assisted units

(8 projects are dual-funded under both HOME and HTF; net unique project count is 306.)

Findings:

- 140 projects (45.8%) had at least one property standard deficiency at the time of inspection.
- 284 projects (92.8%) ultimately demonstrated substantial compliance after the 21-day work order period elapsed.
- 15 projects (4.9%) remained non-compliant due to unresolved deficiencies in building exteriors, common areas, systems, or unit conditions.

Some level of property standard findings at initial inspection is expected in occupied housing and is not, on its own, an indicator of systemic property management deficiencies. The high rate of resolution within the 21-day work order period reflects that expectation.

A full list of the 306 inspected projects is provided in Appendix B.

Appendix A: Occupancy Compliance Assessments Program Year 2025

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Tavernier Place	ACTON	Common Ground Development Corporation	Peabody Properties, Inc.	11		109, 113, 115, 203, 207, 211, 315	Compliant	
Rosewood Way	AGAWAM	Way Finders	Way Finders	11		6A, 7D, 8D, 8H, 9D, 10F, 13E, 15C	Compliant	
Butternut Farm	AMHERST	Way Finders	Way Finders	11		3, 6, 10, 19, 22, 25	Compliant	
Valley Main Street Housing	AMHERST	Valley CDC	TCB	11		683-2, 683-3, 683-6, 687-1, 687-3	Compliant	
Capitol Square Apartments Arlington	ARLINGTON	Housing Corporation of Arlington	Peabody Properties, Inc.	11		252-2, 252-3, 252-4, 252-7, 260-2A	Noncompliant	Lease, Income documentation, Financial
The Ledges (Robert Hill Way)	ASHLAND	EA Fish	Peabody Properties, Inc.	11		101, 111, 205, 224, G2, G9	Compliant	
School Street Residences	ATHOL	Stratford Capital Group	HallKeen	11		103, 105, 203, 307, 315	Compliant	
150 Pleasant St. (Ascension House)	ATTLEBORO	Neighborhood Housing Services of the South Shore	Father Bill's & MainSpring		22	AD, BW, DJ, EB, MD	Compliant	
Bliss School Apartments	ATTLEBORO	Great Bridge Properties	Stewart Property Mgmt	11		102, 109, 115, 201, 203, 214, 306, 310	Compliant	
Mechanic's Mill (Sterling Lofts)	ATTLEBORO	WinnResidential	WinnResidential	11		108, 211, 314, 323, 424,	Compliant	
Julia Bancroft Apts	AUBURN	Pennrose	Pennrose	11		101, 103, 104, 110, 203, 303, 306	Noncompliant	Rents
Mary D. Stone	AUBURN	Pennrose	Pennrose	11		105, 114M, 208, 212, 307, 310, 405, 409	Noncompliant	Rents, Financial
Village Green I	BARNSTABLE	Tangram	Vesta Corporation	11		A102, D103, D208, A304, D310	Noncompliant	Rents
447 Concord - Bedford Village II	BEDFORD	POAH	POAH	11		A21, A23, B11, B13, C01	Compliant	
Christopher Heights of Belchertown	BELCHERTOWN	The Grantham Group	The Grantham Group	11		101, 120, 209, 228, 312, 323, 215, 110	Compliant	
Northbrook Village II	BERLIN	Aging Services of North Central MA	Maloney	30		104, 109, 110, 204, 212, 302, 306, 313	Compliant	
Anchor Point Phase I	BEVERLY	Harborlight Homes	Harborlight Homes	11		101, 111, 212, 104, 305, 206, 308, 202, 313	Compliant	
Cabot Street Homes	BEVERLY	YMCA of the North Shore	YMCA of the North Shore	43		321-2, 325-309, 321-11, 321-5, 325-213, 325-306, 325-107, 325-202	Compliant	
Holcroft Park Homes (Phase I)	BEVERLY	North Shore CDC	YMCA of the North Shore	11		9-102, 9-203, 9-306, 10C, 22C, 30A	Compliant	
Holcroft Park Homes - Phase 2	BEVERLY	North Shore CDC	YMCA of the North Shore	11		23-103, 23-305, 23-303, 35-101, 35-202, 35-303	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Pleasant Street Apartments	BEVERLY	Peabody Properties, Inc.	Peabody Properties, Inc.	11		104, 203, 206, 305, 307, 310, 409	Compliant	
109 Mt. Pleasant Avenue	BOSTON	Urban Edge	WinnResidential	7		1-2, 1-4, 1-5, 1-7, 1-8	Compliant	
123 Crawford St (BCLT SRO Collaborative)	BOSTON	Commonwealth Land Trust	Commonwealth Land Trust		6	9, 10, 11, 12, 13	Noncompliant	Annual Owner Certification
132 Chestnut Hill Ave (Weinberg)	BOSTON	2Life Communities	2Life Communities	11		201, 211, 313, 412, 507, 604	Compliant	
140 Clarendon St (Clarendon Residences)	BOSTON	Beacon Communities	Beacon Communities	25		715, 906, 915, 1104, 1108	Compliant	
1460 Dorchester Ave	BOSTON	VietAid	Trinity Mgmt	33		101, 102, 205, 211, 304, 313, 406, 412	Compliant	
157 Washington Street AB&W - Rental Retail	BOSTON	Codman Square NDC	UHM Properties	11		11, 13, 21, 36, 43	Compliant	
191 - 195 Bowdoin St	BOSTON	VietAid	Trinity Mgmt	11		102, 201, 212, 309, 406, 411	Compliant	
2147 Washington	BOSTON	New Atlantic Development	UHM Properties	11		203, 206, 212, 303, 305, 316, 403, 404, 415, 504	Compliant	
225 Centre Street	BOSTON	TCB	TCB	35		303, 313, 405, 507, 617, 707, 713	Compliant	
25 Amory St	BOSTON	JPNDC	Peabody Properties, Inc.	11		102, 111 208, 309, 413	Compliant	
250 Centre Street	BOSTON	TCB	TCB	11		210, 309, 410, 503, 510, 606	Compliant	
270 Centre Street (Centre/Lamartine)	BOSTON	JPNDC	Peabody Properties, Inc.	15		201, 260, 300, 370, 430, 490	Compliant	
33 Everett Street	BOSTON	Allston-Brighton CDC	Maloney	15		47E-C, 57E-C, 57E-M, 61E-L, 63H-A	Compliant	
3368 Washington Street	BOSTON	Pine Street Inn	TCB	11		434, 535, 332, 235, 439	Compliant	
35 Creighton Street Residence (Sister Virginia Mulhern)	BOSTON	JPNDC	Pine Street Inn	28		103, 104, 203, 204, 303, 304	Compliant	
75 Amory Apartments	BOSTON	JPNDC	Peabody Properties, Inc.	11		108, 205, 305, 308, 405	Compliant	
Amory Terrace 89 - 95 Amory Street	BOSTON	Urban Edge	WinnResidential	15		3C, 6H, 10A, 10F, 95A, 95B	Compliant	
Ashmont TOD Housing (The Carruth)	BOSTON	Trinity Financial	Trinity Mgmt	23		202, 223, 312, 402, 412, 413	Compliant	
Bartlett A9	BOSTON	Urban Edge	WinnResidential	11		303, 304, 404, 414, 504,	Compliant	
Bartlett Station Lot D (The Kenzi)	BOSTON	Urban Edge	POAH	11		101, 209, 211, 301, 305, 311, 410, 502, 507	Compliant	
Bloomfield Gardens	BOSTON	VietAid	Trinity Mgmt	27		201, 207, 302, 306, 401, 404	Compliant	
Boston's Hope	BOSTON	Urban Edge	WinnResidential	40		221 Harv, 71-106, 71-303, 78 King, 88-203, 88-204, 88-301, 88-304	Noncompliant	Lease, Financial
Bridgeview Center	BOSTON	TILL, Inc	Trinity Mgmt	11		102, 204, 205, 304, 314	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Brighton Marine	BOSTON	WinnResidential	WinnResidential	11		111, 208, 314, 318, 514	Compliant	
Brook Ave. Coop	BOSTON	EA Fish	Peabody Properties, Inc.	11		09-JUD09, 02-BA12A, 14-NA20, 12-JUL37, 05-BA40, 16-WC60, 13-MO139	Compliant	
Centre Creighton (Blessed Sacrament Mixed Use)	BOSTON	JPND	Peabody Properties, Inc.	20		103, 104, 207, 211, 302, 308	Compliant	
Cheriton Heights Senior Housing	BOSTON	AABA Cheriton Heights	TCB	40			Noncompliant	Lease, Income documentation
Coppersmith Village Rental	BOSTON	NOAH	Peabody Properties, Inc.	11		207, 214, 304, 404, 407	Compliant	
Cote Village Apartments	BOSTON	POUA	Maloney	11		104, 215, 303, 202, 409, 311	Compliant	
Dudley Crossing	BOSTON	Urban Edge	WinnResidential	10		201, 202, 203, 204, 302, 306, 505, 204-1	Compliant	
Dudley Greenville	BOSTON	Madison Park Development Corporation	WinnResidential	11		1, 9, 403, 501, 502	Compliant	
Egleston Crossing	BOSTON	Urban Edge	WinnResidential	15		2-5B-5, 1-33-209, 1-33-510, 2-89-206, 2-89-211, 2-89-303	Compliant	
Franklin Hill - Phase 1A	BOSTON	Trinity Financial	Trinity Mgmt	23		106, 206, 309, 408, 501	Compliant	
Franklin Hill Revitalization Phase 2A	BOSTON	Trinity Financial	Trinity Mgmt	62		101, 103, 206, 307, 406, 507, 21F, 48S, 87S, 91F	Noncompliant	Rents
Geneva Avenue Elderly 202 (Pine St. Inn)	BOSTON	Pine Street Inn	Pine Street Inn	10		201, 301, 303, 304, 305	Compliant	
Grace Apartments	BOSTON	EBCDC	Metro Management	11	10	187: 203, 204, 308, 404, 503, 606 189: 201, 705,	Noncompliant	Financial
Harvard Commons Cooperative	BOSTON	Cruz	Cruz	45		357, 453, 455, 63, 365, 59	Compliant	
Hattie Kelton Apartments (61 General Heath Square)	BOSTON	JPND	Peabody Properties, Inc.	11		105, 205, 301, 303, 410	Compliant	
Hearth at Four Corners	BOSTON	Hearth, Inc.	Peabody Properties, Inc.	11		102, 202, 302, 312, 402	Noncompliant	Lease, Financial
Hearth at Olmsted Green	BOSTON	Hearth, Inc.	Peabody Properties, Inc.	20		104, 204, 207, 304, 306	Noncompliant	Lease, Financial
Holtzer Park	BOSTON	Urban Edge	TCB	11		101, 209, 305, 413, 501, 515	Compliant	
Hong Lok House	BOSTON	Greater Boston Chinese Golden Age Center	Rogerson Communities	50		211, 311, 409, 411, 509, 511, 609, 711, 809, 811	Compliant	
Hyde Park Ave Elder Care	BOSTON	Bay Cove Human Services	Bay Cove Human Services	3		A1, A4, A5, A7	Compliant	
Indigo Block	BOSTON	Dorchester Bay EDC	WinnResidential	11		101, 302, 401, 402, 413	Noncompliant	Financial
Jamaica Plain Apartments	BOSTON	Urban Edge	WinnResidential	11		3163, 9602, 3183, 5201	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Kasanof Bakery (Thomas I. Atkins Apts)	BOSTON	Urban Edge	WinnResidential	17		103, 204, 304, 312, 403, 413	Compliant	
Loop at Mattapan Station 4	BOSTON	POAH	POAH	11		301, 302, 319, 507, 526	Compliant	
Mattapan Heights Phase 5A	BOSTON	Trinity Financial	Trinity Mgmt	40			Noncompliant	Rents, Lease, Income documentation, Financial,
Maverick Gardens Phase 2	BOSTON	Trinity Financial	Trinity Mgmt	61		309, 416, 515, 601, 00D	Noncompliant	Rents, Lease
Maverick Gardens Phase 3	BOSTON	Trinity Financial	Trinity Mgmt	71		LA06, BO17, LI17, Lo18, MA21, Lo26, SU68, SU102	Noncompliant	Rents, Lease,
Mission Hill Parcel 25 Phase 1A	BOSTON	Mission Hill NDS	Maloney	11		303, 304, 307, 314, 316	Compliant	
Mission Hill Parcel 25 Phase 2 aka One Halleck	BOSTON	Mission Hill NDS	Maloney	11		104, 110, 206, 213, 303, 308, 409, 501, 505	Compliant	
Neponset Field Senior Housing	BOSTON	IBA	Maloney	30		103, 205, 206, 308, 402, 409,	Noncompliant	Financial
New Girls Latin Academy (Latin II)	BOSTON	Codman Square NDC	WinnResidential	15		45-104, 45-106, 45-201, 45-407, 380-110A	Noncompliant	Rents, Financial
Oliver Lofts (Pickle-Ditson Lofts)	BOSTON	WinnResidential	WinnResidential	11		103, 111, 214, 300, 313	Compliant	
Olmsted Green Rental II	BOSTON	Codman Square NDC	WinnResidential	11		K17, K24, K31, S13, S42	Compliant	
Olmsted Green Rental III	BOSTON	Lena Park CDC	WinnResidential	11		OW10, OW16, OW37, OW06, OW14, OW36, OW76, SL29	Noncompliant	Rents, Lease, Income documentation, Financial
One East Lenox Street (1876-1886 Washington St)	BOSTON	Caritas	Caritas	11		203, 207, 303, 401	Noncompliant	Rents, Lease, Income documentation, Financial
Oxford Ping On	BOSTON	Chinese Economic Development Council Inc	Trinity Mgmt	20		204, 304, 504, 704, 804	Compliant	
Parcel 24 (66 Hudson at One Greenway)	BOSTON	Asian CDC	Maloney	45		310, 312, 404, 410, 702, 710, 802, 803, 904, 910	Compliant	
Paris Village	BOSTON	EBCDC	Metro Management	11		304, 307, 404, 405, 407	Compliant	
Quincy Commons (Ellen S Jackson Apts)	BOSTON	Urban Edge	WinnResidential	20		104, 206, 209, 309, 406	Compliant	
RTH Riverway (RTH Mosaic)	BOSTON	Roxbury Tenants of Harvard Assoc	Trinity Mgmt	15		213, 214, 314, 414, 514	Noncompliant	Rents, Lease, Income documentation, Financial
Residences Off Baker aka Parkway 1208	BOSTON	B'nai B'rith	Peabody Properties, Inc.	11		104, 110, 202, 302, 307, 316	Noncompliant	Financial
Riley House	BOSTON	POUA	Maloney	40		101, 201, 206, 301, 306, 311, 406, 411	Compliant	
Roxbury Crossing Senior Building	BOSTON	Mission Hill NDS	Maloney	39		108, 109, 208, 209, 308, 309, 408, 409	Compliant	
Spencer House II (Cooper House)	BOSTON	Rogerson Communities	Rogerson Communities	37		101, 110, 201, 210, 301, 310, 401, 410	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Talbot Commons	BOSTON	Codman Square NDC	WinnResidential	11		15M-02, 4N-1, 4N-4, 6N-1, 6N-2	Compliant	
The Pryde (William Barton Rogers School)	BOSTON	Pennrose	Pennrose	11		121, 125, 212, 215, 307, 310, 322, 403	Compliant	
Uphams West	BOSTON	Dorchester Bay EDC	Maloney	8		R021-02, D557-06, D557-01, W002-02, R021-03	Compliant	
Upper Washington	BOSTON	VietAid	Trinity Mgmt	11		A102, A202, A205, A405, B303, B305, B306	Compliant	
