



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

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

August 20, 2021

PUBLIC NOTICE

The Department of Housing and Community Development (DHCD) has published the FY 2020 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER represents accomplishments for the time period of April 1, 2020 to March 31, 2021 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 September 15, 2021. Comments may be submitted in writing until the close of business on Friday, September 3, 2021. The final CAPER may reflect input received during this comment period. Comments received after September 3rd will not be responded to.

Please direct comments only by email to:

email to: Mark.Southard@mass.gov

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

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Massachusetts Department of Public Health (MDPH) Bureau of Infectious Disease and Laboratory Sciences (BIDLS) Office of HIV/AIDS (OHA) funds a comprehensive system of HIV/AIDS care, treatment, and prevention services through a mix of state and federal resources. HOPWA funding allows BIDLS OHA to provide home-based medical case management and housing search and advocacy services for people living with HIV at four agencies located in high-priority areas across the Commonwealth. During the reporting period, HIV surveillance and prevention staff coordinated with these agencies and others to maintain services throughout the public health emergency. Contract managers responded early on to identify and secure sources of PPE, strategize procedures for contactless syringe services programs, build telehealth infrastructure, update electronic medical record systems to meet telehealth needs, respond to shifting program staff needs and availability, and ensure accessibility of integrated testing and linkage services wherever possible. Please see HOME and HTF accomplishment detail later in the report.

Due to the overlapping nature of the HIV prevention and care system with the larger healthcare system, particularly in historically under-resourced areas, BIDLS staff worked extensively with providers to coordinate COVID-19 testing services and later played an integral role in the Commonwealth's vaccination roll-out and vaccine equity efforts. Balancing these priorities within a changing landscape, BIDLS OHA continued to engage with population health advisory bodies, the Statewide Consumer Advisory Group (SWCAG), and the Massachusetts HIV/AIDS Integrated Prevention and Care Plan Committee (MIPCC) via video conferencing. In addition to regular calls conducted by contract managers, these forums became a significant means of information sharing while in-person engagements were no longer possible. Through the parallel work of the Ending the HIV Epidemic (EHE) Steering Committee and CDC resources, BIDLS OHA conducted a procurement in the fall of 2020, creating new opportunities for peer health navigation in hospital emergency departments, expanded mobile services, expanded syringe services programs, and additional legal assistance capacity for people facing eviction in Suffolk County. Around this time additional state dollars were applied to two new rapid housing models, with a focus on people living with HIV and people at risk of HIV infection. Looking ahead, HUD HOPWA funding will continue to play an important role in supporting the broader HIV care and prevention system in Massachusetts, ultimately with the goal of supporting people living with HIV and preventing new HIV infections. Throughout FFY20, DHCD continued efforts to engage with CoC of and HMIS Leads to further integrate ESG services into the continuum of housing services available within each geographic region. Though no significant changes were made in the overall structure and distribution of annual ESG funding, DHCD made significant strides in identifying and contracting with new providers for services and establishing new emergency shelter facilities through ESG-CV funding. Due to the COVID, the distribution of

annual ESG funding was significantly delayed and contracts were not executed until July of 2021. To accommodate the delay, DHCD extended our existing procurement and renewed contracts with existing ESG subrecipients to distribute FFY20 funding. In many cases, services continued as planned and funding was reimbursed to providers retroactively. However, overall outcomes for annual ESG have been impacted and are reflected in our CAPER in SAGE. Additionally, in some instances, funding was redistributed to Emergency Shelter services rather than Homelessness Prevention and Rapid Re-housing.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preserve and create affordable rental housing	Affordable Housing		Rental units constructed	Household Housing Unit	750	116	15.47%	150	116	77.33%
Preserve and create affordable rental housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	175	0	0.00%	35	0	0.00%

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	44000	26840	61.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12000	15083	125.69%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Facade treatment/business building rehabilitation	Business	45	3	6.67%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Rental units rehabilitated	Household Housing Unit	200	60	30.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	500	251	50.20%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Jobs created/retained	Jobs	30	0	0.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Businesses assisted	Businesses Assisted	15	53	353.33%			

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing for Homeless added	Household Housing Unit	15	0	0.00%			
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	150	350	233.33%			
Reduce homelessness	Homeless		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1900	458	24.11%			
Reduce homelessness	Homeless		Homeless Person Overnight Shelter	Persons Assisted	600	10871	1,811.83%			
Reduce homelessness	Homeless		Homelessness Prevention	Persons Assisted	3000	256	8.53%			

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

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

The Massachusetts CDBG program has long prioritized directing resources primarily to communities with higher levels of need. Currently, DHCD directs all resources to two funds. The Mini Entitlement Fund is for larger communities that have been determined to have greater levels of need. There are 11 communities in this fund. The Community Development Fund is for all other communities which compete on the merits of their projects though communities with higher percentages of low and moderate income persons receive more points in the application. Further, DHCD relies on applicant communities to identify their most pressing needs. Applicants are incentivized in the annual application to demonstrate that these needs have been identified through an open community process that involves significant public input and establishes a priority of projects to be addressed. Toward this end, DHCD makes the majority of CDBG eligible activities available for funding so that communities may pursue projects that they have first determined to be priorities. During FY 2020, as with previous years, communities have chosen to direct a significant portion of requests to address two primary activities, housing rehabilitation and infrastructure repairs. In addition, Massachusetts CDBG supports a significant amount of public social services designed to assist in stabilizing families and individuals. It should be noted that FFY 2020 applications for CDBG funds were submitted prior to the COVID-19 pandemic arrived. Therefore, CDBG applications reflected traditional activities consistent with previous year activities.

