

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

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

September 28, 2020

PUBLIC NOTICE

The Department of Housing and Community Development (DHCD) has published the FY 2019 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER represents accomplishments for the time period of April 1, 2019 to March 31, 2020 for five formula grant programs supported by the U.S. Department of Housing and Urban Development: Community Development Block Grant (CDBG); HOME Investments Partnerships Program (HOME); Emergency Solutions Grants (ESG); Housing Opportunities for Persons with AIDS (HOPWA); and Housing Trust Fund (HTF).

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

DHCD expects to submit the final CAPER to HUD on October 14th, 2020. Comments may be submitted in writing until the close of business on Tuesday, October 13th, 2020. The final CAPER may reflect input received during this comment period. Comments received after October 13th will not be responded to.

Please direct comments by email to:

email to: Mark.Southard@mass.gov

Comment may also be sent to the following address but may not be reviewed prior to submission of the CAPER as all DHCD staff are working remotely.

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

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.

HOME Accomplishments Narrative: DHCD's HOME program continues to achieve success in maintaining an active development pipeline. Program Year 2019 saw fewer than usual IDIS project completions, but we had a steady stream of project loan closings and projects nearing completion as of 3.31.2020 will be recognized in the next annual report. During the this reporting period, DHCD had 39 HOME activities underway. The 88 completed HOME units represented above are within projects that have achieved completion for a total of 519 units. The one preservation project was an important rehabilitation effort to preserve a total of 72 units for many years of useful life. The Commonwealth's HOME funding leverages considerable other resources to meet Consolidated and Action Plan goals. Massachusetts' subordinate debt programs, along with federal and state low income housing tax credits, promote strong and sustainable communities throughout the Commonwealth and address local priorities. HOME funds have been committed to rental projects with locally approved zoning and (often) local funding support. The Commonwealth's principles of sustainable development, as well as the Massachusetts mission statement and fair housing principles, are referenced in the applicable Qualified Allocation Plans. The majority of completed HOME projects produced new housing units and the completed HOME projects represent a mix of family, senior, urban, suburban and rural housing opportunities. Over 68% of the completed HOME-assisted units are serving ELI households and an additional 16% are serving VLI households, so the impact of HOME funding is significant in assuring an essential need for vulnerable households. All of the HOME units were occupied by households at/or below 60% of the area median income. ESG outcomes were achieved through partnerships with 32 subrecipients and additional sub-subrecipients, see aggregate SAGE report for total persons served. Throughout FFY19, DHCD continued to engage with CoC of and HMIS Leads to further integrate ESG services into the continuum of housing services available within each geographic region. Additionally, significant outreach efforts to youth-specific providers occurred as part of Commonwealth's greater effort to end youth homelessness. Though no significant changes were made in the overall structure and distribution of ESG funding, groundwork is being laid to ensure that new providers are able to access ESG funding through future procurements. DHCD intends to renew contracts with existing ESG subrecipients to distribute FFY20 funding. An ESG procurement intended to provide greater integration of ESG services into CoC systems and to engage new providers in ESG partnerships was being planned for the distribution of FFY21 funding. However, with the onset of COVID-19 & CARES funding, the procurement timeline is being reevaluated.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preserve and create affordable rental housing	Affordable Housing		Rental units constructed	Household Housing Unit	150	228	152.00%	150	95	63.33%
Preserve and create affordable rental housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	30	97	323.33%	30	11	36.67%
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	27592	68.98%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	14282	142.82%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Facade treatment/business building rehabilitation	Business	20	10	50.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Rental units rehabilitated	Household Housing Unit	100	0	0.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	300	285	95.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Prevention	Persons Assisted	25	834	3,336.00%			

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

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	200	487	243.50%			
Reduce homelessness	Homeless		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	440	88.00%			
Reduce homelessness	Homeless		Homeless Person Overnight Shelter	Persons Assisted	4700	18139	385.94%			
Reduce homelessness	Homeless		Homelessness Prevention	Persons Assisted	500	485	97.00%			

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

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

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

needs. Applicants are incentivized in the annual application to demonstrate that these needs have been identified through an open community process that involves significant public input and establishes a priority of projects to be addressed. Toward this end, DHCD makes the majority of CDBG eligible activities available for funding so that communities may pursue projects that they have first determined to be priorities. During FY 2019, 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.

ESG funding supports the Commonwealth's overall efforts to reduce homelessness through street outreach, emergency shelter, rapid re-housing, and homelessness prevention activities. According to our annual point in time count reports, aside from an increase largely attributed to households seeking rehousing assistance in Massachusetts after Hurricane Maria in 2017, Massachusetts has seen a continuous decline in the number of households experiencing homelessness over the last five years. These successes are contributed to statewide & municipal efforts in conjunction with Continuum of Care partnerships and the establishment of coordinated entry systems, all intended to increase access to homelessness prevention and diversion resources and to rapidly re-house households who do experience literal homelessness. Ongoing efforts led by the MA Interagency Council on Housing and Homelessness and DHCD's Division of Housing Stabilization (DHS) to decrease homelessness statewide include the reprocurement of our family emergency shelter program (referred to as EA), implementation of a streamlined scope of services and increased access to rapid re-housing assistance for our individual shelter system, enhanced communication between DHS and the Dept. of Public Health which funds the statewide network of domestic violence shelters, implementation of a statewide data warehouse to improve HMIS data quality & reporting, and the continued implementation of the Massachusetts Statewide Plan to End Homelessness for Unaccompanied Youth. All of these efforts are underway with the ultimate goal of ensuring that homelessness is brief, rare, and non-recurring for the people of Massachusetts.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	10,547	59	0	0	11
Black or African American	1,433	18	0	0	7
Asian	531	1	0	0	0
American Indian or American Native	61	0	0	0	0
Native Hawaiian or Other Pacific Islander	18	0	0	0	0
Total	12,590	78	0	0	18
Hispanic	2,605	22	0	0	13
Not Hispanic	12,290	66	0	0	5

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

Narrative

CDBG total should also include and additional 2305 individuals who identified in the following way for a total of 14895. Ethnicity numbers reflect this total: American Indian/Alaskan Native and white 43 Asian and White 224 Black/African American and white 523 American Indian/Alaskan Native and Black 41 Other/Multi-Racial 1474 Of the HOME-assisted households, in addition to the 78 referenced in the Race table above, one reported as 'black/african american and white' and nine reported as 'other multi-racial.'

Refer to the attached ESG SAGE CAPER for demographic details on persons receiving ESG assistance.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	33,874,856	30,177,597
HOME	public - federal	11,442,102	7,659,144
HOPWA	public - federal	310,596	310,596
ESG	public - federal	4,602,834	5,012,095
HTF	public - federal	5,152,337	4,209,028
HUD-VASH	public - federal	3,307,000	6,167,531
LIHTC	public - federal	18,521,511	18,521,511
Section 811	public - federal	12,100,000	466,724
Other	public - federal	882,240,515	165,745,666
Other	public - state	882,240,515	165,745,666

Table 3 - Resources Made Available

Narrative

The HOME amount expended reflects program draws during the program year.

ESG amount expended includes FFY18 & FFY19 program funds expended during the FY10 program year.

The 'Other amount expended reflects state funding sources for FY19. A breakdown of 'Other' funding resources is included in the attached table.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

DHCD's HOME projects either completed or underway during the program year 2019 reflect a broad geographic distribution. Funds are awarded through a competitive process and geographic diversity is encouraged. HOME funds work well with rental projects across the Commonwealth.

Leveraging

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

The CDBG program does not require a match through its application. However, communities typically utilize local or state resources in developing their projects. Many infrastructure projects will also included state highway funds. Housing rehabilitation projects may employ state lead paint funds and when able require contributions from project recipients. In addition, the State requires grantees that are doing housing rehabilitation to consult with local agencies that provide Weatherization Assistance Program funds. Federal funds are typically a very small component of DHCD's HOME rental project's development sources. DHCD has structured our HOME program to ensure that we allocate per unit HOME dollar limits that are much lower than the federal HOME limits. In addition, it is often the case that HOME units are a relatively small proportion of a project's total units, so nearly all HOME projects leverage at least six or seven hundred percent in other funding-- often private tax credit equity and private loan funds. Our division also administers various state bond resources that support the Commonwealth's HOME projects. The Massachusetts Rental Voucher Program (MRVP) has been the HOME MATCH source utilized in annual program reports since we launched the state's HOME program. ESG funded was matched 100% by the Homeless Individual Emergency Shelters program. The Homeless Individual Emergency Shelters program funds essential service costs and shelter staffing for over 3,000 individual shelter beds across the Commonwealth.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	950,477,827
2. Match contributed during current Federal fiscal year	97,505,652
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,047,983,479
4. Match liability for current Federal fiscal year	739,447
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,047,244,032

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Mass Rental Voucher Program (12 months subsidy expenditure)	03/31/2020	97,505,652	0	0	0	0	0	97,505,652

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 beginning 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 \$
3,364,649	2,968,717	1,762,583	0	4,570,782

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	124,582,659	0	0	26,488,119	0	98,094,540
Number	8	0	0	2	0	6
Sub-Contracts						
Number	271	2	1	14	22	232
Dollar Amount	104,121,847	1,919,721	62,648	12,642,032	8,876,336	80,621,110
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	124,582,659	0	124,582,659			
Number	8	0	8			
Sub-Contracts						
Number	271	19	252			
Dollar Amount	108,227,164	4,105,317	104,121,847			

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	8	0	0	1	0	7
Dollar Amount	3,665,000	0	0	200,000	0	3,465,000

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		8		12,358,945		
Businesses Displaced		1		70,000		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		64		2,614,184		
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	50	60
Number of Non-Homeless households to be provided affordable housing units	630	28
Number of Special-Needs households to be provided affordable housing units	27	0
Total	707	88

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	550	77
Number of households supported through Rehab of Existing Units	150	11
Number of households supported through Acquisition of Existing Units	0	0
Total	700	88

Table 12 – Number of Households Supported

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

The above 'Actual' numbers reflect HOME-assisted project units completed during this program year (88). If we include the total unit count within HOME-assisted projects, we add 431 additional completed units during this program year. With the 18 HTF units, we have completed 537 units this program year through HOME and HTF. HOME units occupied by 30% AMI households demonstrate that the program has reached (formerly) homeless/those at risk of homelessness. With other DHCD housing resources,

including resources targeting toward supportive housing and special populations, we have far exceeded the annual goal.

Discuss how these outcomes will impact future annual action plans.

We expect that HOME will continue to see a heavier production component, given the department's other preservation resources. With limited annual allocations and a program income stream that is dependent on market conditions, we have done well in achieving our goals and stretching federal resources reach vulnerable populations.

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	68	60	18
Low-income	92	28	
Moderate-income	108	0	
Total	268	88	

Table 13 – Number of Households Served

Narrative Information

For the HOME units referenced above, 60 units are ELI (30% AMI), 14 units are VLI (50% AMI) & 14 units are LI (60% AMI).

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

We conducted a series of listening sessions for both providers of emergency shelter, and consumers of emergency shelter services. These sessions were designed to help us better understand in what areas we were performing adequately, and where we needed to make improvements. These conversations resulted in substantial changes to the scope of services (attached) in the statewide contracts for emergency shelters serving homeless individuals. The new scope emphasizes low barrier shelter.

Despite several CoC mergers in the last few years, the Commonwealth still has 13 continua. Many of these continua use different HMIS systems, making it difficult to fully understand the extent and nature of homelessness within the Commonwealth. To resolve this, we have developed a statewide homeless data warehouse (called the Rehousing Data Collective) that compiles data from all the state's CoC's HMIS and allows for aggregate reporting.

Addressing the emergency shelter and transitional housing needs of homeless persons

DHCD utilized the once-a-decade procurement of the Emergency Assistance family shelter system to engage in a strategic planning process. After a series of listening sessions with providers and families, extensive data analysis, and a literature review, DHCD developed a housing-focused procurement that clearly communicated to providers the importance of placing rehousing at the center of all activities. This core focus will be supported with data-driven performance management, outcome payments based on achievement of key metrics, and cross-provider sharing of best practices. To support this continued shift toward rehousing, DHCD hired two new roles - an intensive case manager to troubleshoot the longest staying/most challenging cases and a training manager to equip providers with the tools necessary to enact this vision. While the contracting process has been delayed due to COVID-19, DHCD anticipates the new procurement to take effect on July 1, 2021.

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

DHCD expanded the Residential Assistance for Families in Transition (RAFT) program in March 2020 in

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

The Massachusetts Department of Public Health (MDPH) Bureau of Infectious Disease and Laboratory Sciences (BIDLS) Office of HIV/AIDS (OHA) funds medical case management, supportive services, and prevention services for people living with HIV and people at risk for HIV infection primarily through HRSA and CDC resources. People living with HIV/AIDS face numerous challenges to maintaining housing stability. People most at risk of HIV infection in Massachusetts - Black and Latinx individuals, men who have sex with men, transgender individuals, non-U.S. born individuals, and persons who inject drugs – are also more at risk of eviction and housing instability. Health clinics, social services organizations, and substance use disorder treatment centers across the Commonwealth work to meet the individual needs of people that are unhoused to prevent and treat HIV, and to link unhoused people living with HIV to care.

The MDPH BIDLS HIV/STD Surveillance Program monitors HIV diagnoses through statewide laboratory reporting and conducts molecular analysis to detect and monitor potential clusters. A team of MDPH field epidemiologist is charged with contacting all people with a new HIV diagnosis, with the ultimate goal of linking them to treatment and care. The Massachusetts HIV Drug Assistance Program (HDAP) helps eligible state residents who cannot afford to pay the full cost of the HIV-related drugs and health insurance. Syringe services programs (funded by state resources) provide sterile injection equipment, proper syringe disposal, referrals to behavioral health services, and HIV, HCV, and STI education and testing. Together, these programs provide unhoused persons with access to HIV prevention, treatment, and care services. Further, these services promote housing stability through the provision of critical resources for people living with HIV.

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

Rapid Transition of Individuals Grant is funding that has been made available to state funded individual shelter providers. The purpose of the funding is to assist individuals with activities that include but are not, limited to, triage, diversion, housing search, vocational training, temporary assistance, and permanent supportive housing. The funding language is broad, which allows recipients the ability to implement unique initiatives to best serve their guests. According to collected data after the first year of

the grant being made available in FY'20, vendors either rapidly rehoused or diverted over 110% of the projected goals. In state FY17 the Legislature expanded access to the HomeBASE rehousing program to households in emergency domestic violence shelters and family residential substance use treatment programs funded by the Department of Public Health (DPH) and the Bureau of Substance Addiction Services (BSAS). DHCD partners with DPH and BSAS providers to ensure that families with dependents or pregnant individuals living in these programs who otherwise meet the eligibility criteria for Emergency Assistance (EA) family shelter have access to the HomeBASE benefit. The benefit provides access to up to \$10,000 for housing costs, including but not limited to security deposits, broker fees, first last month's rent, furniture, moving expenses, and ongoing rent stipends for households who do not have a housing subsidy. DHCD partnered with the Massachusetts Dept. of Public Health's Bureau of Substance Addiction Services (BSAS) to develop a rapid re-housing program for people who have an opioid substance use disorder. This program is funded through our State Opioid Response (SOR) Grant. To ensure alignment of housing services with re-housing best practices established by the National Alliance to End Homelessness, HUD, and the Interagency Council on Housing and Homelessness, we contracted with existing ESG providers and utilized ESG policies and procedures as our program structure. Resources were targeted to persons completing a BSAS funded treatment program who had no place to go and would otherwise leave the program & sleep at an emergency shelter or other place not meant for human habitation. Initially, the program was made available in five communities with high incidents of opioid based overdose deaths across Massachusetts (Lowell, Worcester, Fall River, Springfield, and Boston.) In addition to rental assistance, participants had access to financial literacy/education, tenant rights, and employment readiness workshops. They also received referrals to clinical and mental health support services when needed. 51 participants successfully enrolled in the program and since the inception of this program in September of 2019, 25 participants have been successfully re-housed at an average cost of \$9,000 per client. The program is being refunded and will continue throughout FFY20.

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

Actions taken to address the needs of public housing

By the end of FFY19, DHCD is projected to have spent approximately \$104M in its bond cap for the modernization of state-aided public housing units throughout the Commonwealth. These projects range from asset preservation and modernization, energy efficiency and climate resiliency efforts, creation of accessible unit and site accessibility, and vacant-unit refurbishment, as well as limited redevelopment efforts amongst other capital improvements. In FFY19, DHCD also allowed Local Housing Authorities (LHAs) to increase their operating expense levels by 10 percent. Also in FFY19, the substantial rehabilitation of Camden Apartments, a state-aided family public development in Boston, was substantially completed. The Boston Housing Authority (BHA) procured Beacon Communities as the entity to redevelop, own, and operate the 72-unit state family public housing development, subject to a 99-year ground lease. In December, 2018 the department provided \$5.87M in financing for the property's redevelopment. In FFY19, Orient Heights Phase II of the BHA's 331-unit Orient Heights state family public housing development, was substantially completed (it received its certificate of occupancy in June, 2020). Phase II included the demolition of 87 existing public housing units and construction 88 new ones. The BHA procured Trinity Financial as the entity to redevelop, own, and operate Orient Heights, subject to a BHA-held 99-year ground lease. Phase I (demo of 90 units and construction of 120 new replacement units) began lease up in FFY18. DHCD provided \$16.75M in public housing capital funds for Phase II.