Walker Park Apartments	BOSTON	Urban Edge	WinnResidential	11		67-101, 67-108, 67-202, 67-303, 67-401, 80-101, 80-201, 80-204, 80-305, 80-404	Compliant	
Walnut Avenue (Francis Grady Apartments)	BOSTON	JPND	Pine Street Inn	11		3, 4, 5, 6, 7	Compliant	
Washington Beech HOPE VI - Phase 1A	BOSTON	Trinity Financial	Trinity Mgmt	12		02BC, 05MV, 22BC, 39BA, 20BC	Compliant	
Washington Beech HOPE VI - Phase 1B	BOSTON	Trinity Financial	Trinity Mgmt	30		106, 2111, 305, 418, 502	Compliant	
Washington Beech HOPE VI Phase 2A	BOSTON	Trinity Financial	Trinity Mgmt	15		4UW, 7BA, 45BC, 381BS, 06BC	Compliant	
Wayne at Bicknell	BOSTON	Cruz	Cruz	11		002G1, 04WIL2, 077H3, 050L1, 05702, 0101N3	Compliant	
Wayne at Blue Hill	BOSTON	Cruz	Cruz	11		1439-08, 1443-12, 1443-05, 144711, 1451-10-	Compliant	
Wayne at Columbia	BOSTON	Cruz	Cruz	25		217C3, 04A2, 1461-2, 509C01, 471C11, 06B4, 217C2, 1463-03	Compliant	
Wayne at Schuyler	BOSTON	Cruz	Cruz	11		2E3, 2WAY2, 39S3, 249H5, 0358W1, 0358W6, 060W9	Compliant	
West Fenway Elderly	BOSTON	Fenway Forward	Peabody Properties, Inc.	11		202, 204, 308, 402, 704	Compliant	
Worcester House	BOSTON	Caritas	Caritas	11			Noncompliant	Rents, Lease, Income documentation, Owner Certification, Financial
Zelma Lacey House (The Charlestown)	BOSTON	Affordable Housing & Services Collaborative	Peabody Properties, Inc.	20		115, 125, 206, 306, 315	Noncompliant	Rents, Lease, Income documentation, Financial
Canal Bluffs Phase III (High Meadow Townhomes)	BOURNE	POAH	POAH	11		100-2, 101-4, 102-3, 104-6, 106-2, 107-3, 108-3, 109-5	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Clay Pond Cove	BOURNE	POAH	POAH	11		102, 108, 113, 203, 209, 210, 303, 310, 311	Noncompliant	Rents
Coady School Residences	BOURNE	Stratford Capital Group	HallKeen	11		115, 119, 213, 216, G05	Compliant	
Residences at Canal Bluffs (Phase I)	BOURNE	POAH	POAH	11		108, 204, 209, 302, 310	Compliant	
Brewster Woods	BREWSTER	POAH	POAH	11		30-102, 30-108, 40-101, 40-207, 40-298	Compliant	
McElwain School Apartments	BRIDGEWATER	Capstone Communities	Peabody Properties, Inc.	11		B-105, B-108, B-213, B-214, B-305, B-313	Compliant	
Lincoln School	BROCKTON	Neighborhood Housing Services of the South Shore	HallKeen	11		1-008, 1-311, 1-108, 1-212, 1-204	Compliant	
Sycamore on Main (Downtown Brockton TOD)	BROCKTON	NeighborWorks Housing Solutions	WinnResidential	11		202, 302, 310, 402, 412	Compliant	
108 Centre Street	BROOKLINE	Hebrew SeniorLife	Hebrew SeniorLife	11		202, 302, 402, 405, 502, 507, 608, 708	Compliant	
51-57 Beals Street	BROOKLINE	Pine Street Inn	Pine Street Inn	31		51-03, 51-04, 51-05, 51-14, 51-15, 55-01, 55-02	Noncompliant	Lease
Brown Family House (370 Harvard Street)	BROOKLINE	2Life Communities	2Life Communities	11		211, 407, 507, 603, 608	Compliant	
Cambridge YWCA SRO	CAMBRIDGE	YWCA Cambridge	Cambridge Housing Authority	22		131, 138, 300, 404, 431, 438	Compliant	
Central House	CAMBRIDGE	Caritas	Caritas	64		201, 206, 207, 211, 216, 217, 301, 306, 307, 311, 326, 327	Noncompliant	Rents, Lease, Income documentation, Financial,
Frost Terrace	CAMBRIDGE	Capstone Communities	Peabody Properties, Inc.	11		89-003, 89-101, 89-201, 89-502, 91-003	Compliant	
Putnam Green	CAMBRIDGE	Homeowners Rehab Inc.	Wingate	20		103, 203, 305, 403, 405	Compliant	
Trolley Square Rental	CAMBRIDGE	Homeowners Rehab Inc.	Wingate	15		2393-1, 2393-2, 2395-1, 2395-2, 2397-3	Compliant	
Benfield Farms	CARLISLE	NOAH	NOAH	9		105, 209, 205, 303, 111	Compliant	
Cady Brook Apartments (Woodland Walk)	CHARLTON	Way Finders	Way Finders			3, 11, 39, 34, 42, 34, 20, 27	Compliant	
Lake Street Affordable Housing	CHATHAM	TCB	TCB	11		12-76, 14-96, 3-18, 5-30, 5-28, 11-55, 6-44, 10-60	Compliant	
CHOICE Center at North Village	CHELMSFORD	Chelmsford Housing Authority	Chelmsford Housing Authority	37		104, 114, 208, 210, 213, 302, 312	Compliant	
Chelmsford Woods Residences	CHELMSFORD	Stratford Capital Group	Chelmsford Housing Authority	11		3302, 3117, 3209, 3310, 3103	Compliant	
Chelmsford Woods Residences 2	CHELMSFORD	Stratford Capital Group	Chelmsford Housing Authority	11		2103, 2306, 4109, 4308, TH10,	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
1005 Broadway	CHELSEA	The Neighborhood Developers	WinnResidential	11		409, 405, 403, 402, 306, 304, 203, 213	Compliant	
181 Chestnut Street	CHELSEA	The Neighborhood Developers	WinnResidential	9		16, 17, 21, 25, 29	Compliant	
242 Spencer (Acadia)	CHELSEA	The Neighborhood Developers	WinnResidential		8	203, 211, 302, 406, 409	Compliant	
25 Sixth Street	CHELSEA	The Neighborhood Developers	WinnResidential	11		205, 302, 313, 513, 203	Compliant	
Flats at 22 (22 Gerrish)	CHELSEA	Causeway Development	HallKeen	11		103, 112, 203, 213, 413, 414	Noncompliant	Rents
Highland Terrace	CHELSEA	The Neighborhood Developers	WinnResidential	11		49, 53, 55, 61, 71	Compliant	
Janus Highlands Apartments	CHELSEA	The Neighborhood Developers	WinnResidential	11		21-2, 27-2, 27-6, 181-104, 181-307	Compliant	
Spencer Row	CHELSEA	The Neighborhood Developers	WinnResidential	11		103, 105, 107, 207, 307	Compliant	
TND Homes I	CHELSEA	The Neighborhood Developers	WinnResidential	10		3, 4, 5, 6, 7, 8	Compliant	
Conifer Hill - Phase II	DANVERS	Maloney	Maloney	11		412, 424, 512, 521, 526, 623, 634	Compliant	
Village at Lincoln Park	DARTMOUTH	Bristol Pacific Homes	Peabody Properties, Inc.	11		102, 112, 203, 303, 311, 210	Compliant	
Village at Lincoln Park Senior	DARTMOUTH	Bristol Pacific Homes	Peabody Properties, Inc.	11		101, 106, 114, 203, 212, 216, 304, 309, 315	Compliant	
Northside Senior Citizens Apartments	DENNIS	POAH	POAH	11		102, 118, 123, 220, 224	Compliant	
Route 134 Community Housing (Melpet Farms)	DENNIS	POAH	POAH	11		5D, 7B, 8A, 9C, 4A	Compliant	
Nauset Green	EASTHAM	Pennrose	Pennrose	11		108C, 202J, 329S, 125H, 305M	Compliant	
Treehouse at Easthampton Meadow (White Brook)	EASTHAMPTON	Beacon Communities	Beacon Communities	11		302, 701, 901, 1403, 2103	Compliant	
St Therese Condo 9%	EVERETT	The Neighborhood Developers	WinnResidential	11		401, 403, 511, 513, 519	Compliant	
Oxford School Residences	FAIRHAVEN	SCG Development Co, LLC	HallKeen	11		310, 307, 111, 206, 211, H03, 310	Compliant	
Curtain Lofts aka Wampanoag Mill	FALL RIVER	WinnResidential	WinnResidential	11		506, 218, 417, 308, 110, 113	Compliant	
Knitting Mill Apartments and Senior Center	FALL RIVER	Liberty Affordable Housing	CRM Rental Mgmt	11		101, 111, 203, 212, 215,	Noncompliant	Rents, Lease, Financial
704 Main	FALMOUTH	Falmouth Housing Corp	Falmouth Housing Corp	11		104, 109, 202, 210, 221, 302, 319, 323	Compliant	
Little Pond Place	FALMOUTH	Affirmative Investments Inc	Falmouth Housing Corp	11		A103, 1A04, A113, A213, B101, B105, D202	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Schoolhouse Green aka Veterans Park Apartments	FALMOUTH	Affirmative Investments Inc	Falmouth Housing Corp	11		1101, 1106, 1201, 1207, 2102, 2104, 2205, 2306	Compliant	
Scranton Main	FALMOUTH	Falmouth Housing Corp	Falmouth Housing Corp	11	16	101, 104, 107, 212, 217, 309, 313, 317	Compliant	
Fitchburg Arts	FITCHBURG	NewVue Communities	Wingate	11		A-002, B-005, B-006, B-009, B-016, S-001, S-002, S-005, S-006, S-007	Compliant	
Fitchburg Yarnmill	FITCHBURG	WinnResidential	WinnResidential	11		107, 117, 121, 214, 223 302, 310, 225	Compliant	
Groop Townview Apts (Fitchburg Place)	FITCHBURG	WinnResidential	WinnResidential	20		309, 405, 512, 611, 703, 805, 901, 1003, ,1012	Compliant	
Lofts at 30 Pine (Heywood Wakefield IV)	GARDNER	EA Fish	Peabody Properties, Inc.	11		109, 115, 213, 214, 302	Compliant	
John J. Meany Affordable Senior Housing	GLOUCESTER	YMCA of the North Shore	YMCA of the North Shore	11		71-108, 71-110, 71-117, 71-207, 71-309, 71-316, 71-312, 71-216,	Compliant	
LePage Village	GLOUCESTER	The Caleb Group	The Caleb Group	11		201, 302, 307, 502, 507	Compliant	
Goshen Senior Housing	GOSHEN	Hilltown CDC	Hilltown CDC	10		1,3, 4, 8, 10	Compliant	
Bentley Apartments	GREAT BARRINGTON	Hearthway	Hearthway	11		100, 104 ,116, 205, 211, 300, 314, 318	Compliant	
Hillside Avenue	GREAT BARRINGTON	CDC of South Berkshire	Berkshire Property Managers	10		1A, 1C, 1D, 2E, 2F	Noncompliant	Lease
Windrush Commons	GREAT BARRINGTON	Way Finders	Hearthway	11		A2, A3, A7, A8, C4, C16, E2, E4	Compliant	
Arbors at Greenfield	GREENFIELD	Gralia Group	Magnolia Management	11		110, 121, 216, 223, T05	Compliant	
Winslow, The	GREENFIELD	Greenfield Housing Authority	Greenfield Housing Authority	20		101, 112, 204, 322,427	Compliant	
Residences at Sandy Pond	GROTON	Groton Housing Authority	Groton Housing Authority	9		34A, 34B, 34C, 38A, 38C	Noncompliant	Lease, Financial, Income documentation
Barstow Village	HANOVER	EA Fish	Peabody Properties, Inc.	11		109, 110, 119, 215, 223, 313, 315	Compliant	
Depot Village	HANSON	Dakota Partners	C.A.N. Property Management Services	11		104, 111, 112, 203, 207, 215, 308, 309, 313, 319	Compliant	
Bowers Brook Housing	HARVARD	LD Russo	Stewart Property Mgmt	11		102, 106, 109, 111, 201, 301	Compliant	
Thankful Chase Pathway	HARWICH	Cape Cod Community Development Partnership	Cape Cod Community Development Partnership	11		1, 7, 11, 19, 21	Compliant	
98 Essex	HAVERHILL	Affordable Housing & Services Collaborative	Peabody Properties, Inc.	11		107, 202, 408, 503, 607, 806	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Gerson Building	HAVERHILL	Coalition for a Better Acre	Maloney	11		307, 402, 406, 209, 102, 301, 206	Compliant	
Harbor Place at Merrimack	HAVERHILL	POUA	Peabody Properties, Inc.	11		202, 305, 408, 401, 607,	Compliant	
Hayes Building I	HAVERHILL	POUA	Peabody Properties, Inc.	11		206, 303, 401, 508, 601, 704	Compliant	
Merrimack Corner (fka Merrimack Place)	HAVERHILL	Merrimack Place LLC	Bethany Community Services	11	16	107, 205, 405, 315, 414, 413, 310	Compliant	
Tenney Place Phase I	HAVERHILL	Tangram	Vesta Corporation	11		1-103, 1-312, 2-105, 2-202, 2-308	Noncompliant	Rents, Lease
Winter Street School Apartments	HAVERHILL	POUA	Peabody Properties, Inc.	11		3, 4, 7, 9, 11	Compliant	
Holbrook Center Senior Housing (Maple on Franklin)	HOLBROOK	Neighborhood Housing Services of the South Shore	Maloney	11	18	102, 114, 201, 309, G05	Compliant	
Carlos Vega Townhomes	HOLYOKE	Way Finders	Way Finders		10	151, 169, 157, 171, 175A	Compliant	
Holyoke Farms Apartments	HOLYOKE	Maloney	Maloney	11		F061, F074, F086, F101, F139, F184, T075, T112, T206	Compliant	
Library Commons	HOLYOKE	Way Finders	Way Finders	11		101, 302, 203, 401, 100B, 300F, 400C,	Compliant	
Lyman Terrace Phase II	HOLYOKE	TCB	TCB	11		37H, 10W, 27O, 132L, 46W	Compliant	
Sargeant West Apts.	HOLYOKE	Mount Holyoke Management	Mount Holyoke Management	11		102, 104, 202, 205, 307	Noncompliant	Financial
St. Joseph Residence at Mont Marie	HOLYOKE	Tryko Partners	Trycrest Management	30		105, 107, 108, 112, 208, 211	Compliant	
62 Packard aka Pakcard St. Commons	HUDSON	Metro West Collaborative Development	Maloney	11		302, 207, 104, 110, 202, 111, 54, 44	Compliant	
Powder House Village	IPSWICH	YMCA of the North Shore	YMCA of the North Shore	48		108-102, 108-204, 108-206, 108-310, 112-101, 112-205, 112-208, 112-303	Compliant	
108 Newbury Street	LAWRENCE	Lawrence Community Works	Peabody Properties, Inc.	11		101, 202, 205, 302, 404	Compliant	
370 Essex Street	LAWRENCE	Greater Lawrence Community Action Council	Trinity Mgmt		12	403, 501, 204, 210, 504, 407, 201, 305	Compliant	
Duck Mill	LAWRENCE	Lawrence Community Works	Peabody Properties, Inc.	11		1-501, 1-405, 1-320, 1-315, 1-217, 1-101. 1-507	Compliant	
Island Parkside II	LAWRENCE	Lawrence Community Works	Peabody Properties, Inc.	11	12	30-208, 30-210, 30-308, 30-102, 30-409, 30-305, 30-104, 30-205	Compliant	
Island Parkside Phase 1	LAWRENCE	Lawrence Community Works	Peabody Properties, Inc.	11	16	108, 206, 306, 308, 408	Noncompliant	Financial

