Executive Office of Housing and Livable Communities
Notice of Funding Availability
Winter 2027
Affordable Housing Competition for Rental Projects

I. Summary

The Executive Office of Housing and Livable Communities (HLC) is pleased to announce the start of the winter 2027 affordable housing competition for rental projects. The need to provide more affordable rental housing in Massachusetts is one of the state's most significant challenges. Production of new units in recent years has been impacted by high development costs, high interest rates, supply chain disruptions, zoning issues, changes to federal programs, and other factors. The need for additional affordable units heavily impacts lower-wage earners, homeless families and individuals, and frail seniors, as well as many other Massachusetts households.

HLC has made several important changes to the winter rental round 2027 NOFA. In brief, the changes are as follows:

1. Availability of project-based vouchers through the Massachusetts Rental Voucher Program (MRVP)

2. Implementation of new grants management system (GMS) (Housing OneStop)

3. Mandatory consultations with HLC managers on any BABA-impacted federal sources

1. Availability of Project-Based Vouchers:

Under this NOFA, HLC will modify the availability of project-based vouchers (PBVs) to support LIHTC and subsidy-only applications:

- HLC will make available approximately 300 PBVs from the state-funded Massachusetts Rental Voucher Program (MRVP). HLC will limit the number of MRVPs that a sponsor may request for a given project. More details are provided in a later section of this NOFA.

- At this time, HLC does not anticipate awarding federal Housing Choice Project-Based Vouchers under this NOFA. However, if HUD permits HLC to do so, HLC may use these vouchers in lieu of MRVPs at a later time.

2. Implementation of New Grants Management System (GMS):

The winter rental round 2027 competition will be the first competition during which sponsors will submit housing OneStops through HLC's new grants management system (GMS). Two years in development, GMS will replace HLC's existing 20-year-old Intelligrants system. Numerous HLC staff, IT experts, consultants, and housing developers have participated at various stages in the development and refinement of the new system. Training for developers is underway and will continue during the next stage of implementation. HLC will issue more GMS details and regular updates on the new system during the summer and fall.

3. Federal Subsidy Funds and BABA:

Many sponsors are familiar with the pre-application process HLC uses as the first step in its competitive evaluation of multifamily rental projects. All pre-applications for winter rental round 2027 will be due in September 2026. However, sponsors who wish to submit pre-applications for federal HOME funds or National Housing Trust funds (HTF) must meet with HLC managers before including these sources in their pre-applications. Both sources are affected by the federal Build America Buy America (BABA) statute and notices. In prior HLC competitions, some sponsors have not included BABA requirements and costs in their funding calculations. Sponsors must confirm in advance with HLC managers that they have evaluated the implications of BABA in any request for HOME and/or HTF. Without such confirmation from HLC, the sponsor's pre-application will be considered infeasible.

NOFA Priorities:

Every region of the state has significant need for more affordable rental housing for low- and moderate-income individuals and families. With resources available through this NOFA, HLC will fund hundreds of new affordable rental units and will help preserve existing affordable units.

As it makes funding decisions under this NOFA, HLC will carefully evaluate the green, carbon-reducing, sustainable, and climate resilient aspects of every application to ensure that all projects selected for awards will help further the Commonwealth's climate objectives.

HLC also will carefully evaluate the proposed total development costs for each project whose sponsor is seeking public resources. While the need for more units is great, the development costs for new units – and preservation units – must be acceptable to HLC and to its quasi public lender affiliates. Some projects simply are too expensive to be funded with state resources. Extremely high-cost projects will be denied at pre-application.

HLC also will consider the number of awarded but unclosed projects submitted by the dominant member of the sponsorship entity. Despite the challenges facing many developers, it is critical that sponsors move efficiently through the closing process for awarded projects.

The deadline for submitting applications to the winter 2027 competition will be December 3, 2026. On or before that date, HLC will accept applications from sponsors whose pre-applications were submitted on or before September 24, 2026, and subsequently approved by HLC. Only projects with pre-application approvals will be considered during the winter 2027 competition. All applications to the winter 2027 competition must be submitted online using HLC's new Housing OneStop system. Each sponsor will be limited to no more than two project applications for available resources. Please note: sponsors of supportive housing projects typically are expected to apply to HLC's supportive housing round rather than to the winter rental round 2027 competition.