Action to address public housing cont.

In FFY19, DHCD has continued to implement major administrative reforms to enhance the transparency and accountability of state-aided public housing, mandated by the 2014 Chapter 235 "An Act Relative to Local Housing Authorities" legislative reform (the "Public Housing Reforms"). DHCD rolled-out the Common Housing Application for Massachusetts Public Housing ("CHAMP"), an online centralized application and waitlist system. For this first time, anyone can now submit a single application and apply for state-aided public housing to any of the 232 Local Housing Authorities throughout the state. Applicants may complete the application online, or complete and submit a paper application to any LHA, which will then be entered into CHAMP. The statewide waitlist system has over 150,000 individual applicants and over 900,000 housing selections (selections for a given program at a given housing authority). In FFY19, DHCD also continued to refine major reforms previously launched under the Public Housing Reforms, such as the Performance Management Review (PMR), which was launched late in FFY16. The PMR is a comprehensive on-site review of local housing authorities' operations, facilities and finances, as required under the Public Housing Reforms. In FFY19 DHCD conducted its publishing year of the PMR for all local housing authorities, as well as integrating the use of business intelligence software to identify and analyze performance trends across DHCD's entire state public housing portfolio. The Public Housing Reforms also requires that each LHA contract with an independent certified public accounting firm to perform an Agreed Upon Procedures (AUP) review of the LHA's financial records. In FFY19, DHCD implemented important changes to the AUP process and continued to publish each LHA's

AUP on the DHCD website, as required by the legislation. The Creative Placemaking program, rolled out in FFY19, will provide capital grants to improve or create common spaces that promote community engagement among state-aided public housing residents. These grants will fund diverse projects that improve exterior spaces, playgrounds, pathways, and community rooms in both family and elderly state-aided public housing. Funds will go to community space projects that arise from ideas generated through resident engagement, addresses resident wellbeing and/or safety concerns, or provide for improved connectivity of residents within the LHA community and/or surrounding neighborhood. In FFY19, DHCD's public housing division adopted a more proactive approach in response to the increasing urgency of the climate crisis, the Baker-Polito Administration's goal of net-zero carbon emissions from Massachusetts by 2050 and the Global Warming Solutions Act goal of an 80% reduction in emissions by 2050. This will begin with our two award priorities in FFY20- replacing oil-fired furnaces with cleaner technology, and proactively insulating attics to R-49. DHCD adopted this proactive policy to achieve three main goals: reduced greenhouse gas (GHG) emissions, improved climate-change resiliency, and improved indoor air quality. Additionally, DHCD completed a climate change vulnerability study of its state-aided public housing portfolio and is implementing changes to capital planning processes and making initial investments based on this study to protect residents from the sea level rise, extreme precipitation, and extreme heat associated with climate change. In FFY19, DHCD's Division of Public Housing issued a notice of funding availability for funds to rehabilitate family public-housing developments in Commonwealth Gateway Cities where the proposed capital project complemented other economic development and economic mobility efforts. In FFY20 DHCD awarded and will implement major projects in Worcester, Fall River, Fitchburg and a smaller project in Salem under this program.

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

In February, 2020, DHCD implemented 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. DHCD made \$1.5M in state funding is 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 separate and above the existing 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). DHCD awarded this funding to 36 applicants representing 52 LHAs; the RSCs hired or with their hours extended have greatly aided LHAs and residents during the COVID-19 pandemic.

Actions taken to provide assistance to troubled PHAs

The Performance Management Review comprehensively compares local housing authorities' operations, facilities and finances to a list of benchmarks. Local housing authorities that do not meet benchmarks are provided technical assistance by DHCD staff. To increase technical capacity of smaller LHAs while fostering collaboration to capture efficiencies, the Regional Capital Assistance Team (RCAT) legislatively mandated under the Public Housing Reforms, is comprised of 3 regional teams of technical assistance providers to assist smaller LHAs in executive capital and maintenance plans and projects. All LHAs may participate in the program, though LHAs with 500 or fewer state-aided units are required by law to participate, unless the LHA is granted a waiver. In FFY19 DHCD raised the size of projects RCAT's can manage from \$50,000 to \$100,000, based on their excellent work in capital project management to date.

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

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

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

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

DHCD has taken several measures to address obstacles to underserved populations in public housing. • DHCD issues Accessible Unit awards in fall of 2020 that funded the conversion of approximately 50 units to full accessibility, increasing the supply of fully-accessible units for applicants on the waitlist that require those units. • DHCD awarded in Spring 2020 \$1.6 M to hire or expand hours of Resident Service Coordinators to assist public housing tenants, especially those in elderly/young-disabled developments, to better access needed services and maintain tenancy. • DHCD issued a NOFA in winter 2020 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. DHCD received applications from nine Housing Authorities and three Regional Administering Agencies and will make awards this fall.

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. Funds also are available at one of the quasi-public agencies for deleading of single-family homes, occupied by low income families. Also in FFY20 DHCD made funds available through its Health and Safety Initiative to all local housing authorities. This initiative provided LHAs with funds (up to \$125/state-aided public housing unit) for small projects to address health and safety concerns. DHCD also provides funding on a rolling basis to address code compliance and health issues such as asbestos and lead abatement through the capital compliance reserve award program.

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

Providing affordable housing opportunities to a range of low income households, as well as housing with available supportive services is intended to encourage household income growth and self-sufficiency. DHCD has implemented an Economic Prosperity Agenda with the goal to create housing policy and practice that catalyzes economic mobility for 1,000 working families who are securely housed. Our vision is to ensure subsidized housing serves as a platform for economic prosperity. In order to achieve our stated goal, DHCD is utilizing our Moving to Work (MTW) status to create programming intended to reduce the number of poverty-level families. Through MTW funds DHCD has supported the implementation of A Better Life (ABL) program, modelled after an initiative at the Worcester Housing Authority, in three other LHAs. ABL combines comprehensive case management, community partnerships with local service providers, an escrow savings account where the housing agency deposits the money that residents would have paid toward increased rent when they increase their income, and work requirements. When residents enroll in ABL, they begin working with Family Life Coaches, who meet with them on a regular basis, support them in setting long-term and short-term goals, and connect them with resources in the community to help them overcome barriers to achieving those goals. Coaches also provide information and guidance on accruing escrow savings and on the program's work requirements. ABL is serving about 500 public housing residents across the three LHAs. Through MTW funds, DHCD is supporting Launch, an initiative to connect 18-24-year old's living in subsidized housing, including Boston Housing Authority, to connect to a coach to work on education, and employment goals. Evidence has shown that connecting this population to support makes a difference in long term outcomes for the individuals and society. 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 will support the efforts of residents in state-funded public housing and participants in the Massachusetts Rental Voucher Program (MRVP) to make measurable gains in employment, financial capability and education. DHCD received 12 applicants to the Self Sufficiency Program (SSP), nine from local housing authorities and three from Regional Administering Agencies. In addition, DHCD has been working on a series of rent regulation reforms to encourage education and employment of residents. These policies would dovetail with the coaching opportunities provided to residents.

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

The Chapter 235 Act Relative to Local Housing Authorities reform of 2014, and the resulting programs, have assisted in the enhancement of institutional structure for state-aided public housing. The programs and funding initiatives described herein assist in preserving the physical assets and ensuring effective management. As described above, these include the Agreed Upon Procedure and Performance Management Review programs to monitor LHA performance, the RCAT program to improve technical capacity for asset management, the CHAMP program to modernize and make more transparent tenant selection, and the Annual Plan to improve tenant participation in and knowledge of LHA operations.

Actions taken to enhance coordination between public and private housing and social service

agencies. 91.220(k); 91.320(j)

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

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

DHCD's FY14 Analysis of Impediments included an action step of furthering mixed-finance options to increase rental affordability for very low-income households by leveraging private funds along with public housing, project-based vouchers, and/or other subsidy programs. As described in this CAPER, in FFY19, two major redevelopments of state-aided public housing were completed: the second phase of Orient Heights and Camden Apartments. These two projects leveraged a combined \$69M in other funding, including LIHTC equity and private debt. Additionally, DHCD's Public Housing Division provides capital funding to expand accessibility at state-aided public housing developments. This investment reduces physical barriers to affordable housing in the Commonwealth for people with disabilities. The ongoing use of CHAMP to the public in FY19 also advanced consumer awareness of housing opportunities across the Commonwealth and, with data analysis, improved evaluation of consumer access to the state's public housing programs. Instead of having to apply separately at each LHA, with CHAMP, applicants can use a single application, either online or on paper, to add themselves to state-aided public housing waitlists across the state. By reducing barriers to apply for public housing, DHCD has seen applicants apply on average to more locations throughout the state thereby increasing their chances of being housed. Additionally, prior to CHAMP, applicants had to prove their homeless situation up front. Now, they can claim homeless status immediately, allowing them to be screened and considered at more locations where they then can substantiate their claim. Finally, by looking at CHAMP demographic data on who is applying and being housed through CHAMP, DHCD can better fulfill its role in furthering Fair Housing, by identifying and addressing potential discrimination in tenant selection.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

<p style="color: #000000; text-transform: none; text-indent: 0px; letter-spacing: normal; font-family: 'Times New Roman'; font-size: medium; font-style: normal; font-weight: 400; word-spacing: 0px; white-space: normal; orphans: 2; widows: 2; font-variant-ligatures: normal; font-variant-caps: normal; -webkit-text-stroke-width: 0px; text-decoration-style: initial; text-decoration-color: initial;">This performance report is being posted to DHCD's public website and we will issue a broad listserv notice regarding the posting and process for public comment.</p><p style="color: #000000; text-transform: none; text-indent: 0px; letter-spacing: normal; font-family: 'Times New Roman'; font-size: medium; font-style: normal; font-weight: 400; word-spacing: 0px; white-space: normal; orphans: 2; widows: 2; font-variant-ligatures: normal; font-variant-caps: normal; -webkit-text-stroke-width: 0px; text-decoration-style: initial; text-decoration-color: initial;">Typically, DHCD shares public notices with internally with colleagues who distribute notices to a variety of partners across the Commonwealth, and in some cases, across New England. Every effort is made to ensure the information is shared broadly and publicly and that citizens have opportunity to comment on performance reports; including sharing information about performance reports with CoC lead agencies, discussing performance at Balance of State CoC Planning Groups, and making the report available for discussion at the quarterly statewide CoC meeting.</p>

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.

<p style="color: #000000; text-transform: none; text-indent: 0px; letter-spacing: normal; font-family: 'Times New Roman'; font-size: medium; font-style: normal; font-weight: 400; word-spacing: 0px; white-space: normal; orphans: 2; widows: 2; font-variant-ligatures: normal; font-variant-caps: normal; -webkit-text-stroke-width: 0px; text-decoration-style: initial; text-decoration-color: initial;">During the FY 2017 Program Year, DHCD implemented changes that were the result of a broad and intensive public effort going into the 2017 year, to define new ways/approaches to administer the CDBG Program. Some modest changes were made to the program structure which included reducing the number of funds that CDBG dollars are administered through from four to two. The Mini Entitlement program which awards funds on an annual basis to certain communities that have been identified through a formula as having a greater level of need, was continued. The Economic Development Fund (EDF) and the Community Development Fund II were eliminated and all non Mini Entitlement applicants would submit to the Community Development Fund (CDF). In addition, the community wide needs (CWN) score which was a relative assessment of need used to rank communities based on level of need was discontinued. The CWN was replaced in application scoring with a ranking of communities by low and moderate income percentage. Structural changes were also made to the application, eliminating some required information and modifying and reducing questions that were scored and ultimately determined funding. The primary intent of these changes was to make the program more accessible and easier to apply to. It was hoped that the program would see a broader range of applicants. The changes to the application were well received and there was an increase in the number of applicants and a modest increase in new applicants.</p><p style="color: #000000; text-transform: none; text-indent: 0px; letter-spacing: normal; font-family: 'Times New Roman'; font-size: medium; font-style: normal; font-weight: 400; word-spacing: 0px; white-space: normal; orphans: 2; widows: 2; font-variant-ligatures: normal; font-variant-caps: normal; -webkit-text-stroke-width: 0px; text-decoration-style: initial; text-decoration-color: initial;">In 2018, the structural changes were maintained with minor modifications. The trend toward an increase in numbers of applicants and new applicants continued.</p><p style="color: #000000; text-transform: none; text-indent: 0px; letter-spacing: normal; font-family: 'Times New Roman'; font-size: medium; font-style: normal; font-weight: 400; word-spacing: 0px; white-space: normal; orphans: 2; widows: 2; font-variant-ligatures: normal; font-variant-caps: normal; -webkit-text-stroke-width: 0px; text-decoration-style: initial; text-decoration-color: initial;">2019 represents the third year that these changes have been in place and it is clear that the changes have made difference in applicants ability to compile an application and it has increased the ability of applicants to be competitive with less prior experience with the CDBG Program. 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.</p>

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

grants?

No

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

CR-50 - HOME 91.520(d)

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

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

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

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

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

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. Upon approval of an Action Plan, these funds will be committed and subsequently

expended by new HOME projects, per the HOME Interim Final Rule effective January 31, 2017. HOME PI is receipted and accumulated to be referenced in the next Action Plan (or amendment) to be utilized per the Action Plan for the next HOME project funding commitment, which will then be expended by that particular activity for eligible costs. DHCD has not taken administrative funds from receipted HOME PI. During this program year, we receipted PI from 19 HOME activities and Repayment funds from one HOME activity. HOME PI receipts derive from development cost savings, available proceeds from the refinancing of first mortgage loans, or cash flow payments. During this program year, DHCD committed all of the HOME PI funds that had been approved in the Action Plan (\$2,152,520.06) to three new HOME rental activities. We will be referencing this year's accumulated HOME PI in the next Action Plan or amendment of the current plan and will commit these funds promptly after HUD approval.

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

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

CR-55 - HOPWA 91.520(e)

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

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

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

Table 14 – HOPWA Number of Households Served

Narrative

These HOPWA funds are utilized for supportive services; therefore, this table is not applicable. HOPWA funds are administered by the Massachusetts Department of Public Health (MDPH), Bureau of Infectious Disease and Laboratory Sciences (BIDLS), Office of HIV/AIDS (OHA). MDPH uses HOPWA allocation to fund Support Services provided by AIDS Project Worcester (APW), Commonwealth Land Trust (CLT), Community Counseling of Bristol County (CCBC), and Victory Programs, Inc. (VPI). All of these services facilitate access to permanent and affordable housing and promote housing stability, both to address homelessness and to support engagement in HIV medical care and treatment. APW is an AIDS Service Organization in Central Massachusetts that provides services for persons living with HIV and those at greatest risk for the disease. CCBC is a behavioral health provider located in Taunton, Massachusetts that offers HIV support services to individuals in the Southeastern region of the state. Both APW and CCBC use HOPWA for HIV Housing Search and Advocacy Services. These services include assessments of the housing-related needs of each low-income client and specialized planning to help individuals access and maintain the safe, stable, and affordable housing and associated services that will support their ongoing retention in HIV care. CLT is a non-profit organization that owns and manages affordable housing in Greater Boston and the city of Lawrence. VPI is a multi-service organization that provides housing and services to homeless individuals and families with substance use disorders and/or chronic health issues including HIV. Both agencies use HOPWA to provide Medical Case Management (MCM)

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

CR-56 - HTF 91.520(h)

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

In August 2019, DHCD announced its fourth competitive rental funding round for supportive housing projects seeking HTF and other funds. DHCD accepted applications in December and selected seven projects that will produce 103 rental units (68 HTF-assisted units) for some of the Commonwealth's neediest residents. As a result of this process, DHCD has made contingent commitments of 100% of 2019 HTF Grant funds and \$362,896 of 2020 HTF Grant funds for a total of \$5,000,000 committed during this grant period. DHCD announced a fifth HTF funding round in August 2020 and the agency plans to commit the bulk of the 2020 grant funds by the conclusion of the funding round.

All of the Massachusetts 2016 HTF allocation has been committed. Five of the seven projects have been completed and two projects are currently compiling their final requisitions and completing their close-out reports. All of the Massachusetts 2017 HTF allocation has been committed. All eight projects are under construction. All of the Massachusetts 2018 HTF allocation has been committed. Six projects are under construction and three will begin construction in the next month.

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

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	18	0	0	18	0	18
Homebuyer	0	0	0	0	0	0

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

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

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

ESG Contact Address

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

ESG Secondary Contact

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

2. Reporting Period—All Recipients Complete

Program Year Start Date	04/01/2019
Program Year End Date	03/31/2020

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

Subrecipient or Contractor Name: HOUSING ASSISTANCE CORP

City: Hyannis

State: MA

Zip Code: 02601, 3653

DUNS Number: 088976378

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 44903

Subrecipient or Contractor Name: SERVICE NET, INC.

City: SERVICE NET, INC.