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Loft 550 (Malden Mills Phase I)	LAWRENCE	WinnResidential	WinnResidential	11		101, 112, 213, 301, 310, 419	Compliant	
Loft Five50 II (Malden Mills II)	LAWRENCE	WinnResidential	WinnResidential	11		122, 130, 147, 231, 425	Compliant	
Project Hope (Capernaum Place / Lazarus House)	LAWRENCE	Lazarus House Ministries	Maloney	11		102, 104, 202, 204, 207	Compliant	
Saunders School Apartments	LAWRENCE	EA Fish	Peabody Properties, Inc.	16		101, 102, 201, 202, 203	Noncompliant	Lease, Financial
Crossway Towers	LEE	Elder Services of Berkshire County	Hearthway	13		004, 101, 104, 202, 203	Compliant	
Whitney Building (Water Mill)	LEOMINSTER	NewVue Communities	Wingate	11		103, 104, 202, 207, 306, 310, 407, 416,	Compliant	
Emerson Manor Phase II	LONGMEADOW	Interfaith Homes of Longmeadow	Carr Property Management	21		102, 106, 112, 200, 206	Compliant	
555 Merrimack St.	LOWELL	Coalition for a Better Acre	Maloney	11		206, 304, 305, 401, 408, 301	Compliant	
Appleton Mills Redevelopment Phase 1B	LOWELL	Trinity Financial	Trinity Mgmt	20		224, 223, 129, 127, 123	Compliant	
Broadway Street Supportive Housing	LOWELL	Common Ground Development Corporation	Peabody Properties, Inc.		21	420-2, 423-101, 423-301, 430-2-1C, 430-4, 430-9	Compliant	
Hamilton Canal	LOWELL	WinnResidential	WinnResidential	11		106, 132, 206, 232, 316	Compliant	
Mass Mills III (Picker Building)	LOWELL	Rees-Larkin Development LLC	Corcoran Mgmt	11		110, 510, 404, 306, 215	Compliant	
New Hope 3	LOWELL	House of Hope Housing	House of Hope Housing		17	102, 105, 203, 206, 303	Compliant	
Suffolk Street	LOWELL		Lowell Housing Authority	4		84, 100, 116, 134	Compliant	
Unity Place (Moody St Apts)	LOWELL	Coalition for a Better Acre	Maloney	11		102, 105, 204, 306, 405	Compliant	
Ludlow Mill Housing	LUDLOW	WinnResidential	WinnResidential	11		315, 402, 419, 203, 107, 311	Compliant	
Mill 8 Apartments	LUDLOW	WinnResidential	WinnResidential	10		103, 104, 106, 204, 223, 302	Compliant	
Stevens Memorial Senior Housing	LUDLOW	Way Finders	Way Finders	20		102, 305, 401, 106, 203, 407	Compliant	
Baker Brook Apartments	LUNENBURG	Great Bridge Properties	Stewart Property Mgmt	11		N102, N206, N312, S201, S302, S307, S307, S408	Compliant	
TriTown Landing Phase III	LUNENBURG	Great Bridge Properties	Stewart Property Mgmt	11		102, 109, 211, 206, 306, 309	Compliant	
Tritown Landing - Phase II	LUNENBURG	Great Bridge Properties	Stewart Property Mgmt	11		101, 103, 207, 211, 303, 308,	Compliant	
Tritown Landing I	LUNENBURG	Great Bridge Properties	Stewart Property Mgmt	11		3-102, 3-310, 1-311, 3-206, 1-207, 1-103	Compliant	
Gateway Residences on Washington	LYNN	HUB Holdings LLC	Peabody Properties, Inc.	11		102, 105, 500, 503, 512	Noncompliant	Lease, Financial, Income documentation
St. Jean-Baptiste	LYNN	POUA	Lynn Housing Authority and Neighborhood Development	11		103, 205, 208, 301, 306	Compliant	
Warren/Shepard St. Housing (Brickyard)	LYNN	Lynn Housing Authority and Neighborhood Development	Lynn Housing Authority and Neighborhood Development	11		21J, 25J, 30J, 21W, 25W,	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Little Neck Village	MARION	EA Fish	Peabody Properties, Inc.	11		106, 109, 206, 208, 506	Compliant	
Marion Village Estates	MARION	Steen Realty and Development	Peabody Properties, Inc.	11		218, 228, 234, 329, 349	Compliant	
Christopher Heights of Marlborough	MARLBOROUGH	The Grantham Group	The Grantham Group	11		100, 107, 115, 206, 316	Compliant	
Marshfield Veterans House	MARSHFIELD	NeighborWorks Housing Solutions	NeighborWorks Housing Solutions		8	2, 4, 7, 9	Compliant	
Ocean Shores	MARSHFIELD	Beacon Communities	Beacon Communities	11		120, 123, 124, 201, 207, 217	Compliant	
Great Cove Community	MASHPEE	Housing Assistance Corp (HAC)	Mashpee HA	10		71A, 71B, 75B, 77A, 1250	Compliant	
LeClair Village	MASHPEE	Housing Assistance Corp (HAC)	POAH	11		C44, B308	Noncompliant	Lease
Glen Brook Way Apartments	MEDWAY	Metro West Collaborative Development	Maloney	11	15	4-103, 4-203, 4-207, 4-307, 33-203	Compliant	
Glen Brook Way Senior	MEDWAY	Metro West Collaborative Development	Maloney	11		6-152, 6-360, 2-103, 2-102, 2-206, 2-307	Compliant	
Broadway Building	METHUEN	DS Development LLC	Peabody Properties, Inc.	11		102, 110, 208, 306, 309, 404, 408	Compliant	
Residences at the Groves	MIDDLEBOROUGH	Debbie Blais Real Estate, Inc.	Peabody Properties, Inc.	11		2-13, 2-14, 2-15, 3-26, 3-31	Compliant	
Cliftex II aka Manomet II	NEW BEDFORD	WinnResidential	WinnResidential	11		126, 132, 227, 249, 328	Compliant	
Cliftex Lofts Phase I (Manomet)	NEW BEDFORD	WinnResidential	WinnResidential	11		103, 225, 309, 313, 314, 318, 326	Compliant	
Willis Street Apartments	NEW BEDFORD	Women's Devt Corp Housing Opp Corp (WDCHOC)	Women's Devt Corp Housing Opp Corp (WDCHOC)	11	5	1-101, 1-308, 1-309, 2-4, 2-5	Compliant	
Coleman House II	NEWTON	2Life Communities	2Life Communities	45		133, 134, 233, 234, 333, 334, 433, 434, 1133, 1134	Compliant	
Golda Meir House	NEWTON	2Life Communities	2Life Communities	11		164, 360, 584, 671, 681, 63	Compliant	
Haywood House	NEWTON	Newton Housing Authority	Maloney	11		006, 104, 204, 312, 401, 405	Compliant	
Louison House (Northern Berkshire Family Support Center)	NORTH ADAMS	Louison House	Louison House		5	149-3, 149-1, 149-2, 395-A, 395-B	Compliant	
Jewel Crossing	NORTH ATTLEBORO	Great Bridge Properties	Stewart Property Mgmt	11		A103, A110, B202, B301, B308	Compliant	
46-48 School Street	NORTHAMPTON	Valley CDC	TCB	8		46-1, 46-3, 46-4, 48-1, 48-2	Noncompliant	Rents, Lease, Financial, Income documentation
96-98 King Street	NORTHAMPTON	Valley CDC	TCB	10		1, 4, 7, 9, 10	Compliant	
North Commons at Village Hill	NORTHAMPTON	TCB	TCB	11		102, 103, 114, 216, 301, 316	Compliant	
Village at Hospital Hill	NORTHAMPTON	TCB	TCB	11		021, 107, 204, 305, 307	Compliant	
Village at Hospital Hill Phase II	NORTHAMPTON	TCB	TCB	11		51A, 63C, 63F, 67F, 70A, 72B	Compliant	
Linwood Mill Senior Housing	NORTHBRIDGE	EA Fish	Peabody Properties, Inc.	11		114, 117, 207, 402, 403	Compliant	
Orleans Cape Cod Five (Phare Apartments)	ORLEANS	Pennrose	Pennrose	11		04-26, 129, 131, 140, 200,	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
						201, 213, 214, 320		
Paxton Senior Housing	PAXTON	EA Fish	Wingate	11		103, 113, 207, 307, 313	Compliant	
Amethyst Brook Apartments	PELHAM	Home City Development	Home City Development	11		3, 4, 105, 108, 206, 307, LL02	Compliant	
Berkshire Veterans Village (Gordon H. Mansfield Vet Comm)	PITTSFIELD	Soldier On	Soldier On	37		A-1, A-8, A-13, B-2, C-11, C-16	Compliant	
New Amsterdam	PITTSFIELD	Marathon Development Group	Blueprint Property Group	11		80-102, 103-1, 140-A101. 423-N5, 140B-301, 140C-203, C203	Compliant	
Rice Silk Mill	PITTSFIELD	Rees-Larkin Development LLC	Hearthway	11		110, 121, 216, 220	Compliant	
Cherry Hill II	PLYMOUTH	Plymouth Bay Housing Corp.	Peabody Properties, Inc.	11		E-33, E-34, E-37, E-42, E-43	Compliant	
Province Landing	PROVINCETOWN	TCB	TCB	11		602, 210, 406, 104, 504	Compliant	
Stable Path Provincetown Rental Housing	PROVINCETOWN	Community Housing Resource, Inc. (CHR)	TCB	11		1A, 15B, 6B, 16A, 10D	Noncompliant	Financial
6 Fort Street Affordable Rental Apartments	QUINCY	Asian CDC	Maloney	11		102, 109, 204, 304, 307	Compliant	
Germantown House	QUINCY	NeighborWorks Housing Solutions	Work Inc.		5	1, 2, 3, 4	Compliant	
Lower Winter Street Apts	QUINCY	Neighborhood Housing Services of the South Shore	Father Bill's & MainSpring		18	101, 104, 202, 206	Compliant	
Winter Gardens	QUINCY	NeighborWorks Housing Solutions	Maloney	20		102, 104, 201, 301, 306	Compliant	
Simon C. Fireman Community	RANDOLPH	Hebrew SeniorLife	Hebrew SeniorLife	11		175, 179, 273, 276, 279, 369, 381	Compliant	
571 Revere St.	REVERE	The Neighborhood Developers	WinnResidential	11		209, 309, 406, 409, 506	Compliant	
One Beach (formerly 189 Broadway)	REVERE	The Neighborhood Developers	WinnResidential	11		302, 308, 402, 404, 405	Compliant	
Lydia Square Apts Phase I	ROCKLAND	NewGate Housing LLC	First Realty Mgmt	11		101, 109, 205, 214, 304, 310, 311,319	Compliant	
Granite Street Crossing	ROCKPORT	Harborlight Homes	Harborlight Homes	11		A106, A203, A206, B303, C402	Compliant	
Congress Street Residences	SALEM	North Shore CDC	Peabody Properties, Inc.	11		105C2, 105C4, 60D56, 60D59, 60D60	Compliant	
Harbor and Lafayette Homes	SALEM	North Shore CDC	Peabody Properties, Inc.		7	15-36, 15-35, 15-25, 15-23, 15-21, 15-15, 104A-35, 104A-33	Compliant	
Lighthouses	SALEM	North Shore CDC	Peabody Properties, Inc.	11		34-101, 34-302, 34-305, 34-307, 34-401, 34-403, 47-108	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
St. Joseph's Redevelopment	SALEM	POUA	Peabody Properties, Inc.	11		102, 202, 205, 207, 315,	Compliant	
Henry T. Wing School Residences	SANDWICH	Stratford Capital Group	HallKeen	11		102, 103, 213, H03, H11	Compliant	
Indian Rock Supportive Housing	SAUGUS	Greater Lynn Senior Services	Harborlight Homes	20		103, 104, 203, 204, 205	Compliant	
Lawson Green Apartments	SCITUATE	The Grantham Group	The Grantham Group	11		110, 112, 200, 204, 206, 212	Compliant	
Shirley Commons	SHIRLEY	2Life Communities	2Life Communities		15	106, 123, 212, 302, 319	Compliant	
Capen Court	SOMERVILLE	Somerville Housing Authority	Somerville Housing Authority	64		303, 304, 305, 306, 307, 309, 311, 313, 314, 315	Noncompliant	Financial
VNA Senior Living Community (Alewife)	SOMERVILLE	Visiting Nurse Assoc of Eastern Mass	Managed Health Resources	31		203, 212, 222, 230, 320, 404	Compliant	
VOA Veterans Housing Somerville	SOMERVILLE	VOA Massachusetts	VOA Massachusetts	7		201, 202, 203, 204, 206	Noncompliant	Lease
South Hadley Supportive Housing (Hubert Place)	SOUTH HADLEY	ElderCare Initiatives, Inc - South Hadley Supportive Housing	Carr Property Management	44		102, 108, 112, 121, 201, 205, 211, 220	Compliant	
Southbridge Mills	SOUTHBRIDGE	WinnResidential	WinnResidential	11		007, 012, 106, 107, 113	Compliant	
Wells School Apartments	SOUTHBRIDGE	Arch Communities LLC	WinnResidential	6		106, 110, 209, 220, 315	Compliant	
Borinquen Apartments	SPRINGFIELD	Borinquen Apartments LP	Morgan Kaylee Real Estate Management	11		7G2L, 10H1, 10H3, 10H4, 2772-2L	Compliant	
Chestnut Crossing	SPRINGFIELD	Home City Development	Home City Development	17		213, 304, 311, 408, 416, 510, 515, 606, 618	Compliant	
City View Commons I	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		10F3A, 57F1B, 60FG1, 64F4B, 64F4A, 79F2A, 899WG1, 915W3A, 927W4A, 931W4B, 79F2A	Compliant	
City View Commons II - 24 units	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		4D1B, 52FP1A, 93F3B, 200L3A, 274L1B, 443T30, 449T10, 926W2B, 18F1A	Compliant	
Elias Brookings Apartments	SPRINGFIELD	Home City Development	Home City Development	11		102, 109, 203, 210, 302, 311, 406, 407	Compliant	
Hunter Place	SPRINGFIELD	Valley Real Estate	Valley Real Estate	11		B3, B6, B21, C5, C7	Compliant	
Knox Residences I	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		112, 204, 213, 312, 404	Compliant	
Knox Residences II	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		118, 215, 221, 324, 424	Compliant	
Maple Commons (Springfield)	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		113, 211, 433, 512, 644, 732,	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
						821, 914, 1015, 1123, 301		
Mason Square Apartments II	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		148, 455, 1D, 3A, 1B, 208	Compliant	
Memorial Square	SPRINGFIELD	Michel Associates	Peabody Properties, Inc.	11		42, 46, 67, 21, 31, 52, 67, 13	Compliant	
Outing Park (aka Hollywood Apartments)	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		9-3L, 10N-1R, 11-3, 12-3R, 16-4, 17-3R, 21-2R, 26-1, 75-4L, 26N-1L	Compliant	
Outing Park II	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		281-1, 12-1L, 16-2R, 17-3L, 90-4L, 94-2R, 263-2, 265D-2R, 267-3, 277-3R	Compliant	
Worthington House Campus	SPRINGFIELD	Clinical and Support Options Inc.	Clinical and Support Options Inc.	15		110, 114, 202, 204, 205, 215, 307, 312, 420	Compliant	
YWCA Transitional Housing (Campus of Hope Ph II)	SPRINGFIELD	YWCA of Western Massachusetts, Inc.	YWCA of Western Massachusetts, Inc.	11		103, 107, 109, 208, 210	Compliant	
Pinewoods	STOCKBRIDGE	Construct, Inc.	Construct, Inc.	11		1A, 6A, 9A, 11A, 15A	Compliant	
Quail Run Apartments	STOUGHTON	Starwood Capital Group	WinnResidential	11		811, 921, 1113, 1114, 1123	Compliant	
Elizabeth Brook Apartments	STOW	Stow Elderly Housing Corp	TCB	11		E-6, C-5, 314, 313, 312, 302, 213, 212, 211, 204	Compliant	
Pilot Grove Apartments II	STOW	Stow Community Housing Corporation	TCB	11		A2, A3, B2, B5, E5	Noncompliant	Rents
Coolidge at Sudbury	SUDBURY	B'nai B'rith	Barkan Management	11		8, 9, 108, 109, 115	Compliant	
Coolidge at Sudbury II	SUDBURY	B'nai B'rith	Barkan Management	11		102, 103, 202, 206, 304	Compliant	
Senior Residences at the Machon	SWAMPSCOTT	B'nai B'rith	Peabody Properties, Inc.	11		101, 102, 309, 311, 312	Compliant	
Coyle School	TAUNTON	SCG Development Co, LLC	HallKeen		12	104, 106, 202R, 208, 206	Compliant	
Walker School Apts	TAUNTON	Affordable Housing & Services Collaborative	Peabody Properties, Inc.	11		005, 009, 011, 104, 108, 112, 203, 213	Compliant	
Townsend Woods	TOWNSEND	RCAP Solutions	RCAP Solutions	36		106, 107, 108, 206, 208, 306, 307, 308	Compliant	
Leland House	WALTHAM	2Life Leland LLC	2Life Communities	11		225, 112, 108, 201, 302	Compliant	
Headwater Replacement House	WAREHAM	Latham Centers, Inc.	Latham Centers, Inc.		3	01-G, 02-G, 03-G, 04-G	Compliant	
Littleton Drive Family	WAREHAM	Pennrose	Pennrose	11		3A, 3D, 5D, 5E, 7C, 13C, 13E, 17D	Noncompliant	Rents, Financial
Littleton Drive Senior	WAREHAM	Pennrose	Pennrose	11		104S, 111S, 210S, 215S, 315S, 302, 307	Noncompliant	Rents, Financial
Woodcove Phase I (Woodland Cove Ph I)	WAREHAM	Dakota Partners	Wingate	11		3107, 3206, 3207, 3308, 4108, 4206,	Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
						3106, 3208, 4204, 4104,		
Prospect Estates	WEBSTER	Affordable Housing & Services Collaborative	Peabody Properties, Inc.	24		41-01, 10-13, 41-06, 10-01, 41-10	Compliant	
Sitkowski School Apartments	WEBSTER	NOAH	Corcoran Mgmt	11		109, 128, 219, 221, 312, 322	Noncompliant	Rents, Owner Certification
Maple Woods	WENHAM	Harborlight Homes	Harborlight Homes	11	16	111, 122, 203, 209, 216, 219, 220, 221	Compliant	
Freedom Village West Boylston	WEST BOYLSTON	SMOC	SMOC	11		3, 4, 17, 18, 19	Compliant	
Hillside Residence	WEST SPRINGFIELD	Sisters of Providence	Sisters of Providence		9	104, 106, 202, 209, 301, 311	Compliant	
Arbors at Westfield	WESTFIELD	Gralia Group	Magnolia Management	15		115, 118, 225, 319, 321	Compliant	
Elm Street Revitalization	WESTFIELD	Domus, Inc.	Domus, Inc.	11		101, 201, 203, 303, 304	Compliant	
Residences at Stony Brook I	WESTFORD	Community Teamwork Inc	Peabody Properties, Inc.	10		3A, 3C, 5A, 7D, 7E	Compliant	
Residences at Stony Brook II	WESTFORD	Community Teamwork Inc	Peabody Properties, Inc.	11		1B, 2F, 3E, 5B, 6F, 9A	Compliant	
Westford Village at Mystery Spring	WESTFORD	CHOICE, Inc	Chelmsford Housing Authority	36		102, 105, 112, 115, 205, 212, 215	Compliant	
Westhampton Woods Senior Housing Phase II	WESTHAMPTON	Hilltown CDC	Hilltown CDC	8		I, K, M, N , P	Compliant	
Noquochoke Village	WESTPORT	TCB	TCB	11		E2, E5, E6, G1, G7	Compliant	
Westport Senior Village (Westport Village Apts)	WESTPORT	POAH	POAH	11		104, 114, 109, 119, 219	Compliant	
Winthrop Apartments (Feldman Seaside)	WINTHROP	Affirmative Investments Inc	Wingate	11		105, 108, 110, 206, 304, 406,	Compliant	
120 Washington St 4 (District 120)	WORCESTER	Tremont Development Partners LLC	Maloney	6		105, 308, 314, 404, 514, 612	Compliant	
120 Washington St 9 (District 120)	WORCESTER	Tremont Development Partners LLC	Maloney	5		101, 203, 206, 409, 207	Compliant	
126 Chandler	WORCESTER	Worcester Common Ground	Maloney	11		201, 208, 303, 307, 403, 509	Compliant	
A Place to Live	WORCESTER	Worcester Housing Authority	Worcester Housing Authority		8	202, 207, 208, 305, 308	Compliant	
Abby Kelley Foster House (52 High St.)	WORCESTER	Abby's House	Abby's House		21	202, 308, 328, 405, 414	Compliant	
Canal Lofts	WORCESTER	WinnResidential	WinnResidential	11		205, 211, 117, 202, 103	Compliant	
Castle Hill Initiative	WORCESTER	Zu Development	TrustUs Property Solutions	10		15-3, 15-4, 17-1, 17-2, 17-4	Noncompliant	Rents, Financial, Owner certification
Central Building	WORCESTER	Central Building Development Group LLC	Maloney	11		608, 505, 703, 402, 304	Compliant	
Grand St Commons	WORCESTER	Main South CDC	Main South CDC	11		16-3, 16-4, 74-7, 90-1, 90-7, 90-8, 92-9	Compliant	
KGH - Phase 4 (Kilby Gardner Hammond IV)	WORCESTER	Main South CDC	Main South CDC	11		2, 2B-1, 22-2, 24, 151, 156-1	Compliant	
YWCA Supportive Housing	WORCESTER	YWCA Central Massachusetts	YWCA Central Massachusetts		14		Compliant	