It is of great importance to HLC to provide housing, not shelter, as a solution to homelessness. HLC's resources are critically important to this effort. Consistent with the goal of eliminating homelessness in Massachusetts, HLC -- through this NOFA and the winter 2027 competition -- will give priority in funding to projects that provide affordable housing for homeless families or individuals.

In addition, sponsors must provide an occupancy priority in 3% of all subsidized units for residents referred by the Department of Mental Health (DMH), the Department of Developmental Services (DDS), the Massachusetts Rehabilitation Commission (MRC), and/or the Executive Office of Aging and Independence (EOAI) in accordance with an existing Memorandum of Understanding among HLC, the Massachusetts Housing Finance Agency, the Massachusetts Development Finance Agency, the Massachusetts Housing Partnership, DMH, DDS, MRC, and EOAI. All tenant referrals must pass the usual management screening and comply with any eligibility requirements under the approved tenant selection plan. Units set aside for DMH, DDS, and/or MRC clients under the FCF or CBH programs will count toward the 3% priority requirement.

HLC intends to achieve geographic distribution in the awards it makes under this NOFA. Given the particular pressure to fund new projects in rural Massachusetts, HLC will set aside up to $5 million in subsidy funds for rural projects that meet all the criteria included in this NOFA. Under this NOFA, sponsors of some rural projects may wish to apply for funds in addition to the $5 million subsidy set-aside. Sponsors should contact HLC staff to discuss their requests. Interested sponsors should contact HLC for a listing of eligible rural communities.

Sponsors who receive awards through the 2027 winter competition will be required to participate in the Housing Navigator platform developed by the Kuehn Foundation, state housing agencies, and other supporters. More information on Housing Navigator is available from the Kuehn Foundation or directly from Housing Navigator. The Navigator platform was activated in August 2021 and is available to all interested parties. It has been an invaluable resource for tenants, landlords, and other interested parties seeking information on rental housing in the Commonwealth.

The low-income housing tax credit and state subsidy resources available during the winter 2027 competition include the following:

- Federal Low Income Housing Tax Credits (LIHTC)
- Massachusetts State Low Income Housing Tax Credits
- Affordable Housing Trust Fund (AHTF) monies in combination with Low Income Housing Tax Credits or as a funding source without tax credits.
- Housing Stabilization and Investment Trust Fund (HSF) monies in combination with Low Income Housing Tax Credits or as a funding source without tax credits.*
- Transit Oriented Development (TOD) funds. TOD is available in combination with federal and/or state tax credits and other subsidy funds.*
- Housing Innovations Fund (HIF) monies as a funding source without Low Income Housing Tax Credits unless the sponsor intends to provide homeless units in conjunction with appropriate supportive services.

---

* HSF, TOD, and CIPF are identified as Housing Works sources under the Commonwealth's Capital Investment Plan (CIP).

- Facilities Consolidation Fund (FCF) monies in combination with Low Income Housing Tax Credits or as a funding source without tax credits. Although these monies are available as a single source on a rolling basis, developers also may submit applications for FCF during this funding round. The guidelines for this program are available on HLC's website.
- Community-Based Housing (CBH) monies in combination with Low Income Housing Tax Credits or as a funding source without tax credits. The regulations and guidelines for this program are available on HLC's website.
- HOME Investment Partnerships Program (HOME) monies in combination with Low Income Housing Tax Credits or as a funding source without tax credits* (see below). **This source is affected by BABA.**
- National Housing Trust Fund (HTF) in combination with LIHTC or as a funding source without LIHTC. **This source is affected by BABA.**

The state bond funds available to HLC under this NOFA are based on authorizations available to HLC on an annual basis by the Secretary of Administration and Finance (ANF).