ESG funding supports the Commonwealth's overall efforts to reduce homelessness through street outreach, emergency shelter, rapid rehousing, 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.

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

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	12,610	42	0	5,506	8
Black or African American	697	30	0	3,157	9
Asian	208	2	0	148	0
American Indian or American Native	54	4	0	105	0
Native Hawaiian or Other Pacific Islander	4	1	0	119	0
Total	13,573	79	0	9,035	17
Hispanic	1,921	21	0	1,944	9
Not Hispanic	14,489	78	0	6,799	8

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

Narrative

CDBG total should also include an additional 2837 individuals who identified in the following way for a total of 14489. Ethnicity numbers reflect this total: American Indian/Alaskan Native and white 19; Asian and White 95; Black/African American and white 436; Other/Multi-Racial 2287.

The HOME-assisted units completed this program year were successfully rented to a diverse population of eligible households. In addition to the 79 HOME-assisted households referenced in the Race table above, 20 households reported as 'other multi-racial.'

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	34,962,543	31,509,917
HOME	public - federal	12,773,133	11,607,530
HOPWA	public - federal	349,851	349,851
ESG	public - federal	4,777,475	4,400,225
HTF	public - federal	7,039,756	2,683,070

Table 3 - Resources Made Available

Narrative

Other funding (\$157,132,202) is from other federal sources CSBG, LIHEAP, WAP. detail is in the attached table.

The HOME expenditure number above represents HOME-eligible expenditures from the state's MMARS system, which expends for HOME-eligible costs and then is reimbursed by HUD Treasury.

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 program year 2020 reflect 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.

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

HOME MATCH requirements were waived during this program year; however, we expended nearly 108 million in DHCD's HOME MATCH resource, the Massachusetts Rental Voucher Program.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	995,738,703
2. Match contributed during current Federal fiscal year	107,805,581
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,103,544,284
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,103,544,284

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)	03/31/2021	107,805,581	0	0	0	0	0	107,805,581

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
4,570,782	3,043,673	370,919	0	7,243,536

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	157,585,296	0	0	0	0	157,585,296
Number	8	0	0	0	0	8
Sub-Contracts						
Number	295	0	1	17	25	252
Dollar Amount	107,540,155	0	282,704	8,347,208	13,788,805	85,121,438
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	157,585,296	0	157,585,296			
Number	8	0	8			
Sub-Contracts						
Number	295	22	273			
Dollar Amount	107,540,155	8,685,152	98,855,003			

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	0	0	8
Dollar Amount	5,050,000	0	0	0	0	5,050,000

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		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
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	40	70
Number of Non-Homeless households to be provided affordable housing units	630	29
Number of Special-Needs households to be provided affordable housing units	17	0
Total	687	99

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	120	116
Number of households supported through Rehab of Existing Units	400	0
Number of households supported through Acquisition of Existing Units	0	0
Total	520	116

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 (99). If we include the total unit count within HOME-assisted projects, we add 467 additional completed units during this program year. With the 8 HTF units, we have completed 116 assisted units this program year through HOME and HTF. The almost 71% of 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, though we cannot reflect that in the table above.

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. Due to the timing of the PY21 Action Plan, we did two Action Plan amendments to access accumulated HOME Program Income to commit to new rental housing projects. Additional federal relief resources also have been an asset to reach vulnerable populations and we will frame future annual action plans to accommodate the need seen as we endure and emerge from the pandemic.

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	50	70	17
Low-income	68	29	
Moderate-income	128	0	
Total	246	99	

Table 13 – Number of Households Served

Narrative Information

For the HOME units referenced above, 70 units are ELI (30% AMI), 15 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Many congregate settings were overcrowded prior to the pandemic. Utilizing a mix of FEMA and ESG-CV funds, we added as many as 1200 beds at one point during the height of the pandemic to accommodate the need for social distancing. This strategy worked quite well in mitigating the spread of covid19 in our congregate settings.

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 CAPER 19 OMB Control No: 2506-0117 (exp. 06/30/2018) 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

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 CAPER 20 OMB Control No: 2506-0117 (exp. 06/30/2018) 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.