Project	City	Owner	Manager	HOME Units	HTF Units	Files Reviewed	Compliance Status	Findings
Simpkins School Residences	YARMOUTH	Stratford Capital Group	HallKeen	11		101, 109, 215, 220, G06	Compliant	
Yarmouth Commons	YARMOUTH	Tangram	Vesta Corporation	11			Noncompliant	Rents, Lease, Income documentation, Owner Certification, Financial
Yarmouth Gardens	YARMOUTH	Commonwealth Community Developers	C.A.N. Property Management Services	11		1102, 1109, 1207, 1210, 2102, 2108, 2200, 2210	Compliant	

Appendix B: Physical Inspections Program Year 2025

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Tavernier Place	ACTON	Common Ground Development Corporation	Peabody Properties, Inc.	11		1/29/2026	307, 306, 303, 107, 215, 103, 214	Compliant	
Rosewood Way	AGAWAM	Way Finders	Way Finders	11		3/31/2026	6F, 7D, 9A, 10A, 10H, 15A	Compliant	
Butternut Farm	AMHERST	Way Finders	Way Finders	11		4/28/2026	3, 7, 9, 21, 27	Compliant	
Valley Main Street Housing	AMHERST	Valley CDC	TCB	11		9/26/2025	683-1, 683-3, 683-4, 683-7, 687-1	Compliant	Units
Capitol Square Apartments Arlington	ARLINGTON	Housing Corporation of Arlington	Peabody Properties, Inc.	11		5/6/2026	260-2A, 260-1B, 260-1, 252-2, 252-1A, 258-3, 258-5	Compliant	
The Ledges (Robert Hill Way)	ASHLAND	EA Fish	Peabody Properties, Inc.	11		5/5/2026	G02, G08, 105, 114, 211, 224	Compliant	
School Street Residences	ATHOL	Stratford Capital Group	HallKeen	11		2/13/2026	102, 105, 205, 304, 308	Compliant	
150 Pleasant St. (Ascension House)	ATTLEBORO	Neighborhood Housing Services of the South Shore	Father Bill's & MainSpring		22	4/7/2026	101,102, 104, 202, 205, 303, 304, 301	Compliant	
Bliss School Apartments	ATTLEBORO	Great Bridge Properties	Stewart Property Mgmt	11		4/7/2026	101, 107, 209, 214, 304, 306, 301, 307	Compliant	
Mechanic's Mill (Sterling Lofts)	ATTLEBORO	WinnResidential	WinnResidential	11		4/7/2026	403, 309, 303, 225, 211, 115	Compliant	
Julia Bancroft Apts	AUBURN	Pennrose	Pennrose	11		4/16/2026	003, 010, 110, 204, 303, 306	Compliant	
Mary D. Stone	AUBURN	Pennrose	Pennrose	11		4/16/2026	105, 207, 212, 302, 401	Compliant	
Village Green I	BARNSTABLE	Tangram	Vesta Corporation	11		3/17/2026	A106, A206, A302, D102, D210, D309	Compliant	
447 Concord - Bedford Village II	BEDFORD	POAH	POAH	11		2/18/2026	20C, 8C, 2J, A27, C-1, A23, B17, B15	Compliant	
Christopher Heights of Belchertown	BELCHERTOWN	The Grantham Group	The Grantham Group	11		7/11/2025	101, 110, 122, 204, 221, 228, 314, 323	Compliant	
Northbrook Village II	BERLIN	Aging Services of North Central MA	Maloney	30		3/26/2026	: 103, 110, 202, 207, 214, 304, 309, 313.	Compliant	
Anchor Point Phase I	BEVERLY	Harborlight Homes	Harborlight Homes	11		4/23/2026	103, 107, 205, 206, 211, 305, 308, 301	Compliant	
Cabot Street Homes	BEVERLY	YMCA of the North Shore	YMCA of the North Shore	43		5/18/2026	101, 102, 104, 108, 201, 203, 207, 303	Compliant	
Holcroft Park Homes (Phase I)	BEVERLY	North Shore CDC	YMCA of the North Shore	11		5/18/2026	104, 105, 201, 203, 304, 305	Compliant	
Holcroft Park Homes - Phase 2	BEVERLY	North Shore CDC	YMCA of the North Shore	11		5/18/2026	23-103, 23-104, 23-106, 35-203, 35-202, 35-203	Compliant	
Pleasant Street Apartments	BEVERLY	Peabody Properties, Inc.	Peabody Properties, Inc.	11		4/23/2026	403, 408, 401, 305, 201, 204, 104	Compliant	
109 Mt. Pleasant Avenue	BOSTON	Urban Edge	WinnResidential	7		1/6/2026	7, 8, 5, 6, 3, 1	Compliant	
132 Chestnut Hill Ave (Weinberg)	BOSTON	2Life Communities	2Life Communities	11		7/24/2025	610, 603, 511, 408, 303, 209, 204	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
140 Clarendon St (Clarendon Residences)	BOSTON	Beacon Communities	Beacon Communities	25		1/7/2026	516, 910, 916, 922, 928, 715, 1104, 1413, 1109, 1408	Compliant	
1460 Dorchester Ave	BOSTON	VietAid	Trinity Mgmt	33		11/4/2025	414, 403, 314, 305, 210, 201, 203, 102	Compliant	
191 - 195 Bowdoin St	BOSTON	VietAid	Trinity Mgmt	11		6/4/2026	411, 409, 405, 313, 310, 305, 213, 211, 205	Compliant	
2147 Washington	BOSTON	New Atlantic Development	UHM Properties	11		1/21/2026	504, 415, 316, 309, 305, 212, 206	Compliant	
225 Centre Street	BOSTON	TCB	TCB	35		4/16/2026	302, 315, 406, 419, 502, 511, 609	Compliant	
25 Amory St	BOSTON	JPNDC	Peabody Properties, Inc.	11		2/17/2026	407, 413, 404, 313, 301, 208, 206, 204, 102	Compliant	
250 Centre Street	BOSTON	TCB	TCB	11		1/15/2026	603, 501, 216, 208, 201, 103	Compliant	
270 Centre Street (Centre/Lamartine)	BOSTON	JPNDC	Peabody Properties, Inc.	15		1/21/2026	470, 490, 400, 370, 250, 270	Compliant	
33 Everett Street	BOSTON	Allston-Brighton CDC	Maloney	15		10/30/2025	55E, 71H, 63H-6, 61HA, 35B	Compliant	
3368 Washington Street	BOSTON	Pine Street Inn	TCB	11		3/24/2026	546, 537, 436, 445, 337, 432, 346, 321, 247, 238	Compliant	
35 Creighton Street Residence (Sister Virginia Mulhern)	BOSTON	JPNDC	Pine Street Inn	28		2/3/2026	402, 405, 303, 213, 211, 105, 103	Compliant	
75 Amory Apartments	BOSTON	JPNDC	Peabody Properties, Inc.	11		5/14/2026	404, 407, 408, 301, 309, 208, 202, 105	Compliant	
Amory Terrace 89 - 95 Amory Street	BOSTON	Urban Edge	WinnResidential	15		7/10/2025	10A, 5H, 5A, 4A, 3D, 6G, 95-1	Compliant	
Ashmont TOD Housing (The Carruth)	BOSTON	Trinity Financial	Trinity Mgmt	23		7/11/2025	422, 416, 311, 321, 219, 213, 202, 104	Compliant	
Bartlett A9	BOSTON	Urban Edge	WinnResidential	11		1/28/2026	501, 513, 504, 414, 410, 409, 404, 305, 204	Compliant	
Bartlett Station Lot D (The Kenzi)	BOSTON	Urban Edge	POAH	11		3/5/2026	512, 508, 503, 408, 401, 303, 206, 201, 102	Compliant	
Bloomfield Gardens	BOSTON	VietAid	Trinity Mgmt	27		10/1/2025	401, 404, 302, 306, 207, 201	Compliant	
Boston's Hope	BOSTON	Urban Edge	WinnResidential	40		7/22/2025	77-101, 77-103, 77-201, 77-303, 77-205, 89-303, 89-306, 89-202	Compliant	
Bridgeview Center	BOSTON	TILL, Inc	Trinity Mgmt	11		2/25/2026	401, 316, 311, 314, 210, 202, 102	Compliant	
Brighton Marine	BOSTON	WinnResidential	WinnResidential	11		2/3/2026	110, 205, 514, 515, 304, 303, 205, 111	Compliant	
Brook Ave. Coop	BOSTON	EA Fish	Peabody Properties, Inc.	11		7/23/2025	JUL-33, JUL-35, JUD -14, JUD-8, NA-24, NA-22, BA-15, MO-139	Compliant	
Centre Creighton (Blessed Sacrament Mixed Use)	BOSTON	JPNDC	Peabody Properties, Inc.	20		4/15/2026	407, 406, 301, 305, 311, 203, 207 312	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Cheriton Heights Senior Housing	BOSTON	AABA Cheriton Heights	TCB	40		5/19/2026	612, 607, 407, 401, 309, 303, 205, 202	Compliant	
Coppersmith Village Rental	BOSTON	NOAH	Peabody Properties, Inc.	11		6/4/2026	501, 305, 304, 201, 509, 512, 508, 411, 408	Compliant	
Cote Village Apartments	BOSTON	POUA	Maloney	11		11/5/2025	414, 413, 314, 312, 302, 209, 204	Compliant	
Dudley Crossing	BOSTON	Urban Edge	WinnResidential	10		9/24/2025	4-1, 2-1, 204, 206, 395-102, 395-402, 395-202, 395-306, 395-202, 377-2, 379-1	Compliant	
Dudley Greenville	BOSTON	Madison Park Development Corporation	WinnResidential	11		1/13/2026	202, 504, 505, 507, 408, 403, 308, 301	Compliant	
Egleston Crossing	BOSTON	Urban Edge	WinnResidential	15		7/10/2025	511, 504, 507, 403, 205, 311, 204	Compliant	
Franklin Hill - Phase 1A	BOSTON	Trinity Financial	Trinity Mgmt	23		4/9/2026	2-503, 1-502, 1-405, 1-201, 1-206	Compliant	
Franklin Hill Revitalization Phase 2A	BOSTON	Trinity Financial	Trinity Mgmt	62		4/9/2026	411, 401, 310, 309, 301, 210, 207, 103, 105, 59F	Compliant	
Grace Apartments	BOSTON	EBCDC	Metro Management	11	10	6/4/2026	705, 602, 501, 403, 306, 303, 301, 203, 201	Compliant	
Harvard Commons Cooperative	BOSTON	Cruz	Cruz	45		7/15/2025	453H, 455H, 81-SB, 57SB, 59-SB, 72-SB, 74-SB, 365H, 355H	Compliant	
Hattie Kelton Apartments (61 General Heath Square)	BOSTON	JPNDC	Peabody Properties, Inc.	11		1/21/2026	413, 408, 407, 310, 307, 303, 105, 108, 207, 213	Compliant	
Hearth at Four Corners	BOSTON	Hearth, Inc.	Peabody Properties, Inc.	11		5/6/2026	412, 409, 310, 305, 211, 206	Compliant	
Hearth at Olmsted Green	BOSTON	Hearth, Inc.	Peabody Properties, Inc.	20		2/17/2026	401, 311, 301, 203, 201, 108	Compliant	
Holtzer Park	BOSTON	Urban Edge	TCB	11		7/23/2025	503, 415, 413, 308, 301, 208, 201	Compliant	
Hong Lok House	BOSTON	Greater Boston Chinese Golden Age Center	Rogerson Communities	50		10/1/2025	811, 806, 709, 612, 603, 511, 409, 311, 301, 202	Compliant	
Indigo Block	BOSTON	Dorchester Bay EDC	WinnResidential	11		10/23/2025	413, 311, 301, 212, 210, 208, 204, 104	Compliant	
Jamaica Plain Apartments	BOSTON	Urban Edge	WinnResidential	11		11/6/2025	96 Sumner-2, 52 School-1, 3302-1, 3294-2, 3298-1	Noncompliant	Units
Kasanof Bakery (Thomas I. Atkins Apts)	BOSTON	Urban Edge	WinnResidential	17		3/2/2026	414, 409, 407, 312, 310, 306, 302, 314, 202, 204	Compliant	
Loop at Mattapan Station 4	BOSTON	POAH	POAH	11		5/14/2026	624, 622, 606, 525, 516, 422, 416, 316, 221, 211	Compliant	
Mattapan Heights Phase 5A	BOSTON	Trinity Financial	Trinity Mgmt	40		5/4/2026	504, 408, 309, 301, 203, 207, 210, 104	Compliant	
Maverick Gardens Phase 2	BOSTON	Trinity Financial	Trinity Mgmt	61		5/6/2026	503, 502, 416, 306, 307, 301	Compliant	
Maverick Gardens Phase 3	BOSTON	Trinity Financial	Trinity Mgmt	71		5/6/2026	BO13, BO19, LA08, LA03, LA41, MA41, LO12, SU70, SU64, LI17		