State: MA

Zip Code: 99999,

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 62100

Subrecipient or Contractor Name: YWCA OF WESTERN MASSACHUSETTS

City: Springfield

State: MA

Zip Code: 01118, 2213

DUNS Number: 066994534

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 71665

Subrecipient or Contractor Name: CATHOLIC SOCIAL SERVICES

City: New Bedford

State: MA

Zip Code: 02744, 1002

DUNS Number: 144117389

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 169158

Subrecipient or Contractor Name: STEPPINGSTONE

City: New Bedford

State: MA

Zip Code: 02740, 6625

DUNS Number: 147819460

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 106894

Subrecipient or Contractor Name: FATHER BILLS & MAINSPRING

City: Quincy

State: MA

Zip Code: 02169, 5715

DUNS Number: 802347864

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 311507

Subrecipient or Contractor Name: BOSTON PUBLIC HEALTH COMMISSION

City: Boston

State: MA

Zip Code: 02118, 2600

DUNS Number: 949627343

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 161066

Subrecipient or Contractor Name: FRIENDLY HOUSE INC

City: WORCESTER

State: MA

Zip Code: ,

DUNS Number: 137273165

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50030

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

Subrecipient or Contractor Name: MASSACHUSETTS HOUSING & SHELTER ALLIANCE INC
City: Boston
State: MA
Zip Code: 02112,
DUNS Number: 849318514
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 745094

Subrecipient or Contractor Name: PINE STREET INN INC
City: Boston
State: MA
Zip Code: 02118, 2404
DUNS Number: 079506366
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 215541

Subrecipient or Contractor Name: CATHOLIC CHARITIES OF SPRINGFIELD, MASS
City: Springfield
State: MA
Zip Code: 01105, 1713
DUNS Number: 605761795
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 130803

Subrecipient or Contractor Name: CITY OF CAMBRIDGE

City: Cambridge

State: MA

Zip Code: 02139, 3201

DUNS Number: 076584341

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 116748

Subrecipient or Contractor Name: CENTRAL MASSACHUSETTS HOUSING ALLIANCE INC

City: Worcester

State: MA

Zip Code: 01609, 2706

DUNS Number: 152234865

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 101357

Subrecipient or Contractor Name: EMMAUS INC

City: Haverhill

State: MA

Zip Code: 01830, 5615

DUNS Number: 845099829

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 107767

Subrecipient or Contractor Name: BROOKLINE COMMUNITY MENTAL HEALTH CENTER

City: Brookline

State: MA

Zip Code: 02445, 4445

DUNS Number: 097444186

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 76584

Subrecipient or Contractor Name: SOMERVILLE HOMELESS COALITION

City: Somerville

State: MA

Zip Code: 02144, 0006

DUNS Number: 847408804

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 44903

Subrecipient or Contractor Name: CASPAR

City: Cambridge

State: MA

Zip Code: 02139, 4201

DUNS Number: 781700265

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 90129

Subrecipient or Contractor Name: Community Teamwork

City: Lowell

State: MA

Zip Code: ,

DUNS Number: 079518932

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 112797

Subrecipient or Contractor Name: Asian Task Force

City: Boston

State: MA

Zip Code: ,

DUNS Number: 825995939

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 56379

Subrecipient or Contractor Name: Elizabeth Stone House

City: Boston

State: MA

Zip Code: ,

DUNS Number: 062331207

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 52743

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

City: Greenfield

State: MA

Zip Code: 01301, 3320

DUNS Number: 066986928

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 126439

Subrecipient or Contractor Name: Craig's Doors

City: Amherst

State: MA

Zip Code: ,

DUNS Number: 036957429

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 24322

Subrecipient or Contractor Name: South Middlesex Opportunity Council, Inc.

City: Framingham

State: MA

Zip Code: 01702, 8323

DUNS Number: 030806830

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 352731

Subrecipient or Contractor Name: Veteran's Inc
City: Worcester
State: MA
Zip Code: 01605, 2600
DUNS Number: 941967796
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 51336

Subrecipient or Contractor Name: Action Inc., MA
City: Gloucester
State: MA
Zip Code: 01930, 6002
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 33416

Subrecipient or Contractor Name: Center for Human Development
City: Springfield
State: MA
Zip Code: 01105, 1114
DUNS Number: 099195695
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 370000

Subrecipient or Contractor Name: Lynn Housing Authority Development Group
City: Lynn
State: MA
Zip Code: 01902, 4418
DUNS Number: 965265759
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 136557

Subrecipient or Contractor Name: THE SALEM MISSION INC

City: Salem

State: MA

Zip Code: 01970, 3341

DUNS Number: 780040028

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 218313

Subrecipient or Contractor Name: CLINICAL & SUPPORT OPTIONS INC

City: Greenfield

State: MA

Zip Code: 01301, 2457

DUNS Number: 185070612

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 130330

Subrecipient or Contractor Name: North Star Family Services, Inc.

City: Leominster

State: MA

Zip Code: 01453, 2488

DUNS Number: 184502909

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 69698

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

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

Table 21 – Gender Information

6. Age—Complete for All Activities

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

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

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

Table 23 – Special Population Served

ESG Outcomes

Please refer to aggregate SAGE report for total persons served.

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

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

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

Note: the aggregate data report does not contain data from the following projects due to software issues with uploading the required data files. The issues are being addressed & the files will be included in the final aggregate report submitted to HUD. Individual project reports are available upon request to DHCD.

- Pine Street Inn - Men's Inn
- Boston Public Health Commission - Woods Mullen
- Boston Public Health Commission - 112 Shelter
- Clinical Support Options - Men's Inn
- Clinical Support Options - Women's Inn
- Somerville Homeless Coalition - Prevention
- South Middlesex Human Services - Prevention
- Elizabeth Stone House - Emergency Shelter (VSP)
- YWCA Western Mass - Emergency Shelter (VSP)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	1,140,013
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	1,140,013

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	1,450,981
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	1,450,981

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	0
Operations	0	0	2,089,485
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	2,089,485

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	19,607
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	0	0	4,700,086

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	4,700,086
Local Government	0	0	0
Private Funds	0	0	0

Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	4,700,086

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	0	0	9,400,172

Table 31 - Total Amount of Funds Expended on ESG Activities

Match

ESG is matched with state funds from our Individual Shelter System. State funding to this system exceeds \$52M annually. Funding provides access to low barrier emergency shelter and re-housing services.

Attachment

HOME Annual Monitoring Report

Annual Monitoring Report
of the
DHCD HOME Program
DHCD HTF Program
2019 – 2020

April 1, 2019 – March 31, 2020



Annual Monitoring Report

2019 – 2020 DHCD HOME Program

Introduction

FinePoint Associates, LLC is under contract to the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) to provide compliance monitoring for DHCD's HOME Investment Partnerships (HOME) and National Housing Trust Fund (HTF) programs. Recipients of DHCD's HOME funds were monitored to ensure compliance with HOME regulations as well as DHCD's contractual agreements. Between April 1, 2019 and March 31, 2020, FinePoint conducted 386 site visits and reviewed 47 additional rent schedule desk reviews. Therefore, a total of 433 HOME-assisted rental projects, comprised of 7,501 HOME-assisted units, were monitored during the HOME federal fiscal year.

Monitoring Process

FinePoint maintains a list of HOME-assisted rental projects and monitors them annually, as directed by DHCD. Annual monitoring consists of reviewing documentation to confirm HOME program and DHCD project requirements. All HOME-assisted projects were required to submit household income eligibility, current rent charges, and proposed rent charges through an annual rent schedule approval process. Additionally, site visits are conducted annually except for projects with 25 or less total units, which are visited once every two years. Site monitoring consisted of reviewing management procedures, financial recordkeeping, income verifications, current lease terms, as well as a physical inspection of the exterior, common and utility areas, and a representative sample of the HOME-assisted units. After DHCD review, FinePoint provided the site with a monitoring report summarizing project requirements, compliance status, and any corrective actions required to remedy noted concerns. Projects were instructed to provide evidence documenting resolution of these concerns. On January 1, 2020, FinePoint assumed the primary corrective action review responsibility.

Monitoring Summary

The following is a summary of the HOME monitoring conducted by FinePoint during the 2019-2020 program year:

- 433 projects, 7,501 HOME-assisted units
- 386 site visits, 6,956 HOME-assisted units
 - 302 (78%) compliant site visits
 - 84 (22%) non-compliant site visits
- 47 additional rent schedule desk reviews, 545 HOME-assisted units

On March 10, 2020, a State of Emergency was declared in Massachusetts due to the COVID-19 pandemic. Consequently, all monitoring was postponed.

Site Visits

Most HOME-assisted rental projects appeared to comply with program regulations during the monitoring period. Of the 386 site visits conducted, 302 projects (78%) appeared to be in *substantial compliance* with the HOME Program. Whereas *findings of non-compliance* were cited in 84 of the visits (22%). The distribution of compliant and non-compliant projects has remained consistent over the past two program years.



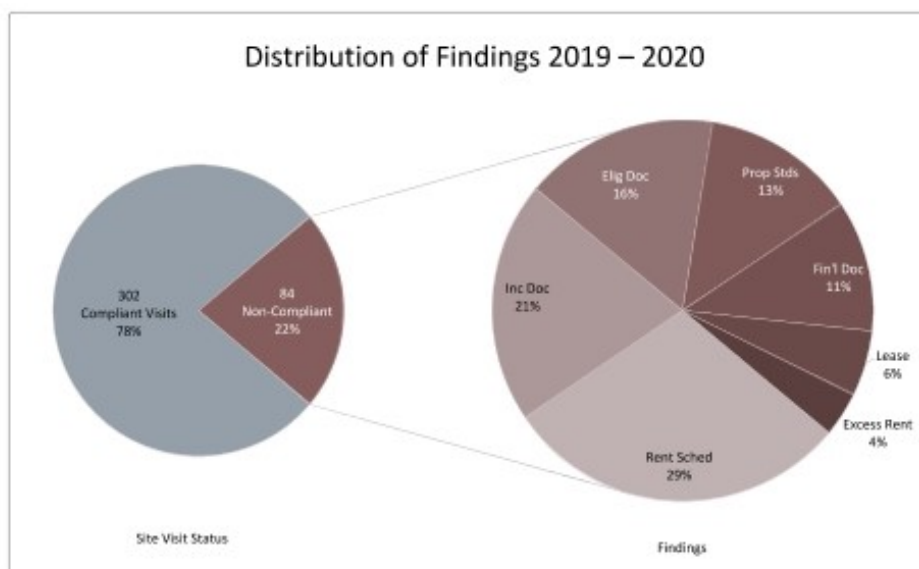
Compliance Findings

Although most projects appeared to meet HOME requirements, some monitoring visits resulted in concerns and/or insufficient documentation to confirm program compliance. Deficiencies were communicated to project owners and managers during the site visit, documentation review, monitoring report, or the rent schedule desk review process. Additionally, FinePoint provided technical assistance to many sites and management companies, as needed.

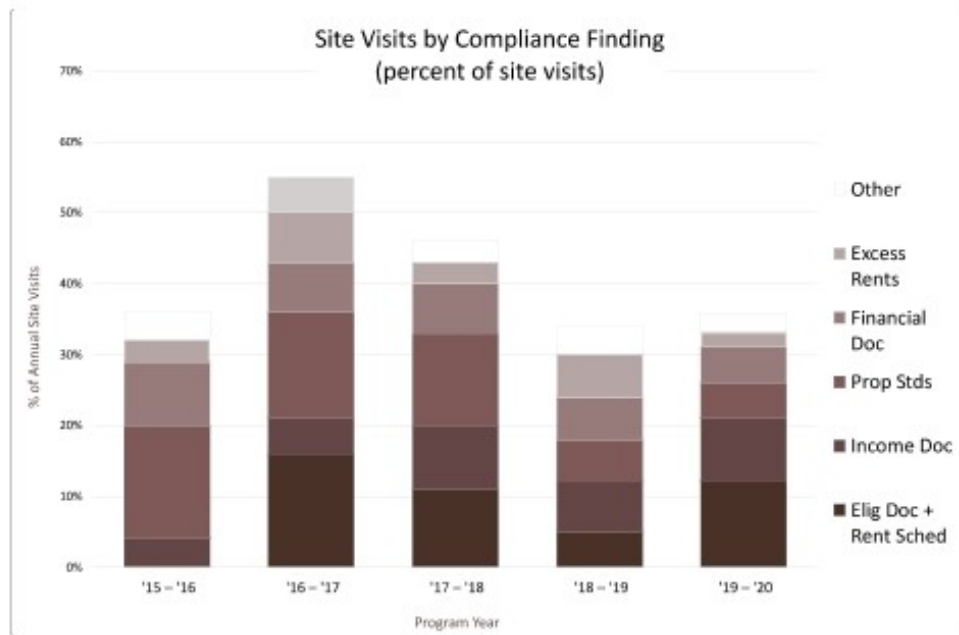
The findings cited most frequently during the 2019-2020 program year were related to projects providing insufficient or late documentation to confirm compliance with the HOME rent and income requirements, including proposed rent increases. In addition, the implementation of the DHCD-approved HOME rent schedule, especially when coordinated with multi-layered funding requirements, continue to be a source of confusion. These are recurring challenges experienced by many managing agents and are often exacerbated when site staff turnover.

Most compliance issues cited during monitoring reviews were categorized as follows:

- Late submissions of annual HOME rent schedules identifying proposed rent increases;
- Incomplete or late annual household income verifications, often due to staff turnover;
- Insufficient rent and income documentation to confirm HOME program eligibility;
- Property standard deficiencies, including:
 - older projects, particularly rehab, with increasing maintenance expenses;
 - deferred maintenance due to limited cash flow;
 - lack of adequate property maintenance procedures; or
 - tenant-related violations.
- Insufficient documentation to confirm sound financial management practices, including comparative income statements, cash flow reports, reserve funding, financial audits, and certificates of insurance;
- Lease terms providing less than the required 30-day notice to evict for all causes, including non-payment; and
- Rent charges in excess of the HOME limit, often due to misunderstanding that housing choice voucher subsidies and/or utility allowances are included in the HOME gross rent calculation.



This monitoring period noted a greater number of concerns related to program eligibility and rent schedule requirements. These findings were mostly attributable to the lack of proper and timely rent schedule submissions confirming HOME compliance, rather than misunderstood requirements or designation of ineligible HOME-assisted units. As a result of HOME and DHCD's increasingly project-specific rent and income requirements, monitoring documentation has become more prescriptive and robust. Accordingly, FinePoint's detailed rent schedule must be submitted and approved annually in order to confirm project compliance with the HOME program and DHCD written agreements.



Report appendices A and B respectively identify the 386 site visits and additional 47 desk reviewed HOME-assisted projects FinePoint monitored for compliance during the 2019-2020 program period on behalf of DHCD.

APPENDIX A: Monitoring Site Visits 2019-2020

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
1	Butternut Farm	Amherst	WayFinders	11	1/8/20	1, 10, 16, 23, 25	
2	Capitol Square	Arlington	Maloney	11	6/3/19	252-2, 252-5, 252-7, 258-1, 260-1, 260-2A, 260-6	
3	Cottage Hapgood	Athol	RCAP	11	6/13/19	B1, B6, D2, E1	
4	School St Res	Athol	Stratford Capital	11	2/4/20	104, 105, 109, 208, 307, 315	
5	School St Res	Athol	Stratford Capital	11	5/30/19	109, 200, 307, 313, 315	
6	Bliss School Apts	Attleboro	Great Bridge	11	8/8/19	106, 115, 203, 207, 211, 214, 306, 307	
7	Village Green I	Barnstable	Dakota Partners	11	12/5/19	A-103, A205, A305, A308, D206, D303	
8	Winter St Supp Hsg	Barnstable	Cape Ministry	9	11/21/19	153-2, 153-3, 159, 161-2, 161-4	
9	447 Concord Rd	Bedford	447 Concord Rd	11	4/29/19	11, 17, 23, 27, 3	Rent Sched; Inc Doc: 11, 17, 23, 27, 3; Excess Rents: 1, 21, 25
10	Christopher Heights of Belchertown	Belchertown	Grantham	11	4/28/19	107, 113, 118, 121, 123, 204, 214, 225, 229	
11	Northbrook VIII II	Berlin	Montachusett Home Care	30	10/9/19	101, 202, 212, 213, 307, 314	Rent Sched
12	Cabot Affordable Housing (Cabot St House)	Beverly	YMCA North Shore	43	5/14/19	202, 207, 212, 304, 309, 320, 326	
13	Cabot St Homes	Beverly	YMCA North Shore	30	11/6/19	10, 101, 103, 106, 2, 203, 213, 303, 309	
14	Harborlight House	Beverly	Harborlight Comm	17	8/8/19	A104, A201, A205, A301, M101, M105, M212	
15	Holcroft Park Homes 2	Beverly	North Shore CDC	11	11/6/19	23-102, 23-205, 23-208, 23-306, 35-103, 35-202	
16	Holcroft Park Homes I	Beverly	North Shore CDC	11	11/6/19	10-8, 103, 204, 205, 22-C, 306	
17	Pleasant St Apts	Beverly	Peabody	11	1/7/20	104, 201, 303, 307, 403, 405	
18	132 Chestnut Hill Weinberg House	Boston	2Life Comm	11	12/11/19	205, 304, 401, 511, 604, 609, 613	
19	1392 House	Boston	VietAid	11	8/27/19	1-22, 1-25, 1-32, 1-33, 1-35	Rent Sched; Inc Doc
20	1460 House	Boston	Trinity	33	8/27/19	102, 204, 206, 303, 308, 311, 404, 408, 414	Inc Doc: 206, 311, 414
21	157 Washington St AB&W	Boston	Codman Square NDC	11	9/17/19	13, 22, 31, 35, 44	
22	2055 Columbus Ave. (Carleton House)	Boston	Rogerson	44	11/7/19	101, 205, 211, 301, 306, 310, 401, G01, G08	
23	225 Centre St	Boston	TCB	35	6/11/19	303, 304, 310, 413, 503, 517, 613, 713	Inc Doc
24	25 Ruggles Asst. Lvg	Boston	New Atlantic Dev Corp	15	7/10/19	101, 103, 201, 205, 211, 213, 214, 216, 308	Fin'l Doc; Inc Doc: 101, 103, 213