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

Actions taken to address the needs of public housing

By the end of FY20, DHCD is projected to have spent approximately \$109M in its bond cap for the modernization of state-aided public housing units throughout the Commonwealth. These projects range from asset preservation and modernization, energy efficiency and climate resiliency efforts, creation of accessible unit and site accessibility, and vacant-unit refurbishment, as well as limited redevelopment efforts amongst other capital improvements. This year, \$55M in bond cap was distributed across the 232 Local Housing Authorities (LHAs) as Formula Funding. The basis for the Formula Funding calculations is the recently completed Facilities Condition Assessment (FCA). Every five years, DHCD procures a consultant to inspect all state-aided public housing facilities and provide DHCD with updated information on the condition of both individual building components and the facilities as a whole. This information is quantified as the cost of expired components, which then serves as the basis for determining each LHA's formula funding share. In response to the COVID-19 pandemic, DHCD drafted and issued project implementation guidance to ensure that capital improvement projects could safely continue. This guidance included safety protocols for DHCD staff, design consultants, and general and sub-contractors to follow while on project sites. Additionally, DHCD issued a grant program where each LHA could access up to \$10,000 in funding to adapt their office space to enable social distancing among staff and improve their indoor air quality.

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

In December 2020, Beacon Communities completed rehabilitation and received permanent financing for Camden Apartments. Camden, a 72-unit family public housing development in Boston was built in 1949. The Boston Housing Authority and Beacon Communities was awarded \$4.1M MTW and \$1.8M in state public housing capital funds through the Modernization to Independence Program. The program's goal is to rehabilitate existing state public housing developments, preserve affordability, and not require additional state subsidies in the future.

MTW funding is being used to substantially rehab three state aided public housing sites for disabled individuals, with a total of 25 units. MTW funding of \$1.129M is being used to leverage another \$903,000. In FFY20, the project received a construction contract and Notice to Proceed. Construction is scheduled to be complete in September 2021.

In FFY20, 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"). In April 2019, 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.

Continued below

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

continued from above: 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). DHCD has continued to enhance CHAMP. Recent improvements included: clearly priority/preference language in application and letters, online applicant file for LHAs to view documents for applicants that applied, centralized contractor to reach out to priority/preference applicants (for LHAs that opt into the service), and applicants and LHAs to document upload features. In FFY20, DHCD has continued the critical work of reducing greenhouse gas emissions coming from public housing, making public housing developments more resilient to weather-related hazards, and improving indoor air quality within developments. The proactive initiatives which began in FFY19 took hold, and dozens of projects received funding to expedite the replacement of high-emitting equipment with heat pumps. DHCD also completed the implementation of its climate change vulnerability study into capital planning systems. This innovative approach will ensure that projects of every kind are designed with resiliency in mind. DHCD also readied a revamped sustainability strategy intended to expand and expedite greenhouse gas emissions reductions across the state-funded public housing portfolio. These improvements are likely to deploy in the coming months.

For this question: 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 has made state funding available to support the hiring of Resident Service Coordinators (RSCs) to work with residents in state-aided chapter 200, 705, or 667 public housing developments. This funding is 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). In March 2020, DHCD awarded \$1.5M to 36 applicants representing 52 LHAs. In February 2021, DHCD awarded \$330,000 in funding to an additional 8 applications representing 10 LHAs. In February 2021, DHCD posted a second RSCO NOFA. Based on this NOFA, DHCD awarded \$538,971 to 14 applications representing 21 LHAs. The RSCs who have been hired, or have had their housed extended as a result of the State funding, have greatly aided LHAs and residents during the COVID-19 pandemic.

Actions taken to provide assistance to troubled PHAs

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

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

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

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

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

DHCD has taken several measures to address obstacles to underserved populations in public housing. • DHCD 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. The CDBG program does a substantial amount of single-family rehabilitation and with Massachusetts older housing stock a majority of these homes require lead remediation and abatement.

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

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

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

Through MTW funds, DHCD is supporting Launch, an initiative to connect 18-24-year old's living in subsidized housing, including Boston Housing Authority, to connect to a coach to work on education, and employment goals. Evidence has shown that connecting this population to support makes a difference in long term outcomes for the individuals and society. Launch successfully completed its first three years of implementation and was renewed for another two year contract. In February 2020, DHCD issued a NOFA to award up to \$1M annually for a period of up to five years in competitive grants to Local Housing Authorities (LHAs) and to Regional Administering Agencies (RAAs) to create a Self Sufficiency Program (SSP) for RAAs with MRVP participants and for state-aided public housing at LHAs with more than 150 total units of state-funded family housing and/or participants in MRVP. The funds enable LHAs and RAAs to hire coaches to support residents in state-funded public housing and participants in the Massachusetts Rental Voucher Program (MRVP) in making measurable gains in employment, financial capability and education. DHCD awarded a total of seven Self Sufficiency Program (SSP) grants to five local housing authorities and three Regional Administering Agencies. In addition, DHCD has been working on a series of rent regulation reforms to encourage education and employment of residents. These policies would dovetail with the coaching opportunities provided to residents. The rent regulations are currently going through legal review process and then will go forward with the public review process.