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Mission Hill Parcel 25 Phase 1A	BOSTON	Mission Hill NDS	Maloney	11		11/5/2025	514, 507, 508, 416, 403, 310, 309, 302	Compliant	
Mission Hill Parcel 25 Phase 2 aka One Halleck	BOSTON	Mission Hill NDS	Maloney	11		2/18/2026	503, 505, 506, 408, 405, 402, 303, 210, 104, 307	Compliant	
Neponset Field Senior Housing	BOSTON	IBA	Maloney	30		6/9/2026	408, 402, 308, 301, 205, 201, 101	Compliant	
New Girls Latin Academy (Latin II)	BOSTON	Codman Square NDC	WinnResidential	15		10/29/2025	407, 403, 305, 206, 106, 104, 110A	Compliant	
Oliver Lofts (Pickle-Ditson Lofts)	BOSTON	WinnResidential	WinnResidential	11		4/15/2026	101, 104, 113, 200, 202, 207, 303, 314, 312	Compliant	
Olmsted Green Rental II	BOSTON	Codman Square NDC	WinnResidential	11		4/8/2026	34-SP, 19-SP, 17-K, 23-K, 28-K	Compliant	
Olmsted Green Rental III	BOSTON	Lena Park CDC	WinnResidential	11		4/8/2026	6-OW, 46-OW, 70-OW, 45-SP, 41-SP	Compliant	
One East Lenox Street (1876-1886 Washington St)	BOSTON	Caritas	Caritas	11		1/20/2026	408, 406, 302, 204, 206, 205	Noncompliant	Units
Oxford Ping On	BOSTON	Chinese Economic Development Council Inc	Trinity Mgmt	20		4/1/2026	1006, 907, 801, 703, 602, 502, 301	Compliant	
Parcel 24 (66 Hudson at One Greenway)	BOSTON	Asian CDC	Maloney	45		7/8/2025	304, 306, 404, 405, 504, 506, 605, 705, 808, 1006, 904	Compliant	
Paris Village	BOSTON	EBCDC	Metro Management	11		6/4/2026	104, 106, 205, 308, 302, 405, 207	Compliant	
Quincy Commons (Ellen S Jackson Apts)	BOSTON	Urban Edge	WinnResidential	20		1/6/2026	101, 104, 405, 314, 309, 308, 205, 207	Compliant	
RTH Riverway (RTH Mosaic)	BOSTON	Roxbury Tenants of Harvard Assoc	Trinity Mgmt	15		8/13/2025	313, 414, 214, 506, 406, 513	Compliant	
Residences Off Baker aka Parkway 1208	BOSTON	B'nai B'rith	Peabody Properties, Inc.	11		7/23/2025	101, 104, 122, 202, 301, 307, 315	Compliant	
Riley House	BOSTON	POUA	Maloney	40		4/2/2026	505, 105, 401, 309, 207, 204, 201, 102	Compliant	
Roxbury Crossing Senior Building	BOSTON	Mission Hill NDS	Maloney	39		7/10/2025	411, 401, 311, 301, 207, 209, 108, 109	Compliant	
Spencer House II (Cooper House)	BOSTON	Rogerson Communities	Rogerson Communities	37		8/5/2025	410, 407, 306, 302, 208, 202, 109, 105	Compliant	
Talbot Commons	BOSTON	Codman Square NDC	WinnResidential	11		4/14/2026	4N-2, 4N-1, 6N-1, 6N-3, 5N-3, 5N-2, 17M-1, 17M-2	Compliant	
The Pryde (William Barton Rogers School)	BOSTON	Pennrose	Pennrose	11		1/30/2026	006, 406, 325, 209, 220, 307, 117, 119	Compliant	
Upper Washington	BOSTON	VietAid	Trinity Mgmt	11		11/4/2025	A202, A205, A302, A406, B205, B303, B305, B306	Compliant	
Walker Park Apartments	BOSTON	Urban Edge	WinnResidential	11		9/26/2025	80-403, 80-404, 80-401, 80-302, 80-303, 67-403, 67-303, 67-207, 67-202, 67-105	Compliant	
Walnut Avenue (Francis Grady Apartments)	BOSTON	JPNDC	Pine Street Inn	11		2/3/2026	21, 26, 3, 25, 1, 10	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Washington Beech HOPE VI - Phase 1A	BOSTON	Trinity Financial	Trinity Mgmt	12		5/13/2026	37BA, 26BC, 10BC, 06BC, 04BC, 13MC	Compliant	
Washington Beech HOPE VI - Phase 1B	BOSTON	Trinity Financial	Trinity Mgmt	30		5/13/2026	512, 506, 502, 413, 403, 306, 208		
Washington Beech HOPE VI Phase 2A	BOSTON	Trinity Financial	Trinity Mgmt	15		5/13/2026	64BC, 58BC, 49BC, 08UW, 20UW		
Wayne at Bicknell	BOSTON	Cruz	Cruz	11		7/15/2025	57-1, 77-1, 79-1, 2-GB-1, 2GB-2, 97-1 N, 99-1N, 50-2, 52-1	Compliant	
Wayne at Blue Hill	BOSTON	Cruz	Cruz	11		7/15/2025	1439-1, 1443-2, 1447-1, 1451-1, 1439-4	Compliant	
Wayne at Columbia	BOSTON	Cruz	Cruz	25		9/29/2025	6B-1, 10B-2, 10A-2, 10A-4, 467-5, 509C-3, 509C-5, 1461-2, 1463-2	Compliant	
Wayne at Schuyler	BOSTON	Cruz	Cruz	11		7/14/2025	249-H1, 2E-1, 358-W-1, 360-W2, 39S-1, 548-W1, 25-W-1, 81WP-1	Compliant	
West Fenway Elderly	BOSTON	Fenway Forward	Peabody Properties, Inc.	11		10/2/2025	706, 604, 501, 404, 201	Compliant	
Zelma Lacey House (The Charlestown)	BOSTON	Affordable Housing & Services Collaborative	Peabody Properties, Inc.	20		2/10/2026	301, 306, 310, 219, 214, 201, 202, 125, 120, 105	Compliant	
Canal Bluffs Phase III (High Meadow Townhomes)	BOURNE	POAH	POAH	11		5/7/2026	100-2, 102-1, 102-2, 103-2, 106-2, 107-1, 109-3		
Clay Pond Cove	BOURNE	POAH	POAH	11		5/7/2026	303, 311, 313, 213, 214, 204, 108, 107		
Coady School Residences	BOURNE	Stratford Capital Group	HallKeen	11		3/19/2026	G02, 104, 206, 215, 213, 114	Compliant	
Residences at Canal Bluffs (Phase I)	BOURNE	POAH	POAH	11		5/7/2026	313, 213, 211, 204, 102, 108, 206	Compliant	
Brewster Woods	BREWSTER	POAH	POAH	11		10/2/2025	30-105, 30-106, 30-101, 40-204, 40-105, 40-302	Compliant	
McElwain School Apartments	BRIDGEWATER	Capstone Communities	Peabody Properties, Inc.	11		3/23/2026	B305, B307, B212, B132, A301, A105	Compliant	
Lincoln School	BROCKTON	Neighborhood Housing Services of the South Shore	HallKeen	11		1/8/2026	008, 010, 107, 201, 206, 211, 304, 311	Compliant	
108 Centre Street	BROOKLINE	Hebrew SeniorLife	Hebrew SeniorLife	11		12/3/2025	708, 608, 502, 405, 302, 202	Compliant	
51-57 Beals Street	BROOKLINE	Pine Street Inn	Pine Street Inn	31		5/19/2026	55-4, 55-5, 57-3, 57-6, 57-8	Compliant	
Brown Family House (370 Harvard Street)	BROOKLINE	2Life Communities	2Life Communities	11		7/24/2025	605, 504, 407, 406, 303, 202	Compliant	
Cambridge YWCA SRO	CAMBRIDGE	YWCA Cambridge	Cambridge Housing Authority	22		5/13/2026	441, 437, 432, 417, 332, 325, 300, 236, 241, 142	Compliant	
Central House	CAMBRIDGE	Caritas	Caritas	64		1/20/2026	435, 425, 420, 410, 339, 328, 325, 316, 312, 305, 300, 215, 207, 202	Noncompliant	Common Areas, Units, Building Systems
Frost Terrace	CAMBRIDGE	Capstone Communities	Peabody Properties, Inc.	11		5/13/2026	91-02, 502, 404, 406, 304, 303, 103, 106	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Port Landing	CAMBRIDGE	Capstone Communities	Peabody Properties, Inc.	10		5/13/2026	102, 201, 206, 307, 305	Compliant	
Putnam Green	CAMBRIDGE	Homeowners Rehab Inc.	Wingate	20		2/12/2026	404, 403, 308, 302, 204, 107, 104, 103	Compliant	
Trolley Square Rental	CAMBRIDGE	Homeowners Rehab Inc.	Wingate	15		2/12/2026	2395-1, 2397-1, 2397-2, 2399-1, 2399-2, 02-02, 04-2	Compliant	
Benfield Farms	CARLISLE	NOAH	NOAH	9		3/26/2026	105, 110, 207, 211, 301, 303	Noncompliant	Units
Cady Brook Apartments (Woodland Walk)	CHARLTON	Way Finders	Way Finders	11		5/8/2026	3, 7, 10, 13, 27, 31, 38, 42	Compliant	
Lake Street Affordable Housing	CHATHAM	TCB	TCB	11		2/11/2026	16, 26, 44, 45, 46, 47, 60, 90	Compliant	
CHOICE Center at North Village	CHELMSFORD	Chelmsford Housing Authority	Chelmsford Housing Authority	37		3/24/2026	101, 102, 109, 202, 208, 301, 305, 312	Compliant	
Chelmsford Woods Residences	CHELMSFORD	Stratford Capital Group	Chelmsford Housing Authority	11		3/24/2026	3104, 3115, 3209, 3102, TH3	Compliant	
Chelmsford Woods Residences 2	CHELMSFORD	Stratford Capital Group	Chelmsford Housing Authority	11		3/24/2026	2104, 2309, 4205, 4303, TH8	Compliant	
1005 Broadway	CHELSEA	The Neighborhood Developers	WinnResidential	11		7/30/2025	408, 406, 401, 308, 301, 211, 208, 202, 407	Compliant	
181 Chestnut Street	CHELSEA	The Neighborhood Developers	WinnResidential	9		2/26/2026	7, 8, 21, 29, 32	Compliant	
242 Spencer (Acadia)	CHELSEA	The Neighborhood Developers	WinnResidential		8	10/22/2025	409, 404, 401, 306, 208, 202, 101	Compliant	
25 Sixth Street	CHELSEA	The Neighborhood Developers	WinnResidential	11		2/26/2026	508, 503, 401, 310, 304, 207	Compliant	
Flats at 22 (22 Gerrish)	CHELSEA	Causeway Development	HallKeen	11		10/22/2025	414, 315, 303, 203, 112	Compliant	
Highland Terrace	CHELSEA	The Neighborhood Developers	WinnResidential	11		11/25/2025	57, 65, 67, 73, 88, 92, 94	Compliant	
Janus Highlands Apartments	CHELSEA	The Neighborhood Developers	WinnResidential	11		12/8/2025	181-307, 181-205, 181-202, 21-1, 21-06	Compliant	
Spencer Row	CHELSEA	The Neighborhood Developers	WinnResidential	11		10/22/2025	313, 310, 308, 304, 206, 202, 207, 106, 107	Compliant	
TND Homes I	CHELSEA	The Neighborhood Developers	WinnResidential	10		11/25/2025	9-14-1, 75 Essex, 162-2, 11-2, 102-1, 102-2	Compliant	
Conifer Hill - Phase II	DANVERS	Maloney	Maloney	11		4/9/2026	412, 431, 513, 521, 525, 535, 623, 632	Compliant	
Village at Lincoln Park	DARTMOUTH	Bristol Pacific Homes	Peabody Properties, Inc.	11		10/7/2025	309, 302, 211, 210, 203, 201, 112	Compliant	
Village at Lincoln Park Senior	DARTMOUTH	Bristol Pacific Homes	Peabody Properties, Inc.	11		10/7/2025	314, 310, 305, 302, 209, 208, 203, 201	Compliant	
Forward at the Rock	DENNIS	F.O.R.W.A.R.D., Inc.	Cape Abilities		8	10/2/2025	All Rooms	Compliant	
Northside Senior Citizens Apartments	DENNIS	POAH	POAH	11		10/15/2025	107, 108, 112, 118, 121, 221, 219, 214, 213	Noncompliant	Common Areas, Units
Route 134 Community Housing (Melpet Farms)	DENNIS	POAH	POAH	11		10/2/2025	3C, 4A, 5D, 7D, 8A, 9A	Compliant	
Nauset Green	EASTHAM	Pennrose	Pennrose	11		10/2/2025	130, 127, 121, 118, 309, 312, 325	Noncompliant	Units