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
25	250-254 Warren St (Highland House)	Boston	Victory Prog	14	5/8/19	250-2, 250-5, 250-7, 254-3, 254-4, 254-6	
26	270 Centre St	Boston	JPND	15	1/27/20	210, 220, 280, 370, 390, 470	
27	270 Huntington Ave	Boston	Historic Riviera	20	1/28/20	311, 404, 503, 511, 603	
28	33 Everett St (Brian J. Honan)	Boston	Allston Brighton CDC	15	4/23/19	10C, 16C, 35E, 41E, 43E, 53E, 55E, 61H-A, 63H-F, 71H	
29	35 Creighton St Residence	Boston	JPND	28	2/14/20	102, 105, 207, 304, 404, 405	
30	71 Westland Ave	Boston	Fenway CDC	11	11/12/19	102, 203, 401, 402, G1	
31	75 Amory Ave	Boston	JPND	11	8/7/19	1, 2, 3, 4, 5, 6, 7, 8	
32	976 Morton St KAFANM	Boston	AFAB-KAFANM	6	8/28/19	F6, M1, M2, M3, M4, M5	Elig Doc; Inc Doc; Rent Sched
33	Academy Homes I	Boston	Urban Edge	60	5/29/19	AC-038, AT-068, AT-086, SW-006, SW-023, SW-63B, WC-064, WC-44A, WW-045, WW-75B	Fin'l Doc
34	Amory Terrace (89-95 Amory)	Boston	Urban Edge	15	7/10/19	10C, 1A, 1B, 1E, 1I, 1K, 3E, 3G, 4G, 5A, 6D, 6E, 91A, 95A	
35	Ashmont TOD (Carruth)	Boston	Trinity	23	4/17/19	102, 104, 107, 208, 212, 217, 303, 310, 407, 415, 422	
36	BCN Properties	Boston	Cruz	26	4/25/19	104, 14, 202, 48, 6, 70	
37	Beryl Gardens	Boston	Madison Park Devt	20	9/19/19	105, 111, 125, 131, 139	
38	Bloomfield Gardens	Boston	VietAid	27	12/4/19	102, 105, 207, 301, 401, 402	Inc Doc; Other: Conflict of Int
39	Boston Hope	Boston	Nuestra Comunidad	40	12/4/19	17, 221, 71-106, 71-303, 78, 88-201, 88-302, 90	Lease: 17, 71-106, 71-303, 88-201, 78, 88-302, 90, 221; Prop Stds: 17, 78, 221, Common
40	Bridgeview Center	Boston	TILL Inc	11	2/13/20	102, 107, 202, 207, 214, 302, 304, 309, 314, 316, 403, 409, 415	Elig Doc; Rent Sched
41	Brighton Allston Apts	Boston	Allston Brighton CDC	60	10/25/19	101, 103, 204, 493-01, 493-02, 495-01, 495-03, 497-01, 499-03, 501-03, 501-06, 501-09	
42	Brook Ave Coop	Boston	EA Fish	11	6/13/19	BA05, BA12A, BA13, BA41, BA42, BA51, MO137	Prop Stds: accessible units
43	Burbank St	Boston	Fenway CDC	25	11/12/19	64-2, 64-3, 70-10, 70-17, 70-3, 70-4, 70-7	
44	Centre Creighton (Blessed Sacrament)	Boston	JPND	20	8/13/19	203, 206, 207, 211, 303, 306, 402, 407	Fin'l Doc; Lease: 203, 206, 211, 303, 402
45	Ceylon Field Apts	Boston	DBEDC	20	10/29/19	14AC-3, 255M-1, 286COR-2, 54S-1, 70HL-2	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
46	Cheriton Heights Senior	Boston	AABA	40	6/5/19	202, 209, 301, 307, 314, 401, 408, 502, 512, 603, 612	
47	Cheverus School	Boston	EBCDC	17	9/5/19	01-104, 01-203, 01-218, 01-312, 01-317	Elig Doc; Rent Sched
48	Columbia West Apts	Boston	New Comm	15	12/30/19	1-301, 1-302, 1-305, 1-314, 1-404A, 1-404B, 1-408	Prop Stds: 305
49	Commerce Apts	Boston	Thomas Welch	45	5/14/19	202-1, 208-1, 3-2, 3-378-2, 3115-3125-1, 48-4, 85-14, 85-3, 85-4	
50	Corey Seton Manor	Boston	EA Fish	5	7/8/19	102, 204, 205, 301, 305	Fin'l Doc; Inc Doc: 102, 204, 205; Prop Stds: 102, 301
51	Dartmouth Hotel	Boston	Nuestra Comunidad	25	8/28/19	201, 208, 212, 215, 304, 307, 313, 417, 420, 422	
52	Dudley Greenville	Boston	Madison Park Devt	11	2/20/20	1, 202, 301, 304, 402, 501, 503, 505, 6	Elig Doc; Rent Sched: 202, 505
53	Dudley Terrace	Boston	DBEDC	17	2/6/20	1129-1B, 2-6B, 2-6D, 6-20-1, 9-1291-3	Rent Sched
54	Egleston Crossing	Boston	Urban Edge	15	7/10/19	33-204, 33-209, 33-304, 33-311, 33-406, 33-501, 33-502, 33-506, 33-508, 33-511, 38-3, 89-206, 89-211, 89-302, 89-303, 89-311	
55	Erie Ellington	Boston	Codman Square NDC	17	2/25/20	121A, 125A, 125B, 150B, 35A, 42B, 62A, 62B, 64C, 70C, 80A, 90A, 94C	Inc Doc: 121A, 125A, 150B, 35A, 42B, 62B, 70C, 80A, 90A, 94C; Prop Stds: 121A, 125A, 150B, 35A, 42B, 64C, 70C, 80A, 90A, 94C
56	Erie Ellington	Boston	Codman Square NDC	17	4/18/19	117A, 150A, 82A, 82B, 82C	Elig Doc; Rent Sched
57	Foley, The	Boston	Trinity	20	6/18/19	0, 101, 106, 110, 212, 214, 226, 311, 414, 520	
58	Franklin Hill 1A	Boston	Trinity	23	10/31/19	1-106, 1-208, 1-209, 1-407, 2-501	Inc Doc: 1-106, 1-407
59	Franklin Hill 2A	Boston	Trinity	62	7/16/19	103, 106, 205, 301, 312, 502, 503, 512, T11F, T13F, T17S, T49F, T59F	Elig Doc; Rent Sched
60	Geneva Ave 202 Elderly	Boston	Action for Boston CD	45	10/8/19	204, 207, 303, 309, 401, 405, 407, 506, 608	Inc Doc: 204, 207, 303, 309, 401, 405, 407, 506, 608
61	Grandfamilies House	Boston	Nuestra Comunidad	24	12/4/19	214-1A, 214-1C, 214-1F, 214-1G, B3	Elig Doc; Rent Sched; Lease: B3, 1A, 1G, 1C, 1F; Prop Stds: 12A, 1C, 1G, 1F
62	Hano Homes	Boston	Allston Brighton CDC	11	4/23/19	11, 25, 3, 33, 37	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
63	Harvard Commons Coop	Boston	Cruz	45	10/9/19	3, 355, 371, 375, 461, 463, 57, 67, 69, 73	Inc Doc: 57, 255, 371, 461; Excess Rents: 1, 61, 72, 73, 74, 75, 76, 371, 451, 453, 455, 469; Rent Sched
64	Haynes House	Boston	Madison Park Devt	29	9/19/19	106, 205, 219, 306, 408, 511, 604, 618, 701, 713, 715	
65	Hearth at Olmsted Green	Boston	Hearth Inc	20	2/19/20	1-104, 1-108, 1-201, 1-207, 1-210, 1-302, 1-312, 1-407, 1-411, 1-414	
66	Holborn Terrace	Boston	New Vision CDC	6	10/21/19	3-102, 3-204, 3-302, 4-101, 4-201, 4-304	
67	Hong Lok House	Boston	Rogerson	50	4/3/19	203, 208, 303, 305, 308, 406, 503, 606, 709, 812	
68	Hope House	Boston	Hope House	11	9/4/19	2B, 3D, 4A, 4C, 4E, 4I, 4M	Inc Doc: 4A, 4C, 4E, 4I, 4M
69	Howard Dacia	Boston	Nuestra Comunidad	11	6/11/19	11, 15, 153, 164, 27, 35, 7, 84, 95	Rent Sched; Elig Doc; Prop Stds: 13-15B, 18-24B, 84D, 31D, 25D, 33D, 11-13B, 11B, 15D, 97W, 95-97W, 95W, 91-93W, 164H, 170H, 153H, 153-55H, 7D, 7-9D
70	Humboldt Apts	Boston	Thomas Welch	20	5/14/19	51-B, 51-E, 53-D, 55-C, 57-B	Rent Sched
71	Hyde Park Ave Elder Care	Boston	Bay Cove Human Svcs	3	6/10/19	A1, A2, B1, C1, C2	
72	Imani House	Boston	Black Comm Info Ctr	9	6/12/19	101, 103, 202, 301, 303	
73	Jamaica Plain Apts	Boston	Urban Edge	11	10/10/19	15-2, 3 -4, 3296 -3, 3318 -1, 50 -1, 82 -3	
74	Kasanof Bakery	Boston	Nuestra Comunidad	17	1/16/20	103, 104, 201, 208, 301, 302, 307, 308, 407, 410, 415	Rent Sched; Inc Doc: 407, 410, 415; Prop Stds: 307, 212; Excess Rents: 301, 405
75	Long Glen	Boston	Allston Brighton CDC	11	2/5/20	10L-01, 10L-07, 10L-08, 10L-09, 10L-15, 10L-19, 10L-22, 10L-23, 114G-02, 114G-04, 114G-11, 118G-04, 118G-15, 118G-16	
76	Mandela Homes	Boston	Beacon	11	5/2/19	161B, 162A, 224P, 225B, 226B, 42-B, 43-E, 46-A, 47-J, 48-K	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
77	Maple Commons	Boston	Cruz	41	8/12/19	15-102, 15-301, 15-402, 19-101, 19-203, 19-204, 19-303, 21-101, 21-202, C-101	
78	Mattapan Heights 5A	Boston	Trinity	40	5/21/19	103, 201, 210, 303, 305, 401, 503, 602, 606, 610	
79	Maverick Gardens 2	Boston	Trinity	61	8/13/19	00A, 015, 103, 306, 309, 405, 413, 502, 511, 605	
80	Maverick Gardens 3	Boston	Trinity	71	8/13/19	80-11, 1A-02, 1A-20, 1A-22, 1I-07, 1I-17, 1O-08, 1O-22, 1A-27, 1A-37, 1U-64	
81	Metropolitan (Parcel C)	Boston	EA Fish	81	5/15/19	205, 210, 216, 229, 236, 301, 315, 408, 417, 501, 509, 601, 706, 802, 901, 908	Fin'l Doc; Lease Inc Doc: 236, 315, 408, 501, 509, 706, 901; Lease: 209, 308, 415, 501, 802, 901
82	Mishawum Park Apts	Boston	Mishawum Park Tenants Assoc	17	7/23/19	1-82A, 10-113, 12-53, 14-52, 17-232, 2-70, 4-57, 5-41, 7-30A, 8-88	
83	Mission Hill Parcel – 25 1A	Boston	Mission Hill Neighborhood Hsg Svcs	11	11/26/19	302, 304, 307, 403, 412, 502, 506, 514	
84	Neponset Field Senior	Boston	Inquilinos Buricuas en Accion	30	2/20/20	104, 201, 302, 304, 403, 407, 409	Rent Sched
85	New Girls Latin Academy	Boston	Codman Square NDC	15	8/1/19	45-101, 45-104, 45-203, 45-301, 45-303, 45-401, 380-110B, 380-210B, 380-310B	
86	Oliver Lofts (Pickle-Ditson Lofts)	Boston	Winn	11	12/6/19	103, 108, 110, 200, 203, 206, 211, 300, 301, 302, 304, 309, 314	Elig Doc; Fin'l Doc; Rent Sched
87	Olmsted Green 3	Boston	Lena Park CDC	11	7/11/19	E5-OW06, E6-OW16, E7-OW34, E7-OW38, E7-OW40, E7-OW46, E8A-OW68, E9A-SL31, E9B-SL43, E9B-SL45	Inc Doc: OW38
88	Olmsted Green 2	Boston	Codman Square NDC	11	7/11/19	10EM101, 11K13, 12K17, 12K21, 12K33, 13S05, 14S23, 15K18, 15K30, 15K34, 16S30, 16S38	Elig Doc; Lease; Rent Sched; Inc Doc: 11-K13, 12-K17, 12-K21, 14-S23, 15-K34, 10-EM101
89	One East Lenox St	Boston	Caritas	13	1/30/20	105, 203, 207, 306, 403, 405	
90	Oxford Ping On	Boston	Chinese Econ Devt Council	20	1/9/20	0117, 0206, 0307, 0404, 0504, 0507, 0605, 0704, 0705, 0902, 1005	
91	Parcel 24 Apts	Boston	Asian CDC	45	11/6/19	1006, 208, 303, 306, 402, 506, 606, 706, 806, 906	
92	Paris Village	Boston	EBCDC	11	1/23/20	1, 2, 3, 4, 5, 6, 7	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
93	Pitts Portfolio (GCT)	Boston	JPND	5	1/22/20	34-3, 34-6, 34-9, G1-1-31, G286-286-14	
94	Providence House	Boston	EA Fish	10	6/6/19	129, 143, 226, 243, 244, 341, 35, 425, 43, 434	
95	Quincy Commons (Ellen S Jackson)	Boston	Nuestra Comunidad	20	3/4/20	104, 201, 204, 207, 305, 401, 402, 403, 406	
96	Riley House	Boston	POUA	40	4/16/19	103, 202, 206, 305, 309, 405, 410, 503	Prop Stds: accessible units
97	Rollins Square	Boston	POUA	15	10/28/19	A106, A304, B107, B407, B502, D111, D116, D220, D413	Elig Doc; Lease; Rent Sched; Inc Doc: A106, A304, B107, B407, B502, D111, D116, D220, D413
98	Roxbury Crossing Senior	Boston	Mission Hill Neighborhood Hsg Svcs	39	8/28/19	102, 107, 208, 209, 303, 305, 407, 409	
99	RTH Community Apts	Boston	Roxbury Tenants of Harvard	9	12/10/19	4901, 5001, 733-1, 739-1, 745-1, 745-2	Prop Stds: Common, Exterior, Health & Safety
100	RTH Riverway (RTH Mosaic)	Boston	Roxbury Tenants of Harvard	15	7/15/19	203, 207, 213, 308, 406, 410, 503, 509, 513, 515	
101	Ruggles Shawmut	Boston	Madison Park Devt	11	8/14/19	101, 206, 401, 409, G01	Lease: G01, 101, 206, 401, 409
102	Savin Creston	Boston	New Vision CDC	15	10/21/19	19-201, 2-202, 2-402, 21-301, 388-201	
103	Siochain	Boston	NOAH	11	6/20/19	102-3, 104-1, 104-3, 277-2A, 277-4	Inc Doc: 277-4, 102-3
104	Spencer House II	Boston	Rogerson	37	6/18/19	105, 107, 203, 204, 210, 306, 403, 410	
105	St. Botolph Asstd Lvg Comm (Susan Bailis)	Boston	HallKeen	15	4/30/19	102, 106, 211, 214, 315, 318, 410, 416, 509, 518	
106	Talbot Bernard Homes	Boston	Codman Square NDC	30	4/18/19	102, 200, 205, 209, 300, 305, 308	Inc Doc: 102, 200, 209, 300; Rent Sched
107	Talbot Bernard Senior Hsg	Boston	Codman Square NDC	18	4/18/19	114-1, 120-1, 122-1, 130-1, 136-1, 140-1, 144-1, 146-3, 156-1	Fin'l Doc; Rent Sched; Inc Doc: 114-1, 120-1, 122-1, 130-1, 136-1, 140-1, 144-1, 146-3, 156-1; Prop Stds: 114-1
108	Trinity Terrace	Boston	Trinity	40	1/14/20	T-1, T-15, T-20, T-29, T-37, T-48, T-59, 213-202, 237-101, 237-301	
109	Uphams Corner Marketplace	Boston	New Comm	45	7/31/19	103, 205, 206, 303, 309, 310, 311, 403, 411	
110	Uphams West	Boston	DBEDC	8	11/13/19	D557-1, D557-4, R021-2, R021-3, W002-2, W002-3	
111	Upper Washington	Boston	VietAid	11	12/4/19	A102, A204, A303, A402, B102, B203, B305	Lease: A303, B203