II. Information on LIHTC Syndication:

Sponsors who seek federal LIHTC must commit to selecting a syndicator and/or investor acceptable to HLC. The syndicator/investor cannot have been involved in any "aggregator" activity in Massachusetts or in other states seeking to undermine the exercise of a LIHTC right of first refusal/right of first option, including, without limitation, refusal to honor a LIHTC right of first refusal/right of first option in favor of a non-profit sponsor executed concurrent with the initial tax credit equity closing for a LIHTC project.

III. Additional Information on HLC Subsidy Programs:

The Executive Office reserves the right to restrict the overall amount of funding committed during the winter 2027 competition, based on the availability of federal and state resources. All resources have been significantly oversubscribed in recent competitions. HLC expects demand to significantly exceed supply in the winter 2027 competition. Developers should further note that the federal HOME funds and federal NHTF are subject to federal Build America Buy American (BABA) criteria which present challenges for some projects.

Under this NOFA, the minimum number of units for a project seeking tax credits is 20. For projects that do not need tax credits, the minimum number of units typically will be eight.

As long as their projects contain at least the minimum number of units, developers seeking HOME, HTF, AHTF, HSF, FCF, CBH, and TOD funds may apply for these federal and/or state capital funds in combination with tax credits or as a funding source without tax credits. Developers seeking HIF may not apply for tax credits during this competition unless they intend to provide homeless units in conjunction with significant supportive services. The availability of state resources such as HSF, AHTF, HIF, FCF, CBH, and TOD funds -- provided from the proceeds of the Commonwealth's general obligation bonds -- is always subject to decisions on the bond accounts made from time to time by the Secretary of Administration and Finance. Developers seeking AHTF, HOME, HSF, or TOD for projects located in HOME entitlement/consortium communities should note that a local contribution of funds is required. Local match also is required for federal or state tax credit projects to be developed in municipalities that have their own funds through federal or local sources, unless the developer can provide matching funds from philanthropic or other sources acceptable to HLC. Further information is available from the Housing Development Division at HLC.

Applicants should contact HLC staff to discuss the likely limits on all rental resources. HLC has established $100,000 as the typical subsidy limit per affordable unit for the winter 2027 rental round. It is HLC's expectation that sponsors typically will limit their request for HLC funding subsidy to $100,000 per affordable unit. Non-profit sponsors of projects that primarily or exclusively serve persons with disabilities, veterans, or homeless families or individuals should contact HLC staff directly to discuss the subsidy limit for their projects.

Sponsors should note that HLC routinely has to cap the total subsidy funds available per program.

Developers who intend to apply for tax credits and/or subsidy during the winter 2027 competition must simultaneously identify and apply for any other HLC resources included in the financing package. HLC typically will not accept applications for additional resources at a later date from sponsors applying for tax credits and/or subsidy during this competition. Interested sponsors should refer to the program restrictions and additional application requirements summarized on pages 9-16 of this NOFA.

Transit-Oriented Development Program (TOD)
Since 2021, HLC has administered the TOD program in coordination with the Massachusetts Housing Partnership (MHP) and will make up to $10 million in TOD funds available under this NOFA. **Sponsors of projects seeking TOD funds must meet with MHP before submitting a pre-application in advance of HLC's 2027 winter rental round.**

HLC anticipates making TOD funding awards of $1 million to $1.5 million per project with a typical maximum of $75,000 in TOD funds per affordable unit. HLC reserves the right to make larger awards -- for example, to larger-scale projects, or if additional funds are authorized by the legislature and approved by the Secretary of Administration and Finance. Eligible projects typically must be located within .5 miles of an existing or planned transit node, defined as a subway station, commuter rail station, or bus station served by multiple high-frequency bus lines, or a ferry terminal, with safe and direct pedestrian or bicycle access between the proposed project site and the transit node. An eligible planned transit node must have an expected completion date on or before the expected occupancy of the proposed project. Projects also may be eligible if they are located between .5 and one mile of an eligible transit node and have other compelling TOD features, such as parking ratios of less than one space per unit or proximate secondary transit connections such as a public or private bus. In accordance with the enabling legislation, at least 25% of the occupants of projects assisted by TOD must have incomes no greater than 60% of AMI.