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
St Therese Condo 9%	EVERETT	The Neighborhood Developers	WinnResidential	11		2/26/2026	522, 521, 515, 503, 501, 421, 417, 413, 411	Compliant	
Oxford School Residences	FAIRHAVEN	SCG Development Co, LLC	HallKeen	11		2/12/2026	307, 303, 204, 109, H25, H22, H03, H01	Compliant	
Curtain Lofts aka Wampanoag Mill	FALL RIVER	WinnResidential	WinnResidential	11		2/12/2026	505, 526, 421, 328, 224, 210	Compliant	
Knitting Mill Apartments and Senior Center	FALL RIVER	Liberty Affordable Housing	CRM Rental Mgmt	11		2/12/2026	520, 519, 512, 409, 401, 402, 304, 310, 317, 114	Compliant	
704 Main	FALMOUTH	Falmouth Housing Corp	Falmouth Housing Corp	11		3/16/2026	101, 110, 206, 215, 218, 223, 225, 314	Compliant	
Little Pond Place	FALMOUTH	Affirmative Investments Inc	Falmouth Housing Corp	11		3/16/2026	A101, A109, A209, B103, B102, D103, D104, D202	Compliant	
Schoolhouse Green aka Veterans Park Apartments	FALMOUTH	Affirmative Investments Inc	Falmouth Housing Corp	11		3/16/2026	1101, 1108, 1106, 1204, 2106, 2102, 2107, 2204	Compliant	
Scranton Main	FALMOUTH	Falmouth Housing Corp	Falmouth Housing Corp	11	16	3/16/2026	112, 109, 201, 202, 206, 217, 305, 317	Compliant	
Fitchburg Arts	FITCHBURG	NewVue Communities	Wingate	11		4/3/2026	A003, A010, B013, B106, B207, S002, S006	Compliant	
Fitchburg Yarnmill	FITCHBURG	WinnResidential	WinnResidential	11		4/3/2026	114, 118, 124, 209, 213, 218, 230, 307, 334	Compliant	
Groop Townview Apts (Fitchburg Place)	FITCHBURG	WinnResidential	WinnResidential	20		4/3/2026	304, 410, 601, 611, 803, 909, 1001, 1002, 1012	Compliant	
Lofts at 30 Pine (Heywood Wakefield IV)	GARDNER	EA Fish	Peabody Properties, Inc.	11		10/10/2025	109, 115, 213, 302, 411	Compliant	
John J. Meany Affordable Senior Housing	GLOUCESTER	YMCA of the North Shore	YMCA of the North Shore	11		3/3/2026	319, 316, 311, 217, 214, 207, 118, 114, 109	Compliant	
LePage Village	GLOUCESTER	The Caleb Group	The Caleb Group	11		2/11/2026	502, 507, 401, 306, 303, 202, 405	Compliant	
Hillside Avenue	GREAT BARRINGTON	CDC of South Berkshire	Berkshire Property Managers	10		9/9/2025	1A, 3H, 2E, 2G, 3I	Noncompliant	Exterior, Units
Windrush Commons	GREAT BARRINGTON	Way Finders	Hearthway	11		3/19/2026	A3, A7, B1, C1, C2, C14, E3, E10	Compliant	
Arbors at Greenfield	GREENFIELD	Gralia Group	Magnolia Management	11		4/21/2026	105, 121, 216, 223, T5	Compliant	
Winslow, The	GREENFIELD	Greenfield Housing Authority	Greenfield Housing Authority	20		4/21/2026	104, 112, 202, 227, 316	Compliant	
Residences at Sandy Pond	GROTON	Groton Housing Authority	Groton Housing Authority	9		9/3/2025	34A, 36C, 36B, 38A, 38C	Noncompliant	Exterior, Units
Barstow Village	HANOVER	EA Fish	Peabody Properties, Inc.	11		3/23/2026	318, 317, 210, 220, 215, 115, 109	Compliant	
Depot Village	HANSON	Dakota Partners	C.A.N. Property Management Services	11		4/9/2026	302, 309, 308, 307, 217, 206, 204, 117, 111, 107	Compliant	
Bowers Brook Housing	HARVARD	LD Russo	Stewart Property Mgmt	11		4/7/2026	101, 104, 111, 206, 210, 214, 301, 307	Compliant	
98 Essex	HAVERHILL	Affordable Housing & Services Collaborative	Peabody Properties, Inc.	11		4/14/2026	106, 202, 304, 406, 501, 608, 703, 805	Compliant	
Gerson Building	HAVERHILL	Coalition for a Better Acre	Maloney	11		6/30/2026	102, 107, 208, 211, 301, 309, 405, 410	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Harbor Place at Merrimack	HAVERHILL	POUA	Peabody Properties, Inc.	11		1/7/2026	207, 305, 403, 509, 607	Compliant	
Hayes Building I	HAVERHILL	POUA	Peabody Properties, Inc.	11		10/30/2025	206, 303, 410, 508, 601, 704	Compliant	
Merrimack Corner (fka Merrimack Place)	HAVERHILL	Merrimack Place LLC	Bethany Community Services	11	16	4/14/2026	G2, G6, 105, 107, 201, 206, 302, 310, 413, 415	Compliant	
Tenney Place Phase I	HAVERHILL	Tangram	Vesta Corporation	11		4/14/2026	103, 112, 211, 304, 406	Compliant	
Holbrook Center Senior Housing (Maple on Franklin)	HOLBROOK	Neighborhood Housing Services of the South Shore	Maloney	11	18	3/23/2026	301, 304, 302, 222, 220, 210, 114	Compliant	
Carlos Vega Townhomes	HOLYOKE	Way Finders	Way Finders		10	3/24/2026	177 1/2, 173 1/2, 169, 165, 159	Compliant	
Holyoke Farms Apartments	HOLYOKE	Maloney	Maloney	11		5/8/2026	303, 304, 305, 306, 205, 155, 175, 170, 128, 122	Compliant	
Library Commons	HOLYOKE	Way Finders	Way Finders	11		3/24/2026	400F, 200G, 300D, 200E, 300A, 300C, 403, 201, 103	Compliant	
Lyman Terrace Phase II	HOLYOKE	TCB	TCB	11		3/26/2026	27H, 34WC, 58WC, 29J, 35J, 29O, 9W, 132L	Compliant	
Sargeant West Apts.	HOLYOKE	Mount Holyoke Management	Mount Holyoke Management	11		9/5/2025	1A-504, 2A-407, 2A-202, 4A-106, 4A-202	Compliant	
St. Joseph Residence at Mont Marie	HOLYOKE	Tryko Partners	Trycrest Management	30		3/26/2026	102, 107, 114, 113, 208, 210, 211	Compliant	
62 Packard aka Pakcard St. Commons	HUDSON	Metro West Collaborative Development	Maloney	11		4/7/2026	105, 111, 202, 209, 303, 306, 44, 52	Compliant	
Powder House Village	IPSWICH	YMCA of the North Shore	YMCA of the North Shore	48		5/18/2026	305, 307, 205, 202, 201, 102, 101, 103, 05, 25	Compliant	
370 Essex Street	LAWRENCE	Greater Lawrence Community Action Council	Trinity Mgmt		12	5/27/2026	204, 207, 301, 306, 405, 410, 503, 508	Compliant	
Duck Mill	LAWRENCE	Lawrence Community Works	Peabody Properties, Inc.	11		1/14/2026	103, 204, 211, 306, 308, 401, 515	Compliant	
Haverhill St Transitional & Perm Hsg (Fina House)	LAWRENCE	YWCA Northeastern Massachusetts	YWCA Northeastern Massachusetts	11		4/23/2026	1B, 2C, 2F, 3A, 4D	Compliant	
Island Parkside II	LAWRENCE	Lawrence Community Works	Peabody Properties, Inc.	11	12	9/17/2025	101, 108, 203, 206, 305, 310, 407, 409	Compliant	
Island Parkside Phase 1	LAWRENCE	Lawrence Community Works	Peabody Properties, Inc.	11	16	9/17/2025	103, 109, 202, 207, 306, 310, 404, 405	Compliant	
Loft 550 (Malden Mills Phase I)	LAWRENCE	WinnResidential	WinnResidential	11		1/14/2026	101, 111, 202, 213, 301, 310, 413	Compliant	
Loft Five50 II (Malden Mills II)	LAWRENCE	WinnResidential	WinnResidential	11		1/14/2026	1-142, 1-240, 2-121, 2-225, 2-320, 2-433	Compliant	
Project Hope (Capernaum Place / Lazarus House)	LAWRENCE	Lazarus House Ministries	Maloney	11		4/23/2026	104, 108, 205, 210, 304	Compliant	
Whitney Building (Water Mill)	LEOMINSTER	NewVue Communities	Wingate	11		7/15/2025	101, 104, 202, 209, 301, 305, 403, 411	Compliant	
555 Merrimack St.	LOWELL	Coalition for a Better Acre	Maloney	11		10/22/2025	202, 203, 204, 208, 407	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Appleton Mills Redevelopment Phase 1B	LOWELL	Trinity Financial	Trinity Mgmt	20		3/3/2026	126, 224, 325, 423, 432	Compliant	
Broadway Street Supportive Housing	LOWELL	Common Ground Development Corporation	Peabody Properties, Inc.		21	11/19/2025	420-2, 423-103, 423-202, 423-301, 430-6, 430-13	Compliant	
Hamilton Canal	LOWELL	WinnResidential	WinnResidential	11		4/23/2026	111, 132, 213, 222, 305, 316, 334, 415, 421	Compliant	
Mass Mills III (Picker Building)	LOWELL	Rees-Larkin Development LLC	Corcoran Mgmt	11		5/12/2026	112, 207, 306, 413, 515	Compliant	
New Hope 3	LOWELL	House of Hope Housing	House of Hope Housing		17	9/9/2025	102, 205, 207, 303, 304	Compliant	
Unity Place (Moody St Apts)	LOWELL	Coalition for a Better Acre	Maloney	11		10/22/2025	103, 201, 205, 302, 404	Compliant	
Ludlow Mill Housing	LUDLOW	WinnResidential	WinnResidential	11		2/25/2026	103, 209, 217, 307, 403, 413	Compliant	
Mill 8 Apartments	LUDLOW	WinnResidential	WinnResidential	10		10/17/2025	103, 106, 204, 223, 305	Compliant	
Stevens Memorial Senior Housing	LUDLOW	Way Finders	Way Finders	20		10/17/2025	102, 201, 208, 302, 403, 407	Compliant	
Baker Brook Apartments	LUNENBURG	Great Bridge Properties	Stewart Property Mgmt	11		10/8/2025	N107, N202, N312, N405, S104, S208, S303, S407	Compliant	
TriTown Landing Phase III	LUNENBURG	Great Bridge Properties	Stewart Property Mgmt	11		10/8/2025	7-105, 7-109, 7-201, 7-208, 7-303, 7-310	Compliant	
Tritown Landing - Phase II	LUNENBURG	Great Bridge Properties	Stewart Property Mgmt	11		10/8/2025	5-101, 5-108, 5-202, 5-305, 5-311	Compliant	
Tritown Landing I	LUNENBURG	Great Bridge Properties	Stewart Property Mgmt	11		10/8/2025	1-104, 1-207, 1-303, 3-108, 3-202, 3-311	Compliant	
Gateway Residences on Washington	LYNN	HUB Holdings LLC	Peabody Properties, Inc.	11		2/11/2026	503, 512, 411, 309, 200, 109, 307	Compliant	
Warren/Shepard St. Housing (Brickyard)	LYNN	Lynn Housing Authority and Neighborhood Development	Lynn Housing Authority and Neighborhood Development	11		7/16/2025	17J, 9J, 28J, 22S, 24S	Compliant	
Little Neck Village	MARION	EA Fish	Peabody Properties, Inc.	11		4/16/2026	103, 105, 106, 109, 212, 208, 303, 404, 506, 403	Compliant	
Marion Village Estates	MARION	Steen Realty and Development	Peabody Properties, Inc.	11		4/16/2026	111, 107, 310, 212, 125, 430	Compliant	
Christopher Heights of Marlborough	MARLBOROUGH	The Grantham Group	The Grantham Group	11		7/8/2025	100, 113, 206, 315, 328	Compliant	
Marshfield Veterans House	MARSHFIELD	NeighborWorks Housing Solutions	NeighborWorks Housing Solutions		8	1/8/2026	3, 1, 6, 8, 7	Compliant	
Ocean Shores	MARSHFIELD	Beacon Communities	Beacon Communities	11		1/8/2026	331, 317, 201, 207, 217, 222, 124, 115, 120, 123	Compliant	
Great Cove Community	MASHPEE	Housing Assistance Corp (HAC)	Mashpee HA	10		3/19/2026	73A, 75A, 75B, 78B, 84A	Compliant	
LeClair Village	MASHPEE	Housing Assistance Corp (HAC)	POAH	11		2/11/2026	A101, A202, B110, B108, B205, B206, B307, C44	Compliant	
Glen Brook Way Apartments	MEDWAY	Metro West Collaborative Development	Maloney	11	15	4/9/2026	3-101, 3-205, 3-207, 33-101, 35-102, 4-305, 4-303, 4-202, 4-107, 4-104	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Glen Brook Way Senior	MEDWAY	Metro West Collaborative Development	Maloney	11		4/9/2026	2-103, 2-307, 2-306, 2-359, 2-356, 6-151, 6-159, 6-259, 2-355	Compliant	
Broadway Building	METHUEN	DS Development LLC	Peabody Properties, Inc.	11		3/3/2026	103, 110, 201, 205, 304, 309, 407, 410	Compliant	
Residences at the Groves	MIDDLEBOROUGH	Debbie Blais Real Estate, Inc.	Peabody Properties, Inc.	11		3/20/2026	1-7, 1-3, 2-23, 2-22, 2-20, 2-13, 3-34, 3-26	Compliant	
Cliftex II aka Manomet II	NEW BEDFORD	WinnResidential	WinnResidential	11		2/12/2026	346, 342, 330, 248, 232, 228, 129	Compliant	
Cliftex Lofts Phase I (Manomet)	NEW BEDFORD	WinnResidential	WinnResidential	11		2/12/2026	318, 313, 308, 208, 120, 109, 103	Compliant	
Coleman House II	NEWTON	2Life Communities	2Life Communities	45		9/4/2025	532, 436, 333, 233, 133, 136, 1133, 2234, 432	Compliant	
Golda Meir House	NEWTON	2Life Communities	2Life Communities	11		1/14/2026	164, 165, 464, 584, 671, 653	Compliant	