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
112	Villa Michelangelo	Boston	EBCDC	71	2/11/20	AG01, AG04, M112, M113, M200, M203, M211, M301, M303, M307	
113	Walker Park Apts	Boston	Urban Edge	11	11/6/19	101, 201, 204, 308, 405, 408, 80-101, 80-201, 80-305, 80-405	
114	Walnut Ave	Boston	JPND	11	2/14/20	14, 24, 3, 30, 4, 5, 6	
115	Walnut Comm Hsg (Walnut House)	Boston	1810 Realty	20	2/4/20	237-1E, 237-1F, 237-2D, 237-2E, 237-3C, 241-1D, 241-2E, 241-2F	
116	Wardman Apts	Boston	Urban Edge	88	6/20/19	11-1, 11-3, 15-2, 17-5, 19-3, 3-1, 3-5, 50-1, 60-1, 65-10, 65-5, 7-1, 71-1, 71-4, 79-3, 9-3, 9-4	Elig Doc; Prop Stds: Prop Stds: 9-3, 50-1, 60-1; Rent Sched
117	Washington Beech 1A	Boston	Trinity	12	7/30/19	11MV, 12BC, 26BC, 34BC, 36BC, 3MV	
118	Washington Beech 1B	Boston	Trinity	30	7/30/19	102, 105, 203, 206, 302, 312, 404, 412, 418, 509	
119	Washington Beech 2A	Boston	Trinity	15	7/30/19	10UW, 20UW, 393BS, 49BC, 54BC, 58BC, 62BC, 70BC, 72BC, 8UW	
120	Wayne at Bicknell	Boston	Cruz	11	6/6/19	1, 103N2, 129I2, 2G3, 50L2, 57B3, 77H4, 79H4, 94E2, 94E3	
121	Wayne at Blue Hill	Boston	Cruz	11	12/12/19	1439 02, 1443 01, 1447 01, 1451 04, 1451 10	
122	Wayne at Columbia	Boston	Cruz	25	8/12/19	10AB2, 1461-1, 1463-2, 217C2, 467C11, 471C08, 4A1, 4A2, 509C02, 6B1, 8B3	Rent Sched
123	West Fenway	Boston	Fenway CDC	11	5/29/19	203, 206, 302, 306, 403, 407, 502, 603, 607, 704	
124	YWCA Boston (Clarendon House)	Boston	YWCA Boston	25	12/5/19	1003, 1012, 1108, 1111, 1112, 1208, 1405, 512, 518, 902, 928	
125	Canal Bluffs 3	Bourne	POAH	11	2/5/20	10, 100-3, 101-1, 101-4, 102-3, 106-1, 108-3, 109-5, 7	
126	Clay Pond Cove at Canal Bluffs	Bourne	POAH	11	12/12/19	109, 110, 201, G04, G06, G11	
127	Coady School Res	Bourne	Stratford Capital	11	1/7/20	109, 113, 201, 203, 209, 212, 310, 311, 315	
128	Pocasset Asst Lvg (Cape Cod Senior Res)	Bourne	Realty Resources	20	10/2/19	A103, A113, A201, A204, A209, B122, B124, B219, D250	
129	Residences at Canal Bluff	Bourne	POAH	11	2/5/20	110, 112, 202, 209, 211, 311	
130	Pine Commons	Brockton	Beacon	11	7/23/19	102, 13, 202, 415, 9, 91	
131	Pine Gardens	Brockton	Beacon	11	7/23/19	175, 201, 219, 231, 303, 327, 387	
132	Pine Homes	Brockton	Beacon	11	7/23/19	16NL, 228, 5, 50, 501, 521NL, 6	
133	Walkover Commons	Brockton	Beacon	31	1/28/20	10, 102, 217, 311, 323	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
134	51-57 Beals St 1169-1179	Brookline	Pine Street Inn	11	6/18/19	51-1, 51-10, 51-17, 51-2, 51-5, 51-9, 55-1, 55-10, 55- 12, 55-4	
135	Cambridge St	Cambridge	Just-A-Start	8	6/13/19	1, 2, 3, 4, 5	
136	59 Norfolk St	Cambridge	Just-A-Start	8	6/13/19	1, 3, 4, 5	Excess Rents: 59-1, 5-2
137	Auburn Court II (Auburn Park)	Cambridge	HRI	17	1/22/20	001-201, 001-205, 001- 301, 001-404, 093-102, 095-101	
138	Cambridge YWCA SRO	Cambridge	Cambridge YWCA	22	5/30/19	137, 234, 304, 320, 323, 326, 404, 423, 434, 500	Fin'l Doc; Inc Doc
139	Central House	Cambridge	Caritas	64	1/13/20	205, 214, 215, 216, 217, 302, 327, 340, 405, 427	
140	Churchill Court (2525 Mass Ave)	Cambridge	Just-A-Start	11	1/29/20	2507, 2513, 2519, 2523, 2529	
141	Neville Asstd Living	Cambridge	Senior Living Res	17	2/27/20	102, 105, 211, 217, 219, 226, 233, 307, 313, 314	
142	Port Landing	Cambridge	Capstone Comm	10	11/21/19	102, 106, 205, 301, 305	Rent Sched
143	Putnam Green	Cambridge	HRI	11	2/27/20	102, 108, 210, 254-1, 254- 6, 405, 406	
144	Swartz Prop (CCPLP)	Cambridge	HRI	11	10/24/19	217-2, 28-2, 33-4, 33-6, 45- 4, 53-3	
145	Trolley Square	Cambridge	HRI	15	6/13/19	2 C-5 5, 2393 M-1, 2395 M-2, 2397 M-4, 2399 M-2, 8 C-2	
146	Benfield Farms	Carlisle	NDAH	13	8/20/19	105, 203, 209, 211, 301, 302	
147	Mishawum Asst Lvg (Zelma Lacey House)	Charlestown	EA Fish	20	12/5/19	101, 106, 214, 220, 306, 321, 326	
148	Cady Brook Apts (Woodland Walk)	Charlton	WayFinders	11	7/19/19	13, 19, 27, 29, 33, 4, 8	
149	Lake St Affordable Hsg	Chatham	TCB	11	11/14/19	1-02, 1-04, 10-56, 10-58, 10-60, 10-62, 15-85, 3-18, 7-54, 9-49	
150	Chelmsford Woods Res	Chelmsford	Stratford Capital	11	7/17/19	3103, 3109, 3201, 3208, 3302, 3306, 3309, 3311, 3317, TH01	
151	Chelmsford Woods Res II	Chelmsford	Stratford Capital	11	7/17/19	2103, 2109, 2208, 2305, 2308, 4103, 4202, 4207, 4304, TH02, TH10	
152	CHOICE Center at North Village	Chelmsford	Chelmsford HA	37	2/6/20	C101, C112, C206, C214, C301, C311	
153	Chelsea Homes I	Chelsea	TND	16	6/4/19	110-1, 30-1, 37-2, 48-1, 61- 1, 62-3, 68-1, 90-3	Rent Sched
154	Cohen, Florence, Levine	Chelsea	Chelsea Jewish Lifecare	30	2/12/20	212, 216, 301, 302, 307, 407	Rent Sched
155	Flats at 22 (22 Gerrish)	Chelsea	Traggorth	11	6/20/19	103, 203, 213, 303, 414	
156	Florence Chafetz	Chelsea	Chelsea Jewish Lifecare	17	2/12/20	103, 108, 126, 130, 131, 132	
157	Highland Terrace	Chelsea	TND	11	11/26/19	01-47, 01-55, 02-71, 02-81, 03-76	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
158	Janus Highlands	Chelsea	TND	11	11/26/19	1-021-011, 2-027-006, 3-181-105, 3-181-301, 3-181-304	
159	Spencer Row	Chelsea	TND	11	8/8/19	1-102, 1-107, 1-202, 1-207, 1-307, 1-312	
160	TILL Building	Chelsea	TILL Inc	11	8/21/19	201, 204, 210, 304, 308	
161	TND Homes I	Chelsea	TND	10	11/25/19	03-98-2, 04-102-1, 05-6163-2, 08-17-2, 08-17-5, 09-16-1, 10-5660-2	
162	Cabotville Common	Chicopee	Valley Opp Council	12	11/7/19	11 Walter-204, 6 Park-201, 640 Chicopee-101, 642 Chicopee-103, 65 West-103, 65 West-202, 71 West-104	
163	Chicopee Village Townhomes	Chicopee	MCR	11	11/12/19	1, 2, 3, 4, 5	
164	Corcoran House	Clinton	HallKeen	11	12/20/19	103, 104, 107, 111, 203, 205, 312	
165	Conifer Hill II	Danvers	Maloney	11	5/9/19	413, 424, 512, 532, 623, 633	
166	Vill at Lincoln Park	Dartmouth	Lincoln Park Place	11	11/7/19	103, 104, 105, 207, 211, 303, 310, 311	
167	Vill at Lincoln Park Senior	Dartmouth	Bristol Pacific Homes	11	11/7/19	1, 106, 2, 204, 207, 3, 304, 310, 4, 5	
168	Dennis Commons	Dennis	Realty Resources	11	10/2/19	1-2, 3-16, 3-18, 4-24, 5-26	
169	Northside Senior Citizens	Dennis	Karam	11	10/9/19	110, 117, 118, 212, 220	
170	Route 134 Community	Dennis	Dennis Comm Hsg Preservation Assoc	11	11/21/19	1C, 3B, 4A, 5A, 8A, 9C	
171	Eastham Duplexes	Eastham	Eastham HA	8	4/26/19	5975A, 5985A, 5985B, 65A, 65B	Fin'l Doc; Rent Sched; Inc Doc: 65B, 5975A, 5985A, 65A; Prop Stds: 65A
172	Treehouse at Easthampton Meadow	Easthampton	Beacon	11	2/20/20	2003, 201, 2202, 2402, 501, 801	
173	Curtain Lofts (Wampanoag Mill)	Fall River	Winn	11	2/4/20	110, 122, 213, 218, 321, 410, 510	
174	East Main St Revit	Fall River	Cushing Co	11	10/23/19	1, 2, 3, 4, 5	Fin'l Doc; Inc Doc: 83-1; Prop Stds: 193-3
175	Knitting Mill	Fall River	Liberty Affordable Hsg	21	11/6/19	111, 203, 209, 215, 303, 401, 412, 417, 506, 519	
176	Landmark at Fall River (Union)	Fall River	Simsbury Assoc	11	1/8/20	102, 116, 222, 307, G10	Elig Doc; Rent Sched
177	Niagara Court	Fall River	TCB	11	5/1/19	1065-201, 1077-101, 1077-102, 1091-101, 15-102, 36-101, 59-202, 59-302	
178	Peckham St Revit	Fall River	Cushing Co	9	10/23/19	77-2, 79-3, 81-1, 83-2, 83-3	Fin'l Doc; Inc Doc: 83-3, 77-2

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
179	Plymouth & Fifth St	Fall River	Cushing Co	11	2/27/20	1, 2, 3, 4, 5	Elig Doc; Rent Sched;
180	Tecumseh/Blackstone	Fall River	Riverbend	11	12/3/19	116-1, 132-2, 132-3N, 138-2, 138-3	Elig Doc; Rent Sched Prop Stds: 116-1, 132-3N, 138-3
181	Third St Revit	Fall River	Riverbend	11	12/3/19	465-1N, 465-1S, 465-3N, 477-2N, 477-3S	Elig Doc; Rent Sched; Prop Stds: 465-1S
182	Wade, John and Tecumseh	Fall River	Cushing Co	11	2/27/20	1, 2, 3, 4, 5	Elig Doc; Rent Sched
183	704 Main	Falmouth	Falmouth Hsg Corp	11	10/24/19	105, 109, 206, 214, 218, 224, 307, 315, 321	
184	Fairwinds Apts	Falmouth	SCG Mgmt	10	10/24/19	1-4, 2-2, 2-4, 3-2, 4-3	Inc Doc: 3-2
185	Schoolhouse Green (Veterans Park)	Falmouth	Affirmative Investments	11	10/24/19	1101, 1102, 1106, 2102, 2106, 2205, 2208, 2305	
186	470 Main St	Fitchburg	NewVue Comm	8	7/2/19	2B, 2D, 3E, 3F, 4F	
187	Fitchburg Yarnmill	Fitchburg	Winn	11	9/24/19	107, 117, 202, 216, 306, 335	
188	Groop/Townview (Fitchburg Place)	Fitchburg	Winn	10	9/24/19	1004, 305, 401, 509, 611, 712, 803, 906	
189	Franklin Commons	Franklin	GateHouse	11	5/21/19	1-116, 2-211, 5-532, 6-631, 7-713	
190	Colonial Apts	Gardner	Weston Assoc	31	2/4/20	11, 24, 32, 33, 46, 55	
191	Heywood Wakefield IV (Lofts at 30 Pine)	Gardner	EA Fish	11	12/18/19	10, 109, 114, 6, 7, 8, 9	
192	Cape Ann YMCA Comm Ctr	Gloucester	YMCA North Shore	11	2/28/20	13, 15, 18, 22, 7	
193	LePage Village	Gloucester	Caleb Group	11	2/5/20	203, 207, 302, 309, 407, 506	
194	Goshen Senior Living	Goshen	Hilltown CDC	10	4/9/19	10, 2, 5, 7, 9	
195	Arbors at Greenfield	Greenfield	Gralia Grp	11	6/4/19	105, 121, 223, 231, T05	
196	Greenfield Gardens	Greenfield	Homesavers Council of Greenfield Gardens	182	6/4/19	1-05, 10-5, 11-7, 12-3, 13- 5, 14-2, 15-1, 16-7, 17-8, 18-2, 19-11, 2-17, 3-5, 4-8, 5-6, 7-11, 8-2, 9-1	
197	Winslow, The	Greenfield	Winslow Building Mgmt	20	11/25/19	102, 208, 216, 228, 328, 416	
198	Residences at Sandy Pond	Groton	Groton HA	9	11/5/19	1, 2, 3, 4, 5	Fin'l Doc; Elig Doc; Rent Sched; Inc Doc: 1, 3; Prop Stds: Exterior
199	Windfield Senior Estates	Hadley	Colony Hills Capital	11	2/20/20	21, 33, 37, 5, 64, 70, 80, 88	
200	Windfields Family	Hadley	Colony Hills Capital	11	2/20/20	1, 2, 3, 4, 5	
201	Barstow Village	Hanover	EA Fish	11	2/20/20	108, 119, 205, 222, 309, 311, 318	
202	Bowers Brook Housing	Harvard	LD Russo	11	12/4/19	106, 111, 112, 205, 211, 306, 314	
203	Elms - 105 Stow	Harvard	Chelmsford HA	9	8/1/19	A1, A3, B1, B4, B6	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
204	98 Essex	Haverhill	Affordable Hsg Svcs Collab	11	2/21/20	107, 205, 304, 306, 508, 603, 707	
205	Auburn Apts	Haverhill	Great Bridge	5	11/14/19	105, 202, 302, 307, 406	
206	Cordovan at Haverhill	Haverhill	Beacon	11	11/14/19	13, 204, 312, 421, 503, 610, 705	
207	Harbor Place	Haverhill	POUA	11	4/3/19	205, 211, 303, 309, 403, 411, 504, 507, 602, 608	
208	Harbor Place	Haverhill	POUA	11	1/16/20	205, 305, 403, 504, 609	
209	Hayes Building I	Haverhill	POUA	11	7/18/19	208, 305, 405, 408, 506, 610, 701	
210	Tenney Place I	Haverhill	Dakota Partners	11	6/12/19	1-104, 1-208, 1-404, 2-105, 2-203, 2-303	Fin'l Doc Rent Sched
211	Winter St Housing	Haverhill	YMCA North Shore	19	2/7/20	302, 304, 305, 308, 311, 315, 323, 405, 410, 418, 424	
212	Churchill Homes	Holyoke	TCB	50	7/30/19	3161, 3162, 3201, 3203, 341, 363, 368, 4, 69, 81	Inc Doc: 320CPine, 368 Elm; Elig Doc; Rent Sched
213	Nueva Vida Apts	Holyoke	Mt Holyoke Mgmt	24	9/24/19	5411, 556-5631, 5565-620, 5585-821, 563-6301	
214	Puerta de la Esperanza (Cabot/Main St)	Holyoke	Mt Holyoke Mgmt	33	2/11/20	42-0, 451-5120, 451-5130, 459-5930, 459-5931, 459-5940, 46-0, 76-7640	
215	Sargeant West	Holyoke	Mt Holyoke Mgmt	11	12/12/19	3A-104, 4A-107, 5A-302, 5B-101, 5B-102	
216	St. Joseph Res at Mont Marie	Holyoke	Tryko Partners	30	7/25/19	103, 107, 112, 201, 206, 210	
217	Verano Apts	Holyoke	WayFinders	11	10/29/19	15-1L, 15-2L, 15-2R, 552-1R, 552-2R, 552-3L, 560-1LR, 560-3LF, 570-1R	
218	Voces De Esperanza	Holyoke	Nueva Esperanza CDC	36	9/30/19	341 Chestnut, 347 Chestnut, 348-2R, 348-4L, 48-1L, 48-2L, 52-3R, 52-5L	Rent Sched
219	Powder House Vill	Ipswich	YMCA North Shore	11	12/11/19	108/101, 108/102, 108/210, 108/309, 112-307, 112/101, 112/205, 112/208	
220	Duck Mill	Lawrence	Lawrence Comm Works	11	1/23/20	103, 212, 215, 304, 305, 317, 405, 505, 507, 509	
221	Loft Five50 (Malden Mills II)	Lawrence	Winn	11	2/25/20	101, 111, 219, 301, 405, 418	
222	Loft Five50 (Malden Mills II)	Lawrence	Winn	11	4/23/19	103, 117, 209, 219, 303, 319, 404, 418	
223	Loft Five50 (Malden Mills II)	Lawrence	Winn	11	4/23/19	1-142, 1-240, 1-245, 2-124, 2-130, 2-134, 2-223, 2-320, 2-331, 2-423	
224	Loft Five50 (Malden Mills II)	Lawrence	Winn	11	2/25/20	1-240, 2-124, 2-134, 2-223, 2-320, 2-423	
225	Orange Wheeler 2	Lawrence	TCB	11	2/24/20	1, 2, 3, 4, 5	Elig Doc; Rent Sched
226	Orange Wheeler 3	Lawrence	TCB	10	2/24/20	1, 2, 3, 4, 5	Excess Rents: 1522; Rent Sched