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

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

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

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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

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

DHCD's Public Housing Division provides capital funding to expand accessibility at state-aided public housing developments. This investment reduces physical barriers to affordable housing in the Commonwealth for people with disabilities. DHCD also provides funding to address reasonable accommodation requests and strives to assist LHAs in quickly addressing such requests. The continued use of CHAMP by the public in FY20 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.

Please see CR50 regarding the MA HOME program's fair housing narrative.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

This performance report is being posted to DHCD's public website and we will issue a broad listserv notice regarding the posting and process for public comment. Typically, DHCD shares public notices with internally with colleagues who distribute notices to a variety of partners across the Commonwealth, and in some cases, across New England. Every effort is made to ensure the information is shared broadly and publicly and that citizens have opportunity to comment on performance reports; including sharing information about performance reports with CoC lead agencies, discussing performance at Balance of State CoC Planning Groups, and making the report available for discussion at the quarterly statewide CoC meeting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The State did not make any substantial changes to the CDBG program design for 2020. this will be the fourth year after substantial changes were made designed to make the program more accessible and easier to apply to. A trend toward an increase in numbers of applicants and new applicants continued although there is still work to do in this area. Additionally, the program continues to see a small increase in participation by communities that are not from traditionally funded regions, especially the northeast part of the state. The State has long had a policy of allowing communities to determine what activities best fit its needs and will maintain that approach going forward.

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

No

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

CR-50 - HOME 91.520(d)

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

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

DHCD's HOME monitoring report is attached.

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

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

In addition to requiring adherence to the Commonwealth's fair housing mission statement and principles, program guidelines and procedures assert expectations that HOME projects are associated with approved affirmative fair housing marketing and tenant selection plans. All HOME projects are required to submit an affirmative fair housing marketing plan and tenant selection plan that meets DHCD's posted fair housing guidelines. Projects identify those populations least likely to apply and target outreach accordingly. Through compliance monitoring, we continue to review resident composition and ensure ongoing affirmative fair marketing implementation. The MassAccess public website is a resource where all Massachusetts affordable projects list vacancies and the new Housing Navigator resource system has been in the final stages of development during this program year. All HOME projects completed this year also were supported with low income housing tax credits; our state's Qualified

Allocation Plan (QAP) offers points to projects located in 'Areas of Opportunity', The QAP also has a preservation category where affirmative marketing procedures will apply to future unit marketing and tenant selection.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In addition to requiring adherence to the Commonwealth's fair housing mission statement and principles, program guidelines and procedures assert expectations that HOME projects are associated with approved affirmative fair housing marketing and tenant selection plans. All HOME projects are required to submit an affirmative fair housing marketing plan and tenant selection plan that meets DHCD's posted fair housing guidelines. Projects identify those populations least likely to apply and target outreach accordingly. Through compliance monitoring, we continue to review resident composition and ensure ongoing affirmative fair marketing implementation. The MassAccess public website is a resource where all Massachusetts affordable projects list vacancies. All HOME projects completed this year also were supported with low income housing tax credits; our state's Qualified Allocation Plan offers points to project located in 'Areas of Opportunity', as well as having a preservation category where affirmative marketing procedures will apply to future unit marketing and tenant selection. Please refer to Section CR-15 (Resources and Investments) for the summary of HOME program income (PI) dollars receipted. Upon approval of an Action Plan, these funds will be committed and subsequently expended by new HOME projects, per the HOME Interim Final Rule effective January 31, 2017. HOME PI is receipted and accumulated to be referenced in the next Action Plan (or amendment) to be utilized per the Action Plan for the next HOME project funding commitment, which will then be expended by that particular activity for eligible costs. DHCD has not taken administrative funds from receipted HOME PI. During this program year, we receipted PI from 18 HOME activities. HOME PI receipts derive from development cost savings, available proceeds from the refinancing of first mortgage loans, or cash flow payments. During this program year, DHCD committed all of the HOME PI funds that had been approved in the initial 2019 Action Plan and in two amendments to that plan due to the timing of the 2020 Action Plan and the remaining \$50,000 accumulated was referenced in the 2020 Action Plan. The table in CR15 references expenditures; we note that the funds were committed to HOME activities per the HOME notice requirements.

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

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

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

CR-55 - HOPWA 91.520(e)

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

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

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

Table 14 – HOPWA Number of Households Served

Narrative

BIDLS OHA funds home-based medical case management and housing search and advocacy services through HOPWA. This table does not apply.

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 2020, DHCD announced its 5th competitive round for supportive housing projects seeking HTF and other capital funds. DHCD accepted applications in November and selected five projects that will produce sixty-seven units (53 HTF-assisted) for some of the Commonwealth's neediest individuals including individuals with substance use disorder, homeless families and chronic homeless individuals.