The TOD funds are intended to support projects that will expand access to affordable housing and employment opportunities in mobility-rich areas to reduce automobile dependency. Sponsors of age-restricted housing will not be eligible to seek this resource but will be eligible to seek many other HLC resources available under this NOFA.

IV. State-Aided Public Housing: Redevelopment Funds

Sponsors who seek to redevelop state-aided public housing may be eligible to apply under this NOFA but also must apply to the Public Housing Innovations 2027 (PHI27) NOFA soon to be published. The PHI27 NOFA offers funding from public housing capital authorizations to support the redevelopment of state-aided public housing. Sponsors seeking the HLC assistance available under this NOFA -- winter rental round 2027 -- must follow all pre-application and full application deadlines and instructions included in this document. All resource restrictions contained within this document for funds awarded through this NOFA will apply to state-aided public housing applications, though resource restrictions related to public housing funding will also be found in the PHI27 NOFA.

Sponsors of these projects must submit pre-applications and full applications for public housing innovations assistance under the public housing NOFA cited above. HLC expects that the PHI27 NOFA will provide HLC capital funding for the public housing replacement units only, with any additional soft debt through this NOFA applying to net-new units. Sponsors who do not seek any funding administered by Division of Housing Development – including 4% federal Low Income Housing tax credits– for redevelopment of state-aided public housing may respond only to the PHI27 NOFA. Sponsors must contact the Division of Public Housing using the process outlined in the PHI27 NOFA as posted by HLC.

In addition, in order to better coordinate resource needs, sponsors of any project involving redevelopment of federal public housing or development by a housing authority sponsor must notify the Division of Public Housing & Rental Assistance. Such notification must include a brief project description as well as a sources and uses budget highlighting the need for private activity bonds. Sponsors must submit the notification at the same time as the pre-application to the Public Housing Division.

Sponsors should refer to later sections of this NOFA to determine how to apply for project-based vouchers.

V. Pre-Application and Application Deadlines

The deadline for submission of pre-applications to winter rental round 2027 will be September 24, 2026. HLC will accept no more than two pre-applications from each developer. All pre-applications must be received at HLC on or before September 24, 2026. Pre-applications must be submitted using HLC’s new online system for Housing OneStop submissions. HLC will provide the link and training materials to the new system in July 2026.

The deadline for submission of all on-line applications to the winter 2027 affordable housing competition for rental projects will be December 3, 2026. All applications must be submitted through HLC’s online system on or before that date. Sponsors may submit applications in December 2026 only if HLC approved their pre-applications as submitted by September 24, 2026.

Sponsors must upload all architectural materials as part of the OneStop application. Applications submitted after the deadline of December 3, 2026, will not be accepted by HLC.

VI. Eligible Applicants

Most funding resources available during the winter 2026 competition have guidelines and/or regulations describing eligible applicants. In general, eligible applicants are as follows:

Program	**Eligible Applicant**
LIHTC (federal and state)	For profit or non-profit developers
HOME*	For profit or non-profit developers
HTF:*	Non-profit developers
AHTF:	For-profit or non-profit developers
HSF:	For-profit or non-profit developers
HIF:	For-profit or non-profit developers
FCF:	For-profit or non-profit developers
CBH	For-profit or non-profit developers
TOD:	For-profit or non-profit developers

* (Note: This source triggers federal BABA requirements.)

For additional information on eligible applicants for each resource, please contact the Division of Housing Development.

VII. Specific Program Guidelines for the Winter 2027 Competition

Under this NOFA, HLC typically will require sponsors to provide 16% of the units within each project for individuals and households earning less than 30% of AMI. It is HLC's expectation that a number of units within this set-aside will be reserved for homeless individuals or families.

As indicated, certain guidelines and/or regulations exist for each funding resource available during HLC's winter 2027 competition, with the exception of TOD. Sponsors should review the current program-specific guidelines and/or regulations before preparing their funding applications. Sponsors seeking TOD must contact MHP before submitting pre-applications. Sponsors who intend to prepare applications for tax credits in combination with other HLC resources should take note of the following specific program standards:

- *Federal Low Income Housing Tax Credits:* Please refer to the 2025-2027 Tax Credit Qualified Allocation Plan (QAP) as posted to HLC's website.