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
227	Crossway Towers	Lee	Elder Svcs of Berkshire County	13	10/15/19	1, 2, 3, 4, 5	
228	Cameron House	Lenox	HallKeen	11	12/18/19	103, 106, 203, 310, 312	
229	Whitney Building (Water Mill)	Leominster	NewVue Comm	11	6/11/19	102, 104, 205, 208, 301, 309, 404, 410	
230	Appleton Mills 1B	Lowell	Trinity	20	4/29/19	122, 127, 219, 224, 328	
231	Appleton Mills 1B	Lowell	Trinity	20	2/18/20	126, 224, 327, 423, 430	
232	Liberty Square	Lowell	Coalition for a Better Acre	10	6/6/19	174-3, 192-1, 28-A, 63-2F, 63-4B	
233	Mass Mills Picker Building	Lowell	Rees-Larkin	11	4/3/19	110, 116, 203, 208, 302, 307, 404, 410, 504, 515	
234	Sirk Building	Lowell	Caleb Group	11	6/24/19	201, 203, 206, 214, 305, 309, 313, 405, 407, 410	
235	Suffolk St	Lowell	Homeowners	4	5/15/19	1, 2, 3, 4	Inc Doc: 1, 2; Prop Stds: 1, 2, 4
236	Triangle Rental	Lowell	Coalition for Better Acre	26	9/26/19	1, 2, 3, 4, 5, 6, 7	
237	Unity Place (Moody St)	Lowell	Coalition for a Better Acre	11	11/20/19	1, 2, 3, 4, 5	
238	Ludlow Mill Hsg	Ludlow	Winn	11	1/15/20	104, 107, 109, 207, 307, 315, 408	
239	Ludlow Mill Hsg	Ludlow	Winn	11	4/30/19	107, 113, 203, 210, 307, 312, 405, 419	
240	Stevens Memorial Senior	Ludlow	WayFinders	20	5/16/19	102, 201, 205, 303, 307, 406	
241	Tritown Landing I	Lunenburg	Great Bridge	11	10/23/19	1-102, 1-205, 1-207, 1-302, 3-205, 3-311	
242	Tritown Landing II	Lunenburg	Great Bridge	11	10/23/19	5-101, 5-104, 5-203, 5-206, 5-306	
243	TriTown Landing III	Lunenburg	Great Bridge	11	10/23/19	1-102, 1-106, 7-102, 7-109, 7-203, 7-302	
244	Warren/Shepard St Hsg	Lynn	LHAND	11	9/4/19	21 June, 21 Warren, 23 Warren, 26 Shepard, 30 June	
245	Cross St	Malden	Housing Families	19	7/16/19	350-E, 350-I, 354-E, A, B	Excess Rents: 350-D, 354-H, 354-B
246	Maplewood Place	Malden	Atria Senior Lvg	20	2/18/20	1, 111, 231, 311, 316	
247	Maplewood Place	Malden	Atria Senior Lvg	20	4/9/19	205, 234, 326, 335, 338A	
248	MM Homes (317 Salem)	Malden	Housing Families	5	4/2/19	1, 2, 3, 4, 5, 6, 7, 8, 9	Inc Doc: 1, 2, 3, 4, 5
249	Mansfield Meadows	Mansfield	Beacon	11	8/7/19	1134, 1205, 1306, 1315, 1331	
250	Little Neck Vill	Marion	EA Fish	11	11/20/19	102, 105, 112, 202, 208, 301, 303, 402, 504	
251	Marion Vill Estates	Marion	Steen Realty Devt	11	9/10/19	103, 107, 115, 135, 147, 153, 218, 244, 258, 309, 340	
252	Christopher Heights of Marlborough	Marlborough	Grantham	11	9/9/19	106, 115, 216, 223, 315	
253	Countryside Village	Marlborough	Trinity	17	2/27/20	A203, A304, A415, A505, B512, B611, B707	Elig Doc; Rent Sched

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
254	Ocean Shores	Marshfield	Beacon	11	7/1/19	107, 123, 201, 207, 212, 216, 223, 229, 308, 329, 335	
255	Great Cove Community	Mashpee	HAC	10	1/9/20	71A, 71B, 73B, 77A, 84A	
256	Mashpee Village	Mashpee	TCB	50	5/22/19	A4, AC12, B7, D7, F2, G4, HW6, K1, M4, N7, WD28, WD30	
257	Phillips and Tenney St.	Methuen	TCB	11	2/24/20	1, 2, 3, 4, 5	
258	Residences at the Groves	Middleborough	Debbie Blais Real Estate	11	7/3/19	1-3, 1-6, 1-7, 2-13, 2-14, 3-25, 3-26, 3-30	
259	Moltenbrey	Montague	FCRHRA	11	11/25/19	1, 2, 3, 4, 5, 6	
260	Austin Court (Wamsutta I)	New Bedford	HallKeen	7	9/24/19	1, 2, 3, 4, 5	
261	Bedford Village	New Bedford	Riverbend	11	12/3/19	111-1, 111-2, 111-3, 153-3, 155-1	Elig Doc; Rent Sched; Prop Stds: 111-1, 111-3, 111-3, 153-3, 153-3, 155-1
262	Cliftex Lofts Phase I	New Bedford	Keith Prop	11	6/12/19	112, 118, 119, 206, 208, 214, 302, 317	
263	Hazard Court (Kalife Wamsutta III)	New Bedford	HallKeen	11	9/19/19	1, 2, 3, 4, 5	
264	Roosevelt St Revit	New Bedford	Cushing Co	11	9/12/19	23-1, 23-2, 7-1, 7-3, 8, 8-2 1R	Prop Stds: 23-2, 7-1, 8
265	South First St Revit	New Bedford	Cushing Co	10	9/12/19	858-15, 858-25, 858-3, 862-15, 862-3	Elig Doc; Prop Stds: 858-25, 858-3, 862-15, 862-3
266	State St (Wamsutta IV)	New Bedford	HallKeen	10	9/19/19	1, 2, 3, 4, 5	
267	Wamsutta Apts	New Bedford	HallKeen	11	9/24/19	10-185-1, 14-19-1, 2-174-2, 5-186-1, 7-173-3	
268	Coleman House II	Newton	2Life Comm	45	1/23/20	01-0134, 01-0236, 01-0330, 01-0431, 01-0534, 01-1134, 01-2234, 01-3335	
269	John W Weeks	Newton	Newton Comm Devt Foundation	25	7/18/19	109, 122, 13, 226, 6	
270	Clark Biscuit	North Adams	Arch Realty	11	4/30/19	101, 105, 203, 207, 307, 401, 402, 408	
271	Jewel Crossing	North Attleborough	Great Bridge	11	2/26/20	A202, A209, A301, A312, B107, B209, B308	
272	McLaughlin House	North Reading	Supportive Lvg Inc	8	3/4/20	3, 4, 5, 6, 7	
273	46-48 School St	Northampton	Valley CDC	8	6/26/19	46-1, 46-3, 48-2, 48-3, 48-4	
274	96-98 King St	Northampton	Valley CDC	10	9/19/19	1, 10, 5, 6, 8	
275	Ice Pond	Northampton	Homeowners	2	7/17/19	1, 2	
276	Vill at Hospital Hill	Northampton	TCB	11	8/21/19	106, 202, 21, 24, 303	
277	Vill at Hospital Hill II	Northampton	TCB	11	8/21/19	51F, 63C, 64C, 67C, 67H, 70C, 70F	
278	Linwood Mill Senior	Northbridge	EA Fish	11	1/28/20	103, 121, 207, 213, 302, 309, 402, 408	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
279	Rockdale Neighborhood Revit	Northbridge	SMOC	57	11/5/19	2205-2, 2205-3, 2211-2, 2223-1L, 2223-2R, 2223-3R, 23-1, 29-31-1, 75-102, 75-104, 75-302, 85-1, 90-96-1	
280	Recovery House (Canal House)	Orleans	Comm Devt Partnership	6	10/3/19	4, 5, 7, 8, 9	
281	Orchard Hill Estates	Oxford	Trinity	34	2/19/20	1, 2, 3, 4, 5, 6, 7	
282	Orchard Hill Estates	Oxford	Trinity	34	4/9/19	1, 10, 11, 2, 3, 4, 5	
283	Paxton Senior	Paxton	EA Fish	11	7/31/19	102, 103, 109, 111, 205, 212, 303, 317	
284	18 George St	Pittsfield	Berkshire Hsg	6	1/9/20	A, B, C, D, F	
285	Berkshire Veterans Vill (Gordon H Mansfield)	Pittsfield	Soldier On	37	8/27/19	A-12, A-3, A-5, B-3, B-6, C-10, C-14, C-6	Elig Doc; Fin'l Doc; Rent Sched; Lease: A-12, A-3, A-5, B-3, B-6, C-10, C-14, C-6
286	Capitol Square Apts	Pittsfield	Berkshire Hsg	11	10/10/19	1C, 2H, 3T, 4B, 4K	
287	Keenan House II	Pittsfield	Brien Center	6	4/1/19	1, 2, 3, 4, 5	
288	Keenan Recovery House	Pittsfield	Brien Center	10	4/1/19	1, 2, 3, 4, 5	
289	New Amsterdam	Pittsfield	Marathon Devt	11	4/29/19	103-01, 423-01, 423-03, 80-101, 80-201, A203, B101, B204, C102, C201	
290	Pittsfield YMCA	Pittsfield	Pittsfield YMCA	34	7/17/19	301, 309, 317, 326, 403, 406, 414, 422, 425	
291	Rice Silk Mill	Pittsfield	Rees-Larkin	11	2/13/20	110, 114, 121, 210, 221	
292	Rice Silk Mill	Pittsfield	Rees-Larkin	11	4/30/19	101, 117, 123, 216, 221	
293	Riverview Homes	Pittsfield	Beacon	11	10/9/19	1009, 2010, 3001, 3004, 3012, 4010, 5001, 5201, 5206, 6006	
294	Safe Harbor House	Pittsfield	Brien Center	4	4/1/19	1, 2, 3, 4, 5	
295	Willow Trace	Plainville	Peak Capital Partners	11	6/19/19	2-202, 2-205, 3-312, 4-412, 5-504, 6-609	Fin'l Doc
296	Cherry Hill II	Plymouth	Plymouth Bay Hsg	11	11/26/19	13, 21, 25, 35, 37, 42, 48	
297	Plympton Elderly (Woodlands)	Plympton	NeighborWorks Hsg	40	5/8/19	109, 115, 125, 204, 211, 217, 219, 221	
298	Foley House	Province-town	Provincetown HA	10	4/2/19	1, 10, 2, 4, 8	Fin'l Doc; Inc Doc: 2
299	Province Landing	Province-town	TCB	11	1/14/20	104, 207, 210, 406, 410	
300	Stable Path	Province-town	Community Hsg Res	11	11/12/19	10A, 12A, 14A, 16A, 3B	
301	6 Fort St	Quincy	Asian CDC	11	11/25/19	103, 109, 203, 206, 301, 306, 311	
302	Winter Gardens	Quincy	NeighborWorks Hsg	20	6/13/19	106, 201, 204, 303, 305	
303	Chestnut Farm	Raynham	GateHouse	11	1/15/20	1A1-101, 1A1-102H, 1A1-201, 1D2-116, 2K2-140	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
304	Copley Gardens	Rockland	NeighborWorks Hsg	62	5/23/19	105-12, 105-21, 109-15, 109-20, 111-24, 113-16, 115-03, 115-05, 115-23	
305	Salem Point	Salem	North Shore CDC	59	5/29/19	C-1A, L-412, P-1, P-2, P 10-2, P 8-1, P-1, P-4, P-5, P-7	
306	St. Josephs Redevt	Salem	POUA	11	7/16/19	101, 201, 206, 209, 301, 306, 402, 411	
307	Osprey Lane	Sandwich	TCB	11	5/2/19	1, 13, 18, 19, 20, 23, 27, 31	
308	Indian Rock Supportive	Saugus	Indian Rock Supp Hsg	20	6/25/19	102, 103, 212, 302, 306, 6	
309	North Farm Senior Estates	Somerset	Karam	11	4/10/19	109A, 123B, 212A, 326B, 332B	
310	Capen Court	Somerville	Somerville HA	64	7/9/19	110, 117, 124, 206, 208, 218, 303, 309, 315, 326, 407, 414, 418	
311	Kent St Apts	Somerville	TCB	40	1/24/20	101, 102, 105, 106, 203, 210, 301, 304, 402, 406	
312	Visiting Nurse Asst Lvg	Somerville	VNA Eastern MA	17	1/9/20	106, 122, 217, 304, 331	
313	VNA Senior Lvg Comm	Somerville	VNA Eastern MA	31	11/13/19	102, 204, 312, 330, 407, 417	
314	VQA Veterans Hsg	Somerville	Volunteers of America	7	8/7/19	202, 203, 204, 205, 207	
315	South Hadley Supp Hsg (Hubert Place)	South Hadley	ElderCare Inc	44	11/7/19	102, 109, 119, 122, 203, 207, 216, 223	
316	Brookside Terrace	Southbridge	Meredith	11	2/19/20	13-2, 19-1, 24-3, 30-3, TH3	
317	Senior Living at Prouty	Spencer	Mainstay Living	35	7/31/19	108, 115, 205, 209, 213, 3	Elig Doc; Rent Sched
318	Bay St Apts	Springfield	Northern Star Devt	8	10/4/19	1L, 1R, 2R, 3R, 4R	
319	Belle Franklin	Springfield	Valley Real Estate	11	6/27/19	290-1L, 296-2L, 296-3R, 66-2L, 77-1L, 77-3L, 77-3R, 87-1R, 91-1R, 91-2L, 97-2R	Rent Sched
320	Belle Franklin II (Franklin St)	Springfield	Valley Real Estate	11	1/24/20	254-1, 260-1, 260-2, 264-3, 270-3, 274-5, 280-2, 9	
321	Borinquen Apts	Springfield	Partners for Comm	11	6/18/19	10H-3, 2772-2L, 2782-4R, 7G-1L, 8H-2R	
322	City View Commons I	Springfield	First Resource	11	6/5/19	10F-1A, 57F-1A, 60F-1A, 63F-1B, 64F-1B, 68F-4B, 83F-2A, 916W-3B, 921W-1A, 927-3A	Rent Sched
323	City View Commons II	Springfield	First Resource	11	6/5/19	18F-2A, 196L-1A, 196L-3B, 200L-1A, 200L-3B, 270-3A, 4D-1A, 5F-1A, 93F-2A, 9F-1B	Rent Sched
324	Concord Heights	Springfield	First Resource	11	2/19/20	10501A, 11N1B, 2102A, 22B1A, 2504A, 3501A, 4N1B, 7N2A, 9501B, 9903A	
325	Hunter Place	Springfield	Valley Real Estate	11	6/27/19	A15, A3, A7, A9, B21, C7, C9, D11, D16, D20	
326	Jefferson Park	Springfield	Valley Real Estate	11	1/24/20	6-1, 10-2, 85-1, 85-2, 1245-2	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
327	KenQuad	Springfield	WayFinders	40	9/23/19	101-3, 101-4, 202-3, 202-4, A11-1, A31-1, B13-1, B23-1, C46-1	
328	Liberty Hill Cooperative	Springfield	Home City Devt	11	7/3/19	17 N, 20 CT, 394 F, 405-3, 415-4	
329	Longhill Gardens Apts (Forest Park Condos)	Springfield	Winn	11	2/11/20	61-1B, 61-2C, 69-1A, 69-2A, 71-1A, 71-1B, 71-3C, 75-2C, 87-2A, 91-3D	
330	Maple High	Springfield	Valley Real Estate	17	6/28/19	11-4, 17-1, 17-2, 17-5, 55-8, 59-3	
331	Mason-Wright Retirement	Springfield	Mason Wright Senior Lvg	11	4/2/19	101, 114, 22, 306, 4	
332	Memorial Square	Springfield	New England Farm Workers Council	11	4/23/19	17, 21, 23, 24, 37, 43, 52, 57	
333	Museum Park	Springfield	Winn	40	7/17/19	219, 302, 322, 423, 508, 513, 615, 712	
334	New Court Terrace	Springfield	WayFinders	11	7/22/19	1-101, 1-102, 3-107, 3-301, 3-302, 3-304, 3-407, B1, B1-L	
335	Northern Heights	Springfield	Winn	11	12/12/19	15-2B, 21-2B, 3-5A, 41-3C, 55-3C, 765-4A, 77-1A, 88-2B, 96-1A	
336	Outing Park (Hollywood)	Springfield	First Resource	11	6/12/19	10-1R, 11-3, 12-1R, 15-2L, 17-3R, 20-3R, 28-1R, 36-2, 75-2L, 9-2L	
337	Outing Park II	Springfield	First Resource	11	6/12/19	10-12-1R, 10-16-1L, 10-16-1R, 11-90-3R, 12-263-2, 12-265-3L, 13-281-2, 13-66-2R, 14-297-1, 15-79-1R	
338	Worthington Commons	Springfield	First Resource	11	9/18/19	112-2, 120-1, 14-2, 15-5, 20-2, 36-1, 40-1, 45-2, 866-3, 98-3	
339	Worthington House Campus	Springfield	Clinical and Support Options/ Friends of the Homeless	15	8/14/19	1, 10, 2, 3, 4, 5, 6, 7, 8, 9	
340	YWCA Transitional Hsg (Campus of Hope II)	Springfield	YWCA Western MA	11	2/25/20	1, 101, 105, 202, 205, 206, 210	
341	YWCA Transitional Hsg (Campus of Hope II)	Springfield	YWCA Western MA	11	5/8/19	102, 107, 2, 204, 210, 211, 6	
342	Pine Woods	Stockbridge	Construct, Inc	11	2/4/20	11A, 15B, 1A, 2A, 7B	
343	Quail Run Apts	Stoughton	GateHouse	11	8/21/19	112, 114, 333, 724, 913	
344	Pilot Grove Apts II	Stow	Stow Comm Hsg Corp	11	2/5/20	A-3, B-5, C-6, D-4, E-3	
345	Coolidge at Sudbury	Sudbury	Bnai Brith Mgmt	11	6/20/19	108, 115, 116, 12, 209, 305	Rent Sched
346	Oakwood Senior Estates	Swansea	Karam	11	4/11/19	A107, B127, C236, D151, D254	
347	Carpenter's Glen	Taunton	NeighborWorks Hsg	14	1/30/20	1-14, 2-23, 5-53, 6-63, 7-71	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
348	Pine Grove	Taunton	Beacon	11	12/10/19	A-007, B-007, C-008, C-111, F-003	
349	Greenough House For Elders	Tisbury	DCHRA	6	9/19/19	10, 12, 20, 21, 22	Inc Doc: 10, 12, 20, 21, 22
350	Townsend Woods	Townsend	RCAP	36	3/11/20	102, 106, 109, 211, 212, 305	
351	Townsend Woods	Townsend	RCAP	36	5/2/19	104, 105, 109, 208, 210, 301, 309, 313	
352	Wakefield Senior Hsg	Wakefield	Wakefield HA	22	4/25/19	203, 207, 211, 304, 308	
353	Church St School Senior	Ware	WayFinders	11	8/13/19	101, 106, 204, 212, B3, B4	
354	Highland Village	Ware	Meredith	11	2/13/20	15E, 17C, 1A, 26C, 5D	
355	Hillside Village	Ware	Meredith	11	2/13/20	19, 29, 3, 42, 79	
356	Brigham House	Watertown	HallKeen	15	7/11/19	203, 307, 403, 411, 514	
357	North Vill at Webster	Webster	Winn	17	9/17/19	10-5, 14-2, 15-6, 18-3, 21-10	
358	Sitkowski School	Webster	NOAH	11	9/5/19	109, 128, 217, 321, 431	
359	Freedom Village	West Boylston	SMOC	11	8/22/19	1, 16, 22, 26, 3, 4, 8	
360	Arbors at Westfield	Westfield	Gralia Grp	15	12/3/19	101, 110, 201, 215, 308, 328	
361	Edgewood Apts	Westfield	Winn	11	5/30/19	1-5, 2-11, 2-20, 3-29, 4-33, 5-54, 6-74, 7-79	
362	Prospect Hill	Westfield	DOMUS	11	1/14/20	1, 2, 3, 4, 5	
363	Reed House	Westfield	DOMUS	8	1/14/20	1, 2, 3, 4	
364	Residences at Stony Brook II	Westford	Common Ground Dev	11	11/21/19	2F, 3C, 4C, 5A, 6D, 9B	
365	Westford Vill at Mystery Spring	Westford	CHOICE, Inc	36	2/6/20	101, 112, 113, 204, 209, 218	
366	Westhampton Woods Senior II	Westhampton	Hilltown CDC	8	6/18/19	1, 2, 3, 4, 5	
367	Edgewater Apts	Westport	Bristol Pacific Homes	11	4/3/19	102, 204, 205, 209, 212, 302, 310	
368	Edgewater Apts II	Westport	Bristol Pacific Homes	11	4/3/19	101, 107, 202, 303, 304, 601, 603	
369	Noquochoke Vill	Westport	TCB	11	9/18/19	A3, C4, E2, E6, G1, H5	
370	Westport Senior Village	Westport	Karam	11	4/25/19	108, 114, 116, 120, 203, 207, 211, 216, 222, 224	
371	Front St	Weymouth	QCAP	9	2/11/20	82E, 82F, 82G, P30, P50	
372	Winthrop Apts	Winthrop	Affirmative Investments	11	8/26/19	101, 105, 110, 206, 302, 307, 406, 407	
373	Beacon & Dread	Worcester	Main South CDC	11	1/21/20	140-3, 24-1, 58-1, 60-2	
374	Central Building (322 Main)	Worcester	Central Building Devt	11	3/11/20	304, 403, 409, 509, 609, 709	
375	Chevalier (Canal Lofts)	Worcester	Winn	11	11/19/19	103, 2, 3, 4, 5, 6	
376	Dale St	Worcester	Zu Devt	9	12/23/19	1, 2, 3, 4, 5	Fin'l Doc
377	Dale St II	Worcester	Zu Devt	9	12/23/19	1, 2, 3, 4, 5, 6	Fin'l Doc
378	Freeland Apts	Worcester	Main South CDC	11	1/21/20	1, 2, 3, 4	