All of the MA 2016 HTF allocation was committed by the 2018 deadline. Six of the seven projects have been completed and closeout reports have been completed in IDIS. The seventh project just submitted their final requisition and closeout reports. In the next few weeks, the final funds for 2016 will be disbursed in advance of the October, 2021 spending deadline.

All of the MA 2017 HTF allocation was committed by the 2019 deadline. Three projects are completed and five projects are under construction.

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

All of the MA 2019 HTF allocation will be committed by the 2021 deadline and all five projects will begin construction in the next 30 to 60 days. Approximately half of the 2020 grant has been reserved for three projects. The rest of the allocation will be committed in the sixth competitive round.

There have been no emergency transfers reported to DHCD pertaining to victims of domestic violence, dating violence, sexual assault or stalking within the fifty-eight HTF units now leased and occupied as of March 31, 2020. All HTF projects have recently been given VAWA guidance as well as VAWA lease riders and other important documents for VAWA compliance.

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

Rental	17	0	0	17	0	17
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 8573211519
Extension 0
Fax Number 0
Email Address gordon.calkins@mass.gov

ESG Secondary Contact

Prefix
First Name

Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 04/01/2020
Program Year End Date 03/31/2021

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

Subrecipient or Contractor Name: SOUTH MIDDLESEX OPPORTUNITY COUNCIL
City: Framingham
State: MA
Zip Code: 01702, 8313
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 352731

Subrecipient or Contractor Name: HOUSING ASSISTANCE CORP
City: Hyannis
State: MA
Zip Code: 02601, 3653
DUNS Number: 088976378
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: CENTER FOR HUMAN DEVELOPMENT
City: CENTER FOR HUMAN DEVELOPMENT
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: 370000

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: COMMUNITY TEAMWORK, INC.

City: Lowell

State: MA

Zip Code: 01852, 1723

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: YWCA OF WESTERN MASSACHUSETTS

City: Springfield

State: MA

Zip Code: 01118, 2213

DUNS Number: 066994534

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 71665

Subrecipient or Contractor Name: 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: 161973.49

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: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 225803

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: 85533.1

Subrecipient or Contractor Name: CATHOLIC SOCIAL SVCS OF FALL RIVER INC
City: Fall River
State: MA
Zip Code: 02724, 1216
DUNS Number: 144117389
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 169158

Subrecipient or Contractor Name: COMMUNITY ACTION FRAN HAM N QUAB RE 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: 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: Veterans, 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: 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: 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: 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: 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	279
Children	176
Don't Know/Refused/Other	0
Missing Information	3
Total	458

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	227
Children	0
Don't Know/Refused/Other	28
Missing Information	1
Total	256

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	10,166
Children	622
Don't Know/Refused/Other	0
Missing Information	83
Total	10,871

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	9
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	9

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	10,772
Children	736
Don't Know/Refused/Other	6
Missing Information	80
Total	11,594

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	5,940
Female	2,947
Transgender	49
Don't Know/Refused/Other	3
Missing Information	2,655
Total	11,594

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	736
18-24	635
25 and over	10,137
Don't Know/Refused/Other	6
Missing Information	80
Total	11,594

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	401	6	10	393
Victims of Domestic Violence	1,141	34	35	1,130
Elderly	986	11	21	973
HIV/AIDS	119	5	6	108
Chronically Homeless	2,192	0	40	2,184
Persons with Disabilities:				
Severely Mentally Ill	3,068	80	85	2,967
Chronic Substance Abuse	742	11	48	723
Other Disability	1,301	137	155	1,125
Total (Unduplicated if possible)	5,111	228	288	4,815

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	812,223
Total Number of bed-nights provided	812,223
Capacity Utilization	100.00%

Table 24 – Shelter Capacity

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

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

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	522,414	1,140,013	509,840
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	522,414	1,140,013	509,840

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	409,193	1,450,981	302,968
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	409,193	1,450,981	302,968

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	1,239,430	2,089,485	545,194
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	1,239,430	2,089,485	545,194

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	13,557	19,607	40,111
HMIS	0	0	0
Administration	0	0	45,752

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2018	2019	2020
	2,184,594	4,700,086	1,443,865

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	2,184,594	4,700,086	1,443,865
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	2,184,594	4,700,086	1,443,865

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
	4,369,188	9,400,172	2,887,730

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachment

ESG SAGE Report

HUD ESG CAPER FY2020

Grant: C96 Massachusetts Neighborhood - M4 - Rep-1 Type: CAPER

Report Date Range

4/1/2020 to 3/31/2021

Officer Contact Information

First name: Laura
Middle name:
Last name: Robertson
Suffix:
Title: ESG Reporting Specialist
Street Address 1: 100 Cambridge St, 3rd floor
Street Address 2:
City: Boston
State: Massachusetts
ZIP Code: 02114
E-mail Address: laura.robertson@mass.gov
Phone Number: (617) 673-1378
Extension:
Fax Number:

Officer Email Information

As of 7/23/2021

Fiscal Year	Grant Number	Amount Authorized	Total Disbursed	Balance	Officer's Date	Project Date
2020	E28DC290001	\$4,777,475.00	\$0	\$4,777,475.00	1/7/2021	1/7/2020
2019	E19DC290001	\$4,602,834.00	\$4,158,274.71	\$444,559.29	8/21/2019	8/27/2021
2018	E18DC290001	\$4,414,916.00	\$4,414,916.00	\$0	8/9/2018	8/9/2020
2017	E17DC290001	\$5,225,191.00	\$5,225,191.00	\$0	9/12/2017	9/12/2019
2016	E16DC290001	\$4,498,628.00	\$4,498,628.00	\$0	7/14/2016	7/14/2018
2015	E15DC290001	\$4,485,180.00	\$4,485,180.00	\$0	9/23/2015	9/23/2017
2014	E14DC290001	\$4,116,938.00	\$4,116,938.00	\$0	6/18/2014	6/18/2016
2013	E13DC290001	\$3,482,500.00	\$3,482,500.00	\$0	7/30/2013	7/30/2015
2012						
2011						
Total		\$36,608,622.00	\$36,391,987.71	\$216,634.29		

ESG Information from IDIS

CAPER reporting includes funds used from fiscal year

2019, 2020

Project types carried out during the program year

Enter the number of each type of projects funded through ESG during this program year.

Street Outreach	1
Emergency Shelter	31
Transitional Housing (grandfathered under ESG)	0
Day Shelter (funded under ESG)	0
Rapid Re-Housing	11
Homelessness Prevention	33

Officer Additional Information

HNIS

Comparable Database

Are 100% of the project(s) funded through ESG, which are allowed to use HNIS, entering data into HNIS?	Yes
Have all of the projects entered data into Sage via a CSV - CAPER Report upload?	Yes
Are 100% of the project(s) funded through ESG, which are allowed to use a comparable database, entering data into the comparable database?	Yes
Have all of the projects entered data into Sage via a CSV - CAPER Report upload?	Yes

OMB Project Identification #808

Organization Name	Organization ID	Project Name	Project ID	HHS Project ID	Medicaid Tracking ID	Alameda County Health ID	Project ID at (00,000,000)	CoG Number	Geocode	Vendor Service Provider	HHS Software Name	Project Start Date	Project End Date	OS/ Coordinator	Updated/ No errors/ (Yes/No)
Catholic Social Services (CSS)	22601	CSS - DHCD ESG All Rapid Rehousing (RRH)	962	19				MA-515	250744	0	CaseMentor	2020-04-01	2021-03-31	No	Yes
Catholic Social Services (CSS)	22601	CSS - DHCD ESG All CoCs Homeless Prevention (HP)	963	12				MA-515	250744	0	CaseMentor	2020-04-01	2021-03-31	No	Yes
Catholic Social Services of Fall River	244	243 - St. Josephs House	2790	1	3			MA-505	259001	0	ETO	2020-04-01	2021-03-31	No	Yes
Housing Assistance Corporation	188	121 - HAC ESG Homelessness Prevention	2779	12				MA-509	250168	1	ETO	2020-04-01	2021-03-31	No	Yes
Housing Assistance Corporation	188	121 - HAC ESG Rapid Re-Housing	2393	13				MA-509	250168	0	ETO	2020-04-01	2021-03-31	No	Yes
HarborCity	75	Emergency Housing	730	1	0			MA-516	259025	1	ETO	2020-04-01	2021-03-31	No	Yes
Salem Mission	379	River House Emergency Shelter	2751	1	0			MA-516	259009	0	ETO	2020-04-01	2021-03-31	No	Yes
Salem Mission	379	LifeBridge	2726	1	0			MA-516	252118	0	ETO	2020-04-01	2021-03-31	No	Yes
Friendly House	11	Interfaith Hospitality Network - Worcester	91	1	0			MA-506	252880	0	Clarity HS	2020-04-01	2021-03-31	No	Yes
Action, Inc.	97	224 - Action Shelter - 438	1016	1	0			MA-516	250358	0	ETO	2020-04-01	2021-03-31	No	Yes
Community Teamwork, Inc.	147	CTR ESG Hotel Overstay	2772	1	0			MA-516	251204	0	ETO	2020-04-01	2021-03-31	No	Yes
Asian Task Force Against Domestic Violence	3	Shelter	1	1	0			MA-500	250282	1	Clarity HS	2020-04-01	2021-03-31	No	Yes
Emmanuel	156	ESG NS Individual	2407	13				MA-516	251020	0	ETO	2020-04-01	2021-03-31	No	Yes
Cambridge Multi-Service Center	5	ESG STAR Prevention	14	12	0			MA-509	250396	0	Clarity HS	2020-04-01	2021-03-31	No	Yes
SteppingStone Inc.	23605	SS - First Step Int Overflow (SS) (HND)	435	1	0			MA-515	250744	0	CaseMentor	2020-04-01	2021-03-31	No	Yes
SteppingStone Inc.	23605	SS - First Step Int (SS) (HND)	432	1	0			MA-515	250744	0	CaseMentor	2020-04-01	2021-03-31	No	Yes
CoSPAR, Inc.	4	Emergency Service Center - Shelter	6	1	3			MA-509	250396	0	Clarity HS	2020-04-01	2021-03-31	No	Yes
Father Bill's and MainSpring	75	ESG Prevention	898	12				MA-511	250354	1	ETO	2020-04-01	2021-03-31	No	Yes
Father Bill's and MainSpring	75	ESG Rapid Re-Housing	840	13				MA-511	250354	0	ETO	2020-04-01	2021-03-31	No	Yes
Father Bill's and MainSpring	75	Father Bill's Place	805	1	3			MA-511	251992	0	ETO	2020-04-01	2021-03-31	No	Yes
Father Bill's and MainSpring	75	MainSpring House	750	1	3			MA-511	250354	0	ETO	2020-04-01	2021-03-31	No	Yes
Brookline Com Mental Health	117	BCMH ESG Prevention	2268	12				MA-516	250372	0	ETO	2020-04-01	2021-03-31	No	Yes
ServiceNet	256	68 - Grove Street Int - 140	1595	1	0			MA-507	251074	0	ETO	2020-04-01	2021-03-31	No	Yes
ServiceNet	256	68 - Wells Street Shelter - 141	1591	1	0			MA-507	259011	0	ETO	2020-04-01	2021-03-31	No	Yes
Homeless Services	5	112 Southampton Shelter	44	1	3			MA-500	250282	0	ETO	2020-04-01	2021-03-31	No	Yes
Homeless Services	5	Woods Millen Shelter	45	1	3			MA-500	250282	1	ETO	2020-04-01	2021-03-31	No	Yes
Veterans Inc	3	ESG - Grove St	74	1	0			MA-506	252880	0	Clarity HS	2020-04-01	2021-03-31	No	Yes
South Middlesex Opportunity Council, Inc.	SMOC	SHELTER SHADOWS	19	1	0	0		MA-516	259017	0	CSG Engage	2020-04-01	2021-03-31	No	Yes
ServiceNet	256	Barrios Crossing ES	2485	1	0			MA-507	251938	0	ETO	2020-04-01	2021-03-31	No	Yes
Berkshire County Regional Housing Auth	109	BCRHA - ESG Prevention	2386	12				MA-507	251998	0	ETO	2020-04-01	2021-03-31	No	Yes
Franklin Community Action	166	315 - ESG - BDT	1287	12				MA-507	251674	0	ETO	2020-04-01	2021-03-31	No	Yes