Haywood House	NEWTON	Newton Housing Authority	Maloney	11		11/19/2025	405, 402, 312, 204, 110, 006	Compliant	
Louison House (Northern Berkshire Family Support Center)	NORTH ADAMS	Louison House	Louison House		5	3/26/2026	149-1, 149-2, 149-3, 395-1, 395-2	Noncompliant	Units
Jewel Crossing	NORTH ATTLEBORO	Great Bridge Properties	Stewart Property Mgmt	11		4/7/2026	B-110, B-107, B-208, B-202, A-208, A-312, A-103	Compliant	
New South Street Apartments	NORTHAMPTON	Home City Development	Home City Development		7	9/26/2025	32A, 26A, 32C, 34C, 30C	Compliant	
North Commons at Village Hill	NORTHAMPTON	TCB	TCB	11		9/26/2025	316, 301, 203, 216, 114, 102	Compliant	
Village at Hospital Hill	NORTHAMPTON	TCB	TCB	11		9/9/2025	67F, 70A, 70B, 51G, 64C, 64E, 72B	Compliant	
Village at Hospital Hill Phase II	NORTHAMPTON	TCB	TCB	11		9/9/2025	101, 106, 205, 207, 202, 303, 302, 307	Compliant	
Linwood Mill Senior Housing	NORTHBRIDGE	EA Fish	Peabody Properties, Inc.	11		3/11/2026	101, 115, 205, 227, 302, 307, 401	Compliant	
Orleans Cape Cod Five (Phare Apartments)	ORLEANS	Pennrose	Pennrose	11		5/7/2026	311, 308, 217, 215, 213, 127		
Paxton Senior Housing	PAXTON	EA Fish	Wingate	11		10/7/2025	103, 207, 215, 301, 312	Compliant	
Amethyst Brook Apartments	PELHAM	Home City Development	Home City Development	11		3/24/2026	22-307, 22-302, 22-206, 22-208, 22-101, 22-002, 20-2	Compliant	
Berkshire Veterans Village (Gordon H. Mansfield Vet Comm)	PITTSFIELD	Soldier On	Soldier On	37		9/25/2025	A2, A4, A12, B3, C1, C13, C6	Compliant	Units
Katie Doherty Veteran's Village	PITTSFIELD	Soldier On	Soldier On		5	9/25/2025	220, 240, 260, 140, 120	Noncompliant	Units
New Amsterdam	PITTSFIELD	Marathon Development Group	Blueprint Property Group	11		9/25/2025	A101, A303, B202, B102, C203, 80-102, 423-7	Compliant	Common Areas
Rice Silk Mill	PITTSFIELD	Rees-Larkin Development LLC	Hearthway	11		3/19/2026	101, 110, 204, 210, 220	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Cherry Hill II	PLYMOUTH	Plymouth Bay Housing Corp.	Peabody Properties, Inc.	11		3/20/2026	E46, E47, E37, E30, E21, E13, E11	Compliant	
Province Landing	PROVINCETOWN	TCB	TCB	11		10/21/2025	207, 210, 201, 504, 605	Compliant	
Stable Path Provincetown Rental Housing	PROVINCETOWN	Community Housing Resource, Inc. (CHR)	TCB	11		10/21/2025	14A, 12A, 10B, 10D, 10A	Compliant	
6 Fort Street Affordable Rental Apartments	QUINCY	Asian CDC	Maloney	11		5/19/2026	311, 312, 302, 209, 202, 110, 107	Compliant	
Germantown House	QUINCY	NeighborWorks Housing Solutions	Work Inc.		5	1/22/2026	1, 2, 3, 4, 5	Compliant	
Lower Winter Street Apts	QUINCY	Neighborhood Housing Services of the South Shore	Father Bill's & MainSpring		18	1/22/2026	307, 303, 302, 206, 201, 102	Compliant	
Winter Gardens	QUINCY	NeighborWorks Housing Solutions	Maloney	20		11/19/2025	101, 103, 202, 205, 302	Compliant	
Envision Bank Home for Veterans	RANDOLPH	Father Bill's & MainSpring	Father Bill's & MainSpring		10	3/23/2026	2, 4, 5, 6, 9	Compliant	
Simon C. Fireman Community	RANDOLPH	Hebrew SeniorLife	Hebrew SeniorLife	11		3/23/2026	380, 378, 375, 367, 365, 274, 276, 175	Noncompliant	Units
571 Revere St.	REVERE	The Neighborhood Developers	WinnResidential	11		7/30/2025	505, 504, 501, 409, 406, 308, 304, 212	Compliant	
One Beach (formerly 189 Broadway)	REVERE	The Neighborhood Developers	WinnResidential	11		7/30/2025	408, 401, 311, 403, 203, 301, 309, 102	Compliant	
Congress Street Residences	SALEM	North Shore CDC	Peabody Properties, Inc.	11		4/8/2026	6W-1, 40W-1R, 4L-2, 71P-2, 32P-4, 32P-3, 105C-2	Compliant	
Harbor and Lafayette Homes	SALEM	North Shore CDC	Peabody Properties, Inc.		7	11/12/2025	15-11, 15-24, 15-15, 104-33, 104-25	Compliant	
Lighthouses	SALEM	North Shore CDC	Peabody Properties, Inc.	11		7/16/2025	47-306, 47-302, 47-208, 47-105, 47-101, 34-303, 34-204, 34-202, 34-105, 34-102	Compliant	
St. Joseph's Redevelopment	SALEM	POUA	Peabody Properties, Inc.	11		7/16/2025	405, 411, 312, 304, 213, 204	Compliant	
Henry T. Wing School Residences	SANDWICH	Stratford Capital Group	HallKeen	11		3/19/2026	H10, H04, H01, 207, 112, 104, 102	Compliant	
Lawson Green Apartments	SCITUATE	The Grantham Group	The Grantham Group	11		10/8/2025	212, 206, 204, 200, 110, 112	Compliant	
Shirley Commons	SHIRLEY	2Life Communities	2Life Communities		15	7/16/2025	101, 110, 207, 221, 317	Compliant	
Capen Court	SOMERVILLE	Somerville Housing Authority	Somerville Housing Authority	64		8/6/2025	107, 114, 205, 215, 218, 222, 307, 311, 322, 404, 406, 412, 410	Compliant	
VNA Senior Living Community (Alewife)	SOMERVILLE	Visiting Nurse Assoc of Eastern Mass	Managed Health Resources	31		11/6/2025	212, 221, 303, 304, 309, 402, 412, 404,	Compliant	
VOA Veterans Housing Somerville	SOMERVILLE	VOA Massachusetts	VOA Massachusetts	7		11/13/2025	201, 207, 205, 203, 204, 202	Compliant	
Southbridge Mills	SOUTHBRIDGE	WinnResidential	WinnResidential	11		8/20/2025	001, 004, 009, 013, 119, 202, 210, 216	Compliant	
Wells School Apartments	SOUTHBRIDGE	Arch Communities LLC	WinnResidential	6		8/20/2025	105, 115, 202, 207, 304, 325	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Borinquen Apartments	SPRINGFIELD	Borinquen Apartments LP	Morgan Kaylee Real Estate Management	11		10/9/2025	10-1, 10-4, 8-2R, 8-3R, 2772-2L, 7-1R, 7-2R, 7-2L, 7-3R	Compliant	
Chestnut Crossing	SPRINGFIELD	Home City Development	Home City Development	17		5/8/2026	603, 503, 509, 410, 415, 306, 315, 321, 210		
City View Commons I	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		9/29/2025	10-4A, 10-2B, 931-2B, 919-3B, 57-2B, 59-1B, 60-1A, 60-3A, 68-2A, 68-3A	Noncompliant	Common Areas, Units
City View Commons II - 24 units	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		9/29/2025	200-3A, 200-2B, 370-4A, 270-4A, 270-2B, 274-4B, 274-1B, 95-4A, 95-1A, 18-1A, 18-2B	Compliant	
Elias Brookings Apartments	SPRINGFIELD	Home City Development	Home City Development	11		10/9/2025	101, 103, 105, 106, 108, 207, 208, 204, 309, 304, 407, 408	Compliant	
Hunter Place	SPRINGFIELD	Valley Real Estate	Valley Real Estate	11		2/25/2026	A6, A12, B6, B13, C5, C19, D3, D17	Compliant	
Knox Residences I	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		3/31/2026	104, 112, 209, 313, 408	Compliant	
Knox Residences II	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		3/31/2026	118, 120, 215, 225, 315, 319, 321, 417	Compliant	
Maple Commons (Springfield)	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		9/29/2025	24/26-112, 24/26-122, 33-302, 33-314, 52-412, 52-414, 52-421, 52-444, 56-512, 56-543	Noncompliant	Units
Mason Square Apartments II	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		3/31/2026		Compliant	
Memorial Square	SPRINGFIELD	Michel Associates	Peabody Properties, Inc.	11		10/9/2025	67, 52, 46, 42, 31, 21, 13	Compliant	
Outing Park (aka Hollywood Apartments)	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		9/29/2025	26N-1L, 26N-4R, 16-4, 18-1R, 12-1R, 12-1L, 28-1R, 28-3R, 9-2R, 9-1L	Compliant	
Outing Park II	SPRINGFIELD	First Resource Development Corporation	First Resource Management	11		9/29/2025	12-3L, 12-1R, 90-1R, 90-1L, 94-3L, 94-2R, 62-1R, 267-3, 265-4L, 265-2R	Compliant	
Worthington House Campus	SPRINGFIELD	Clinical and Support Options Inc.	Clinical and Support Options Inc.	15		10/9/2025	405, 318, 213, 755-102, 755-104, 755-105, 755-111, 755-210, 755-207, 755-203	Compliant	
YWCA Transitional Housing (Campus of Hope Ph II)	SPRINGFIELD	YWCA of Western Massachusetts, Inc.	YWCA of Western Massachusetts, Inc.	11		5/8/2026	102, 105, 204, 207, 206, 209	Compliant	
Pinewoods	STOCKBRIDGE	Construct, Inc.	Construct, Inc.	11		9/26/2025	14B, 12B, 9A, 8B, 1A, 15E	Noncompliant	Units
Quail Run Apartments	STOUGHTON	Starwood Capital Group	WinnResidential	11		10/8/2025	814, 921, 1123, 1113, 1114	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
Elizabeth Brook Apartments	STOW	Stow Elderly Housing Corp	TCB	11		2/4/2026	18-102, 19-104, 18-201, 18-204, 18-302, 18-312, 22A1, 22D5, 22E6	Compliant	
Pilot Grove Apartments II	STOW	Stow Community Housing Corporation	TCB	11		2/4/2026	B3, B5, C3, D1, E1, E3	Compliant	
Coolidge at Sudbury	SUDBURY	B'nai B'rith	Barkan Management	11		1/7/2026	210, 12, 216, 204, 9, 306, 303	Compliant	
Coolidge at Sudbury II	SUDBURY	B'nai B'rith	Barkan Management	11		1/7/2026	103, 117, 202, 203, 311, 307	Compliant	
Senior Residences at the Machon	SWAMPSCOTT	B'nai B'rith	Peabody Properties, Inc.	11		4/9/2026	102, 109, 117, 203, 219, 314	Compliant	
Coyle School	TAUNTON	SCG Development Co, LLC	HallKeen		12	3/25/2026	305, 30, 302, 201-202, 203, 206, 208, 106	Compliant	
Townsend Woods	TOWNSEND	RCAP Solutions	RCAP Solutions	36		2/4/2026	312, 308, 306, 212, 207, 108, 106, 102	Compliant	
Sally's Way	TRURO	Community Housing Resource, Inc. (CHR)	TCB	11		10/21/2025	1, 3, 5, 19, 16	Compliant	
Leland House	WALTHAM	2Life Leland LLC	2Life Communities	11		1/14/2026	326, 315, 225, 215, 201, 112, 108	Compliant	
Littleton Drive Family	WAREHAM	Pennrose	Pennrose	11		3/25/2026	21B, 17E, 15E, 11A, 7E, 3E, 3D	Compliant	
Littleton Drive Senior	WAREHAM	Pennrose	Pennrose	11		3/25/2026	316, 312, 309, 304, 207, 203, 211, 102	Compliant	
Woodcove Phase I (Woodland Cove Ph I)	WAREHAM	Dakota Partners	Wingate	11		3/25/2026		Compliant	
Prospect Estates	WEBSTER	Affordable Housing & Services Collaborative	Peabody Properties, Inc.	24		3/11/2026	10-4, 10-13, 41-3, 41-1, 41-11	Compliant	
Sitkowski School Apartments	WEBSTER	NOAH	Corcoran Mgmt	11		4/16/2026	109, 211, 217, 312, 411, 417	Compliant	
Maple Woods	WENHAM	Harborlight Homes	Harborlight Homes	11	16	11/17/2025	203, 210, 216, 218, 222, 122, 113, 107, 103	Compliant	
Freedom Village West Boylston	WEST BOYLSTON	SMOC	SMOC	11		10/7/2025	4, 9, 13, 18, 22	Compliant	
Hillside Residence	WEST SPRINGFIELD	Sisters of Providence	Sisters of Providence		9	3/31/2026	305, 302, 310, 314, 313, 214, 207, 205, 201	Compliant	
Arbors at Westfield	WESTFIELD	Gralia Group	Magnolia Management	15		3/31/2026	102, 110, 220, 329, 305	Compliant	
Elm Street Revitalization	WESTFIELD	Domus, Inc.	Domus, Inc.	11		3/31/2026	105/107-204, 105/107-204, 118-302, 168-, 203, 168-205	Compliant	
Residences at Stony Brook II	WESTFORD	Community Teamwork Inc	Peabody Properties, Inc.	11		1/28/2026	4-1D, 5-3F, 6-2C, 7-5D, 8-4A, 10-6C	Compliant	
Westford Village at Mystery Spring	WESTFORD	CHOICE, Inc	Chelmsford Housing Authority	36		3/24/2026	103, 109, 115, 202, 207, 216	Compliant	
Noquochoke Village	WESTPORT	TCB	TCB	11		10/7/2025	A4, C9, D1, E4, H7	Compliant	
Westport Senior Village (Westport Village Apts)	WESTPORT	POAH	POAH	11		10/27/2025	220, 222, 226, 111, 114, 117, 104, 107, 122, 118	Compliant	
Winthrop Apartments (Feldman Seaside)	WINTHROP	Affirmative Investments Inc	Wingate	11		7/29/2025	408, 407, 302, 211, 210, 209, 109, 105	Compliant	