- All 9% credit project sponsors should assume that the applicable percentage for the rehabilitation credit (also known as the 70% Present Value Credit) will be fixed at 9%. [The applicable percentage for the 4% credit will be 4%.]

- *Massachusetts State Low Income Housing Tax Credits:* Please refer to the QAP, as posted to HLC's website. In addition, please note that demand for the state low-income housing tax credit has increased significantly during recent rental competitions. HLC anticipates that demand will remain very strong during 2027. Sponsors of projects seeking state LIHTC during the winter 2027 competition should note the following typical limits:

- $400,000 for projects with 40 or fewer units
- $700,000 for projects with 41 to 60 units
- $1,000,000 for projects with 61-99 units
- $1,500,000 for projects with 100 or more units

HLC also strongly encourages all sponsors to limit state credit requests to $10,000 to $12,000 per unit. On a case-by-case basis, HLC may permit applications for higher state LIHTC requests. However, HLC is likely to entertain such requests only for certain very large-scale and/or major-impact projects. Sponsors should contact HLC staff to discuss such requests.

All sponsors should note that the projected net raise of state LIHTC must be acceptable to HLC. (Note: HLC also must approve the net raises for federal LIHTC applications.)

- *HOME Investment Partnerships Program:* All sponsors should note that HOME is a highly stressed resource. In addition, HOME is directly affected by the BABA statute, policies, and notices. In general, $750,000 to $1,000,000 is the maximum amount available per project; $50,000 to $95,000 is the maximum amount available per affordable unit in HOME entitlement/consortium communities. In non-entitlement or non-consortium communities, the maximum amount available per affordable unit is $75,000 to $100,000. **Notwithstanding the limits indicated above, under this NOFA, HLC may decide to accept higher HOME requests. However, sponsors must contact the HOME staff before making higher requests in their applications.** Applications for projects located in municipalities that receive HOME funds directly from HUD must include matching funds (i.e., HOME, CDBG, or other sources) as a funding source for the project. Each application must be signed by the chief elected official of the community in which the project is located. Applicants also should note current HUD HOME requirements referenced in the HOME Final Rule, as amended. Projects seeking HOME funds must undergo the HUD environmental review process, which includes notice to the State Historic Preservation Office and the Tribal Preservation Office. Sponsors of potential HOME projects must not undertake any choice limiting actions, as defined by HUD, until the HUD environmental review is complete. Eligible HOME Community Housing Development Organizations (CHDOs) with potential HOME CHDO projects are strongly encouraged to apply for funds. HLC may elect to apply higher per-unit HOME limits for CHDO projects.

- *HOME-ARP:* At this time, HOME-ARP is not available competitively to new projects. HLC has committed its full HOME-ARP allocation to eligible projects.

- *National Housing Trust Fund:* In general, $1,000,000 is the maximum available per project. This source is a BABA-impacted source. HTF is intended to help finance projects designed to house individuals or households who can benefit from supportive services and who earn no more than 30% of the area median income. Populations targeted for HTF funding include but are not limited to, homeless families, homeless individuals, military veterans, unaccompanied homeless youth, frail seniors with service needs, and individuals in recovery from substance abuse. Eligible sponsors either must be non-profit entities or partnered with non-profit entities that receive supportive services funds from federal sources, from private foundations, and/or from the Massachusetts Executive Office of Health and Human Services, including the Office of Aging and Independence. Sponsors may choose to identify particular units within a larger project as supportive housing units eligible for HTF funds. Sponsors of rehabilitation projects should closely review the U.S. Department of HUD's mandatory rehabilitation standards for HTF projects to ensure that they can meet the standards. HLC anticipates awarding HTF only to new construction projects: sponsors of rehabilitation and adaptive re-use projects frequently encounter difficulties in meeting federal rehabilitation standards.

As indicated, sponsors seeking NHTF must fully comply with federal BABA requirements.