	Project Name	Location	Owner	HOME Units	Site Visit	Units Monitored	Findings
379	KGH 4 (Kilby Gardner Hammond IV)	Worcester	Main South CDC	11	1/21/20	1, 2, 3, 4	
380	Southgate Place	Worcester	City Builders LLC	15	4/10/19	1D, 1F, 2C, 2G, 3E	
381	Standish Apts	Worcester	Zu Devt	11	9/24/19	769-2F, 769-3F, 771-1L, 771-4L, 771-5F	
382	Union Hill Apts	Worcester	Maloney	21	6/5/19	17-3, 27-1, 30-2, 44-1, 63-2, 74-3	Inc Doc: 30-2, 63-2
383	Upsala Elder St Apts	Worcester	Oak Hill CDC	49	9/12/19	102, 108, 204, 213, 303, 305, G101, G107, LL105	
384	Whittier Terrace	Worcester	Beacon	11	1/30/20	102, 2, 301, 31-2, 709	
385	Simpkins School Res	Yarmouth	Stratford Capital	11	6/4/19	103, 109, 205, 212, 222, 307, G05	
386	Yarmouth Commons	Yarmouth	Dakota Partners	11	2/25/20	1102, 1109, 1205, 2104, 2109, 2208, 2306, 3108, 3201, 3207	

APPENDIX B: Rent Schedule Desk Reviews 2019-2020

	Project name	Location	Owner	Managing Agent
1	Abington Commons	Abington	Beacon Comm	Beacon Comm
2	Old High School Commons	Acton	Community Teamwork Inc	Peabody Properties
3	Valley Main Street Housing	Amherst	Valley CDC	HMR Properties
4	Mechanic's Mill (Sterling Lofts)	Attleboro	WinnCompanies	WinnResidential
5	Stage Coach Residences	Barnstable	Barnstable HA	Barnstable HA
6	447 Concord Road	Bedford		POAH
7	109 Mt Pleasant	Boston	Nuestra CDC	WinnResidential
8	51-57 Beals Street	Boston	Pine Street Inn	Pine Street Inn
9	Clay Pond Cove	Bourne	POAH	POAH
10	MainStay House	Charlestown	Pine Street Inn	Pine Street Inn
11	Chicopee Falls Revitalization (Maple Street)	Chicopee	Valley Opp Council	Valley Opp Council
12	105 Plymouth (Tara Condominiums)	Fitchburg	NewVue Communities	Wingate Companies
13	Thankful Chase Pathway (Main Street Extension)	Harwich	Cape Cod Comm Devt Partnership	Cape Cod Comm Devt Partnership
14	Winter Street School Apts	Haverhill	POUA	Peabody Properties
15	Dwight Clinton	Holyoke	WayFinders	WayFinders
16	108 Newbury Street	Lawrence	Lawrence Comm Works	First Realty
17	Orange Wheeler 4	Lawrence	TCB	TCB
18	Project Hope (Capernaum Place / Lazarus House)	Lawrence	Lazarus House Ministries	Maloney Properties
19	Reviviendo	Lawrence	Lawrence Comm Works	First Realty
20	Saunders School Apts	Lawrence	EA Fish	Peabody Properties
21	Emerson Manor Phase II	Longmeadow	Interfaith Homes	Carr Property Mgmt
22	Carriage Place Apts (Middlesex Street)	Lowell	Coalition for a Better Acre	Maloney Properties
23	St. Jean-Baptiste	Lynn	POUA	LHAND
24	Acushnet Commons	New Bedford	Women's Institute for Housing	Maloney Properties
25	Coffin Lofts	New Bedford	HallKeen	HallKeen
26	Howland House	New Bedford	TRI for Comm and Econ Devt	TRI for Comm and Econ Devt
27	Ingraham Place	New Bedford	Women's Institute for Housing	Maloney Properties
28	Lawton's Corner	New Bedford	HallKeen	HallKeen

	Project name	Location	Owner	Managing Agent
29	Millbank Apts	Northampton	Valley CDC	HMR Properties
30	Millbank Apts II	Northampton	Valley CDC	HMR Properties
31	New South Street Apts	Northampton	Home City Devt	HMR Properties
32	356 Washington Street - SRO Housing	Quincy	NeighborWorks Housing Solutions	NeighborWorks Housing Solutions
33	One Beach (formerly 189 Broadway)	Revere	TND	WinnResidential
34	Congress Street Residences	Salem	North Shore CDC	Peabody Properties
35	High Street Commons Apts	Springfield	First Resource	First Resource
36	Maple Commons	Springfield	First Resource	First Resource
37	Memorial Parish House	Springfield	Mount Holyoke Mgmt	Mount Holyoke Mgmt
38	Museum Park Apts II	Springfield	WinnCompanies	WinnResidential
39	Silver Meadow	Wales	WayFinders	WayFinders
40	Wellfleet Apts	Wellfleet	Cape Cod Community Devt Partnership	Cape Cod Community Devt Partnership
41	Elm Street Revitalization	Westfield	Domus	Domus
42	Sanford Apts	Westfield	Domus	Domus
43	Residences at Stonybrook I	Westford	CTI	Peabody Properties
44	47 Grosvenor Street	Worcester	Worcester Comm Housing Resources	Worcester Comm Housing Resources
45	5 Benefit Street	Worcester	Main South CDC	Main South CDC
46	Castle Hill Initiative	Worcester	Zu Devt	Zu Devt
47	Chatham Street	Worcester	Abby's House	Abby's House

Monitoring Summary of National Housing Trust Fund (HTF)

Between April 1, 2019 and March 31, 2020, FinePoint monitored two (2) National Housing Trust Fund (HTF) projects comprised of 27 program units. Both projects appeared to meet the HTF program requirements.

Project Name	Town	Owner	HTF Units	Site Visit	Units Monitored
Montello Welcome Home II	Brockton	Fathers Bill & MainSpring	23	6/6/19	103, 105, 204, 303, 308
21 Jaques Ave	Worcester	Worcester Common Ground	4	6/25/19	1, 2, 3, 4

ESG SAGE Aggregate Report



CAPER Aggregator unsubmitted

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

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

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

Report criteria

Year

2019 ▼

Recipient - ESG Grant
(1 selected)

Search this list:

Selected: ESG: Massachusetts Nonentitlement -
MA

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

ESG: Massachusetts Nonentitlement - MA

CAPER Project Type

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

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

Q05a: Report Validations Table

Total Number of Persons Served	7621
Number of Adults (Age 18 or Over)	7112
Number of Children (Under Age 18)	492
Number of Persons with Unknown Age	17
Number of Leavers	5976
Number of Adult Leavers	5634
Number of Adult and Head of Household Leavers	5644
Number of Stayers	1645
Number of Adult Stayers	1478
Number of Veterans	414
Number of Chronically Homeless Persons	1702
Number of Youth Under Age 25	412
Number of Parenting Youth Under Age 25 with Children	15
Number of Adult Heads of Household	6859
Number of Child and Unknown-Age Heads of Household	22
Heads of Households and Adult Stayers in the Project 365 Days or More	284

Q06a: Data Quality: Personally Identifying Information (PII)

	Client Doesn't Know/Refused	Information Missing	Data Issues	Total	% of Error Rate
Name	0	0	14	345	0.18 %
Social Security Number	120	76	165	691	4.74 %
Date of Birth	13	5	18	367	0.47 %
Race	42	27	0	400	0.91 %
Ethnicity	36	30	0	397	0.87 %
Gender	2	9	0	342	0.14 %
Overall Score				477	6.26 %

Q06b: Data Quality: Universal Data Elements

	Error Count	% of Error Rate
Veteran Status	38	0.53 %
Project Start Date	36	0.47 %
Relationship to Head of Household	194	2.55 %
Client Location	32	0.47 %
Disabling Condition	630	8.27 %

Q06c: Data Quality: Income and Housing Data Quality

	Error Count	% of Error Rate
Destination	1944	32.53 %
Income and Sources at Start	533	7.75 %
Income and Sources at Annual Assessment	97	34.15 %
Income and Sources at Exit	460	8.15 %

Q06d: Data Quality: Chronic Homelessness

	Count of Total Records	Missing Time in Institution	Missing Time in Housing	Approximate Date Started DK/R/missing	Number of Times DK/R/missing	Number of Months DK/R/missing	% of Records Unable to Calculate
ES, SH, Street Outreach	6190	0	0	353	602	633	0.12
TH	0	0	0	0	0	0	--
PH (All)	472	0	26	14	3	5	0.10
Total	6662	0	0	0	0	0	0.11

Q06e: Data Quality: Timeliness

	Number of Project Start Records	Number of Project Exit Records
0 days	3129	4704
1-3 Days	1151	43
4-6 Days	369	39
7-10 Days	280	51
11+ Days	1128	1030

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

	# of Records	# of Inactive Records	% of Inactive Records
Contact (Adults and Heads of Household in Street Outreach or ES - NBN)	515	94	18.25 %
Bed Night (All Clients in ES - NBN)	513	6	1.17 %

Q07a: Number of Persons Served

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Adults	7112	6792	320	0	0
Children	492	0	472	20	0
Client Doesn't Know/ Client Refused	10	0	0	0	10
Data Not Collected	7	0	2	0	5
Total	7621	6632	794	20	15
For PSH & RRH – the total persons served who moved into housing	354	256	98	0	0

Q08a: Households Served

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Total Households	6881	6624	236	8	13
For PSH & RRH – the total households served who moved into housing	279	250	29	0	0

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

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
January	1466	1396	65	3	2
April	1160	1102	50	4	4
July	1103	1055	44	3	1
October	1250	1191	54	3	2

Q09a: Number of Persons Contacted

	All Persons Contacted	First contact – NOT staying on the Streets, ES, or SH	First contact – WAS staying on Streets, ES, or SH	First contact – Worker unable to determine
Once	433	0	2	431
2-5 Times	457	27	423	7
6-9 Times	137	13	123	1
10+ Times	148	19	122	7
Total Persons Contacted	1175	59	670	446

Q09b: Number of Persons Engaged

	All Persons Contacted	First contact – NOT staying on the Streets, ES, or SH	First contact – WAS staying on Streets, ES, or SH	First contact – Worker unable to determine
Once	313	0	1	312
2-5 Contacts	1	0	1	0
6-9 Contacts	1	0	1	0
10+ Contacts	0	0	0	0
Total Persons Engaged	315	0	3	312
Rate of Engagement	1	0	0	0

Q10a: Gender of Adults

	Total	Without Children	With Children and Adults	Unknown Household Type
Male	4241	4166	75	0
Female	2819	2575	244	0
Trans Female (MTF or Male to Female)	28	27	1	0
Trans Male (FTM or Female to Male)	6	6	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	7	7	0	0
Client Doesn't Know/Client Refused	2	2	0	0
Data Not Collected	9	9	0	0
Subtotal	7112	6792	320	0

Q10b: Gender of Children

	Total	With Children and Adults	With Only Children	Unknown Household Type
Male	245	237	8	0
Female	245	233	12	0
Trans Female (MTF or Male to Female)	2	2	0	0
Trans Male (FTM or Female to Male)	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0
Client Doesn't Know/Client Refused	0	0	0	0
Data Not Collected	0	0	0	0
Subtotal	492	472	20	0

Q10c: Gender of Persons Missing Age Information

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Male	10	0	2	0	8
Female	7	0	0	0	7
Trans Female (MTF or Male to Female)	0	0	0	0	0
Trans Male (FTM or Female to Male)	0	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0
Client Doesn't Know/Client Refused	0	0	0	0	0
Data Not Collected	0	0	0	0	0
Subtotal	17	0	2	0	15