Organization Name	Organization ID	Project Name	Project ID	HHF Project ID	Method for Tracking ES	Attributed to a particular project	Project ID or other identifier	Org Number	Geocode	Vendor Service Provider	HHF Software Name	Build Start Date	Build End Date	OS/Comment	Updated or annotated by a third
South Middlesex Opportunity Council, Inc.	SMOC	ULC Emergency Shelter Program	268	1	0	0		MA-516	251284	0	CSG Engage	2020-04-01	2021-03-31	No	Yes
HomeStart	18	ESG/RRH Prevention	958	12	0	0		MA-500	250282	0	Clarify HS	2020-04-01	2021-03-31	No	Yes
Elizabeth Stone House	76	Community Programs	728	1	0			MA-500	250282	1	ETO	2020-04-01	2021-03-31	No	Yes
Our Fathers House	235	OFH Rapid Re-Housing ESG	2021	13				MA-506	259027	0	ETO	2020-04-01	2021-03-31	No	Yes
Friendly House	11	Rapid Re-Housing ESG	93	13	0			MA-506	252880	0	Clarify HS	2020-04-01	2021-03-31	No	Yes
North Star Family Service (formerly NHR)	21	Shelter	106	1	0			MA-506	250774	0	Clarify HS	2020-04-01	2021-03-31	No	Yes
Just A Start	195	JAS SMOC ESG	2648	12				MA-516	259017	0	ETO	2020-04-01	2021-03-31	No	Yes
Catholic Charities Agency	50	ESG STATE	710	13				MA-504	252340	0	ETO	2020-04-01	2021-03-31	No	Yes
Clinical Support Options CSO (FOH)	43	Mens Shelter	650	1	3			MA-504	252340	0	ETO	2020-04-01	2021-04-01	No	Yes
Clinical Support Options CSO (FOH)	43	Womens Shelter	672	1	3			MA-504	252340	0	ETO	2020-04-01	2021-04-01	No	Yes
HomeStart	18	ESG/RRH	861	13	0	1	AB2	MA-500	250282	0	Clarify HS	2020-04-01	2021-03-31	No	Yes
YWCA of Western Massachusetts	33444	Hampden County	1216	1	0			MA-504	252340	1	Apriorix AvS	2020-04-01	2021-03-31	No	Yes
U-HAND	303	UHAND ESG RRH (DHCD)	2314	13				MA-502	251302	1	ETO	2020-04-01	2021-03-31	No	Yes
U-HAND	305	UHAND ESG Homelessness Prevention	2782	12				MA-502	251302	1	ETO	2020-04-01	2021-03-31	No	Yes
Community Teamwork, Inc.	147	1117 - Lowell ESG RRH	7909	13				MA-516	251284	0	ETO	2020-04-01	2021-03-31	No	Yes
Onega Doors	135	Congregate Shelter ESG-CVES	3160	1	3			MA-507	259015	0	ETO	2020-04-01	2021-03-31	No	Yes
Community Teamwork, Inc.	147	CTI ESG Homeless Prevention	2778	12				MA-516	251284	0	ETO	2020-04-01	2021-03-31	No	Yes
SMOC	258	SMOC ESG	2309	12				MA-516	250304	0	ETO	2020-04-01	2021-03-31	No	Yes
Somerville Homeless Coalition	261	114 - DHCD ESG	2367	12				MA-517	252250	0	ETO	2020-04-01	2021-03-31	No	Yes
Somerville Homeless Coalition	261	DHCD ESG Rapid Rehousing	2783	13				MA-516	252250	0	ETO	2020-04-01	2021-03-31	No	Yes
SMOC	258	65- ESG Street Outreach	2906	4				MA-516	259017	0	ETO	2020-04-01	2021-03-31	No	Yes
U-HAND	305	ESG Emergency Shelter (DHCD)	2899	1	0			MA-502	251302	1	ETO	2020-04-01	2021-03-31	No	Yes
Pine Street Inn	18	EM - Shattuck Emergency Shelter	895	1	3			MA-500	250282	0	Clarify HS	2020-07-01	2021-06-30	No	Yes
Pine Street Inn	18	EM - Mees Inn	889	1	3			MA-500	250282	0	Clarify HS	2020-07-01	2021-06-30	No	Yes
Pine Street Inn	18	EM - Womens Inn - Emergency	887	1	3			MA-500	250282	0	Clarify HS	2020-07-01	2021-06-30	No	Yes