- *Affordable Housing Trust Fund:* In general, $1,000,000 is the maximum available per project; $50,000 is the maximum amount available per affordable unit. The level and type of assistance provided by AHTF to a project must be the minimum amount necessary to achieve the desired degree of affordability. Depending on the availability of the resource, HLC may consider a higher AHTF award to a very large-scale project. However, sponsors must contact AHTF staff before assuming they can seek a higher Trust award amount.

- *Housing Stabilization Fund monies:* In general, $750,000 to $1,000,000 is the maximum amount available per project; $50,000 is the maximum amount available per affordable unit in HOME entitlement/consortium communities. In non-entitlement or non-consortium communities, the maximum amount available per affordable unit is $65,000. Each application must be signed by the chief elected official of the community in which the project is located. Applications for projects located in municipalities that receive HOME funds directly from HLC must include matching funds as a funding source for the project.

- *Transit-Oriented Development Program:* Please refer to page 4 of this NOFA for detailed information. As indicated, sponsors must discuss their interest in TOD with MHP before submitting pre-applications.

- *Capital Improvement and Preservation Fund:* CIPF is intended to help preserve and improve projects where the prepayment of a state or federally assisted mortgage would lead or has led to the termination of a use agreement for low-income housing. CIPF now has been incorporated into HSF. Please contact the Division of Housing Development for further information.

- *Housing Innovations Fund:* $500,000 is the maximum amount of HIF typically available to a project. $750,000 to $1,000,000 is the maximum amount of HIF typically available to a project that primarily or exclusively serves homeless individuals or families. Sponsors also should note that HIF, by statute, can support no more than 50% of the total development cost per HIF unit.

- *Facilities Consolidation Fund:* In accordance with statute, requests for FCF may not exceed 50% of the total development cost of the project (or of the total development cost of eligible units in a larger project). Please note that FCF funds are only available to projects or units within larger projects in which clients of the Departments of Mental Health or Developmental Services will have first priority for occupancy. Sponsors must include in the OneStop application a certification from the central office of DMH or DDS that the project is part of the Facilities Consolidation Plan.

- *Community Based Housing:* A request for CBH funding for a project may not exceed the lesser of: 1) $750,000; or 2) 50% of total development costs (or of the total development cost of eligible units in a larger project). Sponsors of projects seeking CBH funds must include in their applications a letter of support for the project and for the population to be served from the Massachusetts Rehabilitation Commission.

VIII. Project-Based Rental Assistance

A. Massachusetts Rental Voucher Program (MRVP), Project Based Voucher (PBV) Assistance:

Up to 300 MRVP PBVs will be made available as part of this funding round. Successful applicants must be approved for at least one other available HLC source in an HLC competition to be eligible for MRVP PBV assistance. MRVP is a state-funded program and is not part of HLC's federal Section 8 PBV program. Sponsors must agree to comply with all MRVP regulations found at [760 CMR 49.0] and with HLC MRVP administrative plan requirements, as they may be amended from time to time, and which can be found on HLC's web page at https://www.mass.gov/mrvp.

HLC expects the MRVP PBVs to be available in late 2029 or in 2030. All MRVP PBV reservations are subject to available funding from the state legislature and HLC. MRVP PBV contract authority can be requested for up to 15 years, with the option to renew. MRVP PBV funds will be used to pay the owner a portion of the monthly rent on behalf of eligible households. The income limit for MRVP at initial eligibility is 80% AMI, but the owner may apply additional income restrictions to MRVP PBVs. Most MRVP applicants/participants have incomes below 30% AMI.

HLC will set the contract rent for these units at 110% area-wide FMR. Currently, contract rent increases are capped at 3%. Contract rent increases are subject to rent reasonableness review and cannot exceed the rents on unassisted/unrestricted units in the same development.

Projects including extensive supportive services for MRVP voucher holders may request an additional $1,500/annually per voucher for supportive services. However, such requests will not automatically be granted. Typically, no demolition or construction can begin until a pre-leasing agreement contract is signed. Therefore, projects that already are in construction cannot receive MRVP PBV assistance.