Q10d: Gender by Age Ranges

	Total	Under Age 18	Age 18-24	Age 25-61	Age 62 and over	Client Doesn't Know/ Client Refused	Data Not Collected
Male	4496	245	239	3599	403	6	4
Female	3071	245	220	2329	270	4	3
Trans Female (MTF or Male to Female)	30	2	8	18	2	0	0
Trans Male (FTM or Female to Male)	6	0	1	5	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	7	0	2	5	0	0	0
Client Doesn't Know/Client Refused	2	0	1	0	1	0	0
Data Not Collected	9	0	1	8	0	0	0
Subtotal	7621	492	472	5964	676	10	7

Q11: Age

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Under 5	182	0	178	4	0
5 - 12	213	0	201	12	0
13 - 17	97	0	93	4	0
18 - 24	472	420	52	0	0
25 - 34	1413	1279	134	0	0
35 - 44	1656	1560	96	0	0
45 - 54	1682	1651	31	0	0
55 - 61	1213	1208	5	0	0
62+	676	674	2	0	0
Client Doesn't Know/Client Refused	10	0	0	0	10
Data Not Collected	7	0	2	0	5
Total	7621	6792	794	20	15

Q12a: Race

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
White	4990	4578	395	9	8
Black or African American	2234	1889	332	8	5
Asian	103	71	32	0	0
American Indian or Alaska Native	56	54	2	0	0
Native Hawaiian or Other Pacific Islander	51	48	2	1	0
Multiple Races	105	88	17	0	0
Client Doesn't Know/Client Refused	42	27	11	2	2
Data Not Collected	38	35	3	0	0
Total	7621	6792	794	20	15

Q12b: Ethnicity

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Non-Hispanic/Non-Latino	6355	5808	529	9	9
Hispanic/Latino	1199	933	251	11	4
Client Doesn't Know/Client Refused	36	22	12	0	2
Data Not Collected	31	29	2	0	0
Total	7621	6792	794	20	15

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 Problem	3388	3316	46	23		2	1
Alcohol Abuse	1473	1472	1	0		0	0
Drug Abuse	901	899	1	0		0	1
Both Alcohol and Drug Abuse	847	846	1	0		0	0
Chronic Health Condition	2043	1980	41	20		2	0
HIV/AIDS	108	107	0	1		0	0
Developmental Disability	735	669	16	50		0	0
Physical Disability	1896	1860	26	7		1	2

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

Q13b1: Physical and Mental Health Conditions at Exit

	Total Persons	Without Children	Adults in HH with Children & Adults	Children in HH with Children & Adults	With Children and Adults ☞	With Only Children	Unknown Household Type
Mental Health Problem	2736	2689	28	17		1	1
Alcohol Abuse	1208	1207	1	0		0	0
Drug Abuse	762	760	1	0		0	1
Both Alcohol and Drug Abuse	689	688	1	0		0	0
Chronic Health Condition	1628	1584	29	14		1	0
HIV/AIDS	81	81	0	0		0	0
Developmental Disability	586	534	11	41		0	0
Physical Disability	1462	1441	14	7		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 Problem	672	646	18	6		2	0
Alcohol Abuse	262	262	0	0		0	0
Drug Abuse	141	141	0	0		0	0
Both Alcohol and Drug Abuse	148	148	0	0		0	0
Chronic Health Condition	432	417	9	5		1	0
HIV/AIDS	28	27	0	1		0	0
Developmental Disability	150	135	5	10		0	0
Physical Disability	416	400	13	0		1	2

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

Q14a: Domestic Violence History

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	1301	1231	68	2	0
No	5328	5089	231	0	8
Client Doesn't Know/Client Refused	36	33	1	0	2
Data Not Collected	469	439	21	6	3
Total	7134	6792	321	8	13

Q14b: Persons Fleeing Domestic Violence

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	388	350	38	0	0
No	896	865	29	2	0
Client Doesn't Know/Client Refused	13	12	1	0	0
Data Not Collected	9	9	0	0	0
Total	1306	1236	68	2	0

Q15: Living Situation

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	1517	1468	49	0	0
Transitional housing for homeless persons (including homeless youth)	46	46	0	0	0
Place not meant for habitation	1747	1710	35	0	2
Safe Haven	22	22	0	0	0
Host Home (non-crisis)	1	1	0	0	0
Subtotal	3333	3247	84	0	2
Psychiatric hospital or other psychiatric facility	261	261	0	0	0
Substance abuse treatment facility or detox center	189	188	1	0	0
Hospital or other residential non-psychiatric medical facility	283	283	0	0	0
Jail, prison or juvenile detention facility	152	152	0	0	0
Foster care home or foster care group home	1	1	0	0	0
Long-term care facility or nursing home	7	7	0	0	0
Residential project or halfway house with no homeless criteria	19	19	0	0	0
Subtotal	912	911	1	0	0
Permanent housing (other than RRH) for formerly homeless persons	19	19	0	0	0
Owned by client, no ongoing housing subsidy	29	29	0	0	0
Owned by client, with ongoing housing subsidy	8	8	0	0	0
Rental by client, with RRH or equivalent subsidy	2	1	1	0	0
Rental by client, with HCV voucher (tenant or project based)	12	5	7	0	0
Rental by client in a public housing unit	12	7	5	0	0
Rental by client, no ongoing housing subsidy	353	314	39	0	0
Rental by client, with VASH subsidy	17	17	0	0	0
Rental by client with GPD TIP subsidy	1	1	0	0	0
Rental by client, with other housing subsidy (including RRH)	226	139	86	1	0
Hotel or motel paid for without emergency shelter voucher	154	142	12	0	0
Staying or living in a friend's room, apartment or house	800	775	23	0	2
Staying or living in a family member's room, apartment or house	679	634	42	0	3
Client Doesn't Know/Client Refused	34	33	0	0	1
Data Not Collected	540	507	21	7	5
Subtotal	2896	2631	236	8	11
Total	7134	6792	321	8	13

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	3145	50	2400
\$1 - \$150	44	3	30
\$151 - \$250	57	1	47
\$251 - \$500	354	8	292
\$501 - \$1000	1761	25	1371
\$1,001 - \$1,500	622	11	521
\$1,501 - \$2,000	313	3	262
\$2,001+	294	3	254
Client Doesn't Know/Client Refused	27	1	28
Data Not Collected	494	0	430
Number of Adult Stayers Not Yet Required to Have an Annual Assessment	0	1236	0
Number of Adult Stayers Without Required Annual Assessment	0	135	0
Total Adults	7111	1476	5635

Q17: Cash Income - Sources

	Income at Start	Income at Latest Annual Assessment for Stayers	Income at Exit for Leavers
Earned Income	930	10	783
Unemployment Insurance	54	1	41
SSI	1259	27	1005
SSDI	1012	10	795
VA Service-Connected Disability Compensation	66	0	61
VA Non-Service Connected Disability Pension	23	0	17
Private Disability Insurance	1	0	0
Worker's Compensation	10	0	8
TANF or Equivalent	102	1	70
General Assistance	105	1	90
Retirement (Social Security)	60	2	49
Pension from Former Job	32	1	33
Child Support	38	3	32
Alimony (Spousal Support)	7	0	5
Other Source	147	2	132
Adults with Income Information at Start and Annual Assessment/Exit	0	102	3997

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	309	364	673	0.44	4	97	101	0.03	0	0	0	--
Supplemental Security Income (SSI)	707	248	955	0.71	10	24	34	0.21	0	0	0	--
Social Security Disability Insurance (SSDI)	632	136	768	0.82	9	9	18	0.44	0	0	0	--
VA Service-Connected Disability Compensation	54	8	62	0.87	0	0	0	--	0	0	0	--
Private Disability Insurance	0	0	0	--	0	0	0	--	0	0	0	--
Worker's Compensation	6	1	7	0.86	0	1	1	0.00	0	0	0	--
Temporary Assistance for Needy Families (TANF)	25	10	35	0.63	7	28	35	0.09	0	0	0	--
Retirement Income from Social Security	36	12	48	0.75	0	0	0	--	0	0	0	--
Pension or retirement income from a former job	23	10	33	0.70	0	0	0	--	0	0	0	--
Child Support	5	6	11	0.45	2	18	20	0.10	0	0	0	--
Other source	186	69	255	0.69	0	13	13	0.00	0	0	0	--
No Sources	1447	855	2302	0.60	4	42	46	0.09	0	0	0	--
Unduplicated Total Adults	3225	1660	4885		25	189	214		0	0	0	

Q20a: Type of Non-Cash Benefit Sources

	Benefit at Start	Benefit at Latest Annual Assessment for Stayers	Benefit at Exit for Leavers
Supplemental Nutritional Assistance Program	2334	72	1814
WIC	47	2	35
TANF Child Care Services	9	1	7
TANF Transportation Services	9	2	7
Other TANF-Funded Services	4	0	1
Other Source	21	0	20

Q21: Health Insurance

	At Start	At Annual Assessment for Stayers	At Exit for Leavers
Medicaid	4274	68	3458
Medicare	904	19	713
State Children's Health Insurance Program	183	1	122
VA Medical Services	159	0	143
Employer Provided Health Insurance	104	1	83
Health Insurance Through COBRA	8	0	4
Private Pay Health Insurance	117	2	92
State Health Insurance for Adults	1843	16	1427
Indian Health Services Program	10	0	7
Other	47	0	37
No Health Insurance	1224	33	927
Client Doesn't Know/Client Refused	43	0	43
Data Not Collected	497	138	377
Number of Stayers Not Yet Required to Have an Annual Assessment	0	1372	0
1 Source of Health Insurance	4187	74	3190
More than 1 Source of Health Insurance	1625	15	1353

Q22a2: Length of Participation – ESG Projects

	Total	Leavers	Stayers
0 to 7 days	2542	2400	142
8 to 14 days	586	516	70
15 to 21 days	407	344	63
22 to 30 days	379	292	87
31 to 60 days	866	629	237
61 to 90 days	695	493	202
91 to 180 days	1043	749	294
181 to 365 days	636	369	267
366 to 730 days (1-2 Yrs)	334	133	201
731 to 1,095 days (2-3 Yrs)	70	24	46
1,096 to 1,460 days (3-4 Yrs)	22	9	13
1,461 to 1,825 days (4-5 Yrs)	12	4	8
More than 1,825 days (> 5 Yrs)	29	14	15
Data Not Collected	0	0	0
Total	7621	5976	1645

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	215	171	43	1	0
8 to 14 days	16	10	6	0	0
15 to 21 days	9	2	7	0	0
22 to 30 days	10	3	7	0	0
31 to 60 days	28	7	21	0	0
61 to 180 days	24	4	20	0	0
181 to 365 days	0	0	0	0	0
366 to 730 days (1-2 Yrs)	0	0	0	0	0
Total (persons moved into housing)	302	197	104	1	0
Average length of time to housing	6.44	4.09	30.43	0.00	--
Persons who were exited without move-in	100	67	33	0	0
Total persons	402	264	137	1	0

Q22d: Length of Participation by Household Type

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
7 days or less	2528	2496	26	0	6
8 to 14 days	586	571	14	0	1
15 to 21 days	407	386	21	0	0
22 to 30 days	379	344	33	2	0
31 to 60 days	866	754	106	5	1
61 to 90 days	695	528	164	2	1
91 to 180 days	1043	785	255	2	1
181 to 365 days	636	529	101	5	1
366 to 730 days (1-2 Yrs)	334	261	68	4	1
731 to 1,095 days (2-3 Yrs)	70	64	3	0	3
1,096 to 1,460 days (3-4 Yrs)	22	20	2	0	0
1,461 to 1,825 days (4-5 Yrs)	12	12	0	0	0
More than 1,825 days (> 5 Yrs)	29	28	1	0	0
Data Not Collected	14	14	0	0	0
Total	7621	6792	794	20	15

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	2387	2355	26	0	6
8 to 14 days	195	169	25	0	1
15 to 21 days	139	131	8	0	0
22 to 30 days	128	121	7	0	0
31 to 60 days	324	288	36	0	0
61 to 180 days	668	591	77	0	0
181 to 365 days	481	437	44	0	0
366 to 730 days (1-2 Yrs)	568	555	13	0	0
731 days or more	1211	1183	28	0	0
Total (persons moved into housing)	6101	5830	264	0	7
Not yet moved into housing	334	299	34	0	1
Data not collected	499	422	69	3	5
Total persons	6934	6551	367	3	13

Q23c: Exit Destination – All persons

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Moved from one HOPWA funded project to HOPWA PH	0	0	0	0	0
Owned by client, no ongoing housing subsidy	6	6	0	0	0
Owned by client, with ongoing housing subsidy	2	2	0	0	0
Rental by client, no ongoing housing subsidy	532	369	163	0	0
Rental by client, with VASH housing subsidy	15	15	0	0	0
Rental by client, with GPD TIP housing subsidy	1	1	0	0	0
Rental by client, with other ongoing housing subsidy	456	296	157	3	0
Permanent housing (other than RRH) for formerly homeless persons	88	87	0	0	1
Staying or living with family, permanent tenure	208	187	21	0	0
Staying or living with friends, permanent tenure	109	102	7	0	0
Rental by client, with RRH or equivalent subsidy	106	88	18	0	0
Rental by client, with HCV voucher (tenant or project based)	13	5	8	0	0
Rental by client in a public housing unit	28	17	11	0	0
Subtotal	1564	1175	385	3	1
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	494	489	5	0	0
Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0
Transitional housing for homeless persons (including homeless youth)	105	89	16	0	0
Staying or living with family, temporary tenure (e.g. room, apartment or house)	255	209	45	0	1
Staying or living with friends, temporary tenure (e.g. room, apartment or house)	406	383	23	0	0
Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	426	422	4	0	0
Safe Haven	22	22	0	0	0
Hotel or motel paid for without emergency shelter voucher	32	25	7	0	0
Host Home (non-crisis)	1	1	0	0	0
Subtotal	1741	1640	100	0	1
Foster care home or group foster care home	3	0	3	0	0
Psychiatric hospital or other psychiatric facility	70	68	2	0	0
Substance abuse treatment facility or detox center	84	84	0	0	0
Hospital or other residential non-psychiatric medical facility	114	114	0	0	0
Jail, prison, or juvenile detention facility	24	23	0	0	1
Long-term care facility or nursing home	20	20	0	0	0
Subtotal	315	309	5	0	1
Residential project or halfway house with no homeless criteria	34	34	0	0	0
Deceased	24	24	0	0	0
Other	221	219	1	0	1
Client Doesn't Know/Client Refused	22	16	6	0	0
Data Not Collected (no exit interview completed)	2055	1995	50	5	5
Subtotal	2356	2288	57	5	6
Total	5976	5412	547	8	9
Total persons exiting to positive housing destinations	1208	1059	148	0	1
Total persons whose destinations excluded them from the calculation	160	157	3	0	0

Q24: Homelessness Prevention Housing Assessment at Exit

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Able to maintain the housing they had at project start--Without a subsidy	58	21	37	0	0
Able to maintain the housing they had at project start--With the subsidy they had at project start	131	50	78	3	0
Able to maintain the housing they had at project start--With an on-going subsidy acquired since project start	7	2	5	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	7	6	1	0	0
Moved to new housing unit--Without an on-going subsidy	8	1	7	0	0
Moved in with family/friends on a temporary basis	11	2	9	0	0
Moved in with family/friends on a permanent basis	4	0	4	0	0
Moved to a transitional or temporary housing facility or program	0	0	0	0	0
Client became homeless – moving to a shelter or other place unfit for human habitation	1	1	0	0	0
Client went to jail/prison	0	0	0	0	0
Client died	1	1	0	0	0
Client doesn't know/Client refused	0	0	0	0	0
Data not collected (no exit interview completed)	165	36	124	5	0
Total	431	135	288	8	0

Q25a: Number of Veterans

	Total	Without Children	With Children and Adults	Unknown Household Type
Chronically Homeless Veteran	124	124	0	0
Non-Chronically Homeless Veteran	290	288	2	0
Not a Veteran	6660	6346	314	0
Client Doesn't Know/Client Refused	14	13	1	0
Data Not Collected	341	21	3	0
Total	7112	6792	320	0

Q26b: Number of Chronically Homeless Persons by Household

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Chronically Homeless	1702	1690	12	0	0
Not Chronically Homeless	5318	4550	741	18	9
Client Doesn't Know/Client Refused	56	54	0	0	2
Data Not Collected	545	498	41	2	4
Total	7621	6792	794	20	15

HOME Match

PY2019 MRVP Contribution	\$	100,417,756.00
Local Adjustment	\$	2,912,104.00
PY2019 Net MRVP Contribution	\$	97,505,652.00

Month	MRVP Pmts		
Apr-19	\$ 7,934,152.00		
May-19	\$ 7,782,913.00		
Jun-19	\$ 8,125,882.00		
Jul-19	\$ 8,267,951.00		
Aug-19	\$ 8,485,905.00		
Sep-19	\$ 8,315,624.00		
Oct-19	\$ 8,420,120.00		
Nov-19	\$ 8,509,787.00		
Dec-19	\$ 8,316,965.00		
Jan-20	\$ 8,843,145.00		
Feb-20	\$ 8,745,284.00		
Mar-20	\$ 8,670,028.00		
Subtotal	\$ 100,417,756.00	\$ -	
7/1/18-6/30/19 Barnstable County Consortium	\$ 367,097.00	\$ 367,097.00	
7/1/18-6/30/19 Fitchburg Consortium	\$ 253,858.00	\$ 253,858.00	
7/1/18-6/30/19 Holyoke Consortium	\$ 2,291,149.00	\$ 2,291,149.00	
Total	\$ 97,505,652.00	\$ (2,912,104.00)	

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