Project	City	Owner	Mgt.	HOME Units	HTF Units	Inspection Date	Units Inspected	Compliance Status	Findings
120 Washington St 4 (District 120)	WORCESTER	Tremont Development Partners LLC	Maloney	6		2/18/2026	109, 214, 306, 401, 512, 610	Compliant	
126 Chandler	WORCESTER	Worcester Common Ground	Maloney	11		8/13/2025	204, 209, 309, 407, 403, 508	Compliant	
21 Jaques Avenue	WORCESTER	Worcester Common Ground	Worcester Common Ground		3	10/1/2025	2,3,4	Compliant	
A Place to Live	WORCESTER	Worcester Housing Authority	Worcester Housing Authority		8	2/5/2026	105, 201, 207, 305, 306	Compliant	
Abby Kelley Foster House (52 High St.)	WORCESTER	Abby's House	Abby's House		21	8/13/2025	203, 225, 308, 316, 400	Compliant	
Canal Lofts	WORCESTER	WinnResidential	WinnResidential	11		5/8/2026	104, 112, 116, 202, 209, 218	Compliant	
Central Building	WORCESTER	Central Building Development Group LLC	Maloney	11		2/18/2026	304, 409, 502, 606, 701	Compliant	
Grand St Commons	WORCESTER	Main South CDC	Main South CDC	11		1/21/2026	16-9, 18-4, 74-3, 90-6, 92-8, 74-6, 92-7, 16-5	Compliant	
KGH - Phase 4 (Kilby Gardner Hammond IV)	WORCESTER	Main South CDC	Main South CDC	11		1/21/2026	152-2, 156-2, 20, 2B-1, 6	Compliant	
Southgate Place	WORCESTER	City Builders LLC	Mackin Group	15		2/18/2026	1A, 1E, 2E, 2G, 3D	Noncompliant	Units, Building Systems
YWCA Supportive Housing	WORCESTER	YWCA Central Massachusetts	YWCA Central Massachusetts		14	2/19/2026	401, 402, 405, 407, 409	Compliant	
Simpkins School Residences	YARMOUTH	Stratford Capital Group	HallKeen	11		2/11/2026	101, 103, 109, 205, 215, 220	Compliant	
Yarmouth Commons	YARMOUTH	Tangram	Vesta Corporation	11		2/11/2026	1104, 1106, 2106, 2208, 2210, 3110, 3106, 3201	Compliant	
Yarmouth Gardens	YARMOUTH	Commonwealth Community Developers	C.A.N. Property Management Services	11		2/11/2026		Compliant	

FFY2025 MRVP Contribution	\$	224,864,015.00	
Local Adjustment	\$	2,917,001.00	MATCH for Holyoke letter 10.2024
FFY2025 Net MRVP Contribution	\$	221,947,014.00	

Month	MRVP Pmts		
	Oct-24	17,863,088.00	
	Nov-24	18,527,671.00	
	Dec-24	19,085,793.00	
	Jan-25	19,527,836.00	
	Feb-25	19,313,944.00	
	Mar-25	18,920,112.00	
	Apr-25	19,658,320.00	
	May-25	19,580,333.00	
	Jun-25	19,860,007.00	
	Jul-25	17,203,384.00	
	Aug-25	17,633,724.00	
	Sep-25	17,689,803.00	
Subtotal	\$	224,864,015.00	\$ -
Total	\$	224,864,015.00	\$ -

Reflects the precise FFY 2025 time period

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