Unit and Project Size Requirement:

1) Family units of 2 or more bedrooms;
2) MRVP PBV units cannot be used in group residence or shared housing arrangements, and enhanced SROs must have private baths.

At the discretion of HLC, a limited number of the 300 MRVP PBVs may be awarded to units not meeting these unit and project size criteria. HLC reserves the right to limit the number of vouchers awarded to each project.

Owners will be responsible for maintaining an MRVP PBV waitlist and selecting tenants in accordance with an HLC-approved tenant section plan.

Sponsors must agree to comply with all MRVP PBV regulations found at 760 CMR 49 (mass.gov).

Interested sponsors should immediately contact both the Division of Housing Development and the Division of Rental Assistance at HLC for further information about the MRVP program.

B. Section 811 Vouchers for Persons with Disabilities and HUD-VASH

HLC encourages interested sponsors to seek Section 811 PBVs in support of certain individuals with disabilities as certified by the Massachusetts Rehabilitation Commission or by other referrals permitted by the program. For further information on this resource, sponsors should contact the Division of Housing Development. As many as 144 units may be available for this population. In addition, for certain eligible projects, HLC may offer project-based Veterans Affairs Supportive Housing (VASH) subsidies in place of, or in addition to, other project-based subsidies.

C. Alternative Housing Voucher Program (AHVP), Project Based Voucher (PBV) Assistance:

A maximum of 25 AHVP PBVs will be made available as part of this funding round. Successful applicants must be approved for at least one other available source of HLC funding in the winter rental round in order to be eligible for AHVP PBV assistance. AHVP is a state-funded program and is not part of HLC's federal Section 8 PBV program. Sponsors must agree to comply with all AHVP regulations found at 760 CMR 53.0.

Unique to AHVP, AHVP applicants must be under the age of 60 (at the time of initial occupancy) and disabled. AHVP participants can remain in the program after age 60. AHVP vouchers are typically limited to one bedroom, except when a larger size is needed due to a reasonable accommodation.

HLC expects the AHVP PBVs to be available in late 2029 or in 2030. All AHVP PBV reservations are subject to available funding from the state legislature and HLC. AHVP PBV contract authority can be requested for up to 15 years, with the option to renew. AHVP PBV funds will be used to pay the owner a portion of the monthly rent on behalf of eligible households. The income limit for AHVP at initial eligibility is roughly 80% AMI, but the owner may apply additional income restrictions to AHVP PBVs. Most AHVP applicants/participants have incomes below 30% AMI.

HLC will set the contract rent for these units at 110% area-wide FMR. Sponsors may request annual rent increases up to 110% area-wide FMR. Currently, contract rent increases are subject to rent reasonableness review and cannot exceed the rents on unassisted/unrestricted units in the same development.

Sponsors of projects including extensive supportive services for AHVP voucher holders may request an additional $1,500/annually per voucher for supportive services. Typically, no demolition or construction can begin until a pre-leasing agreement contract is signed. Therefore, projects that already are in construction cannot receive AHVP PBV assistance.

Unit and Project Size Requirement:

1) Individual units of 2 or fewer bedrooms, with majority 1 bedroom;
2) AHVP PBV units cannot be used in group residence or shared housing arrangements, but SROs and enhanced SROs are allowable.

HLC reserves the right to limit the number of vouchers awarded to each project.

Owners will be responsible for maintaining an AHVP PBV waitlist and selecting tenants in accordance with a HLC-approved tenant section plan. Sponsors must agree to comply with all AHVP regulations found at 760 CMR 53 (mass.gov).

Interested sponsors should immediately contact both the Division of Housing Development and the Division of Rental Assistance at HLC for further information about the MRVP program and/or AVHP.

IX. Competitive Evaluation Criteria:

All applications will be evaluated first to determine that at least 16% of the units in the project will be reserved as ELI units, including ELI units for homeless families or individuals. All applications also will be evaluated according to criteria that apply to the specific HLC programs from which funding is sought. The Commonwealth's commitment to the principles of sustainable development is reflected in HLC's programs and policies. Sponsors should note that consistency with the Commonwealth's Sustainable Development Principles is a threshold requirement for all projects. In addition, sponsors should carefully review the design/scope requirements in the LIHTC QAP, as HLC is mandating green, carbon-reducing, sustainable, and climate resilient approaches to design and construction. Sponsors applying for resources other than tax credits also must provide market study information, as well as Appendices I and J of the QAP. The specific criteria for tax credit applications are set forth in HLC's Qualified Allocation Plan, as posted to HLC's website at: http://www.mass.gov/hed/housing/affordable-rent/low-income-housing-tax-credit-lihtc.html.

In general, the evaluation criteria for all applications include, but are not limited to, the following:

- Percentage of units to be reserved as ELI units, including ELI units for homeless families or individuals (16% minimum)
- Strength of overall concept
- Strength of development team, including prior and proposed MWBE participation and additional commitment to diversity within the team
- Degree to which the project maximizes sustainable development principles
- Project design that promotes green, carbon-reducing, sustainable, and climate resilient features as well as increased accessibility (Please note: sponsors must review the design sections of the QAP.)
- Provision of accessible units for persons with disabilities (Please note: sponsors of senior projects must review the design and scope requirements for such projects incorporated into the current QAP as Appendix K.)
- Appropriate scope of construction for the project
- Appropriate total development costs for properties included in proposal **(All sponsors should note: certain projects may be deemed too costly for public investment.)**
- Financial viability of the project
- Degree of local support, including local funding commitments
- Evidence of readiness to proceed
- Total request for state subsidy (exclusive of tax credits) (subsidy requests should not exceed $100,000/unit)
- Evidence of market feasibility
- Demonstrated need for project in the target neighborhood
- Evidence of satisfactory progress on projects previously funded with HLC resources

It is important to note that sponsors of applications to the winter 2026 rental competition must be in good standing with HLC with respect to any and all other affordable housing projects, supported by HLC resources, with which they are involved. HLC may elect not to review applications from sponsors who are not in good standing with HLC with respect to other projects. In addition, HLC intends to deny pre-applications from sponsors with multiple awarded projects not yet closed.

Please refer to section XI of this NOFA for application requirements.

X. Performance Measurement and Data Collection

Applicants seeking HLC funds should note the following: If they receive funding, they must comply with HUD-approved performance measurement standards and data collection requirements and with Commonwealth of Massachusetts data collection requirements.

XI. Application Requirements

All applications must be submitted online using the new Housing OneStop application. All online applications must be submitted on or before the close of business on December 3, 2026. Sponsors who need assistance in signing up for training or logging in should contact the Housing Development Division at HLC.

XII. Pre-Application and Application Fees

Pre-application fees are due from all applicants who submit pre-applications by close of business on September 25, 2026. The pre-application fee is $1,000 for each project sponsored by a for-profit and $500 for each project sponsored by a non-profit. Pre-application fees are non-refundable. Please note that sponsors are limited to no more than two pre-applications.

Application fees for the winter 2027 rental round are due with OneStop submissions for several of the funding resources currently available. The fee schedules for the funding resources are as follows:

Low Income Housing Tax Credits only:

All tax credit applicants must pay a portion of the tax credit fee when the application is submitted to HLC. This fee is non-refundable. Application fee checks for tax credit projects should be made payable to the Executive Office of Housing and Livable Communities. The fees due with the application submission are as follows:

Projects sponsored by non-profits	$1,050
Projects containing 20 units or fewer	$1,050
All other projects	$5,250

Low Income Housing Tax Credits in combination with other HLC resources:

The only application fees due with the OneStop submission are the tax credit application fees listed above. No additional fees are due with the submission.

HOME, HSF, and/or TOD funds as a source exclusive of tax credits:

Applicants seeking HOME, HSF, and/or TOD funds, but not tax credits, must pay an application fee at the time of submission. The fee is non-refundable. Checks should be made payable to EOHLC. The fees are as follows:

Projects sponsored by non-profits	$ 450
Projects sponsored by for-profits	$1,250

HOME-ARP, HTF, HIF, FCF, CBH, or AAHG as a source exclusive of tax credits:
No application fee is required for these sources.