OMB Report Violations Table

Total Number of Persons Served	11564
Number of Adults (Age 18 or Over)	10771
Number of Children (Under Age 18)	736
Number of Persons with Unknown Age	87
Number of Leavers	4659
Number of Adult Leavers	4404
Number of Adult and Head of Household Leavers	4497
Number of Stayers	6906
Number of Adult Stayers	6288
Number of Veterans	419
Number of Chronically Homeless Persons	1996
Number of Youth Under Age 25	402
Number of Parenting Youth Under Age 25 with Children	8
Number of Adult Heads of Household	6592
Number of Child and Unknown-Age Heads of Household	27
Heads of Households and Adult Stayers in the Project 365 Days or More	3434

OMB Form 3 by Personally Identifying Information (PII)

OMB Element	Client (Not Yet Known/Refused)	Information Missing	OMB Excludes	Total	% of Error Data
Name	5	406	21	725	3.73 %
Social Security Number	254	2899	129	3542	28.32 %
Date of Birth	14	2789	12	3008	23.69 %
Race	219	2657	0	3166	24.81 %
Ethnicity	59	2776	0	3128	24.45 %
Gender	3	2654	0	2956	22.92 %
Overall Score				4052	34.95 %

OMB Data Quality: Veterans and Disability

	OMB Element	% of Error Data
Veteran Status	1903	17.67 %
Project Start Date	41	3.25 %
Relationship to Head of Household	4639	43.01 %
Client Location	21	3.32 %
Disabling Condition	5213	45.63 %

OMB Data Quality: Income and Housing Data Quality

	OMB Element	% of Error Data
Destination	2201	47.24 %
Income and Sources at Start	4465	67.46 %
Income and Sources at Annual Assessment	403	11.74 %
Income and Sources at Exit	625	13.46 %

OMB Data Quality: Client's Homelessness

	Count of Times, Records	Missing Time in Collection	Missing Time in Housing	Appointed Home Base Source Discontinuing	Number of Times Discontinuing	Number of Months Discontinuing	% of Records Unstable in Collection
ES, SH, Street Outreach	8915	0	0	2681	3234	3210	37.11 %
TH	0	0	0	0	0	0	-
PH (40)	232	0	10	6	4	2	7.76 %
Total	9147	0	0	0	0	0	34.81 %

OMB Data Quality: Timeframe

	Number of Persons Seen Records	Number of Persons Exit Records
0 days	3569	3568
1-3 days	1312	104
4-6 days	226	70
7-10 days	110	56
11+ days	567	676

OMB Data Quality: Income Records and Outreach Strategies

	# of Records	% of Income Records	% of Outreach Records
Contact (Adults and Heads of Household in Street Outreach or ES - NBN)	2498	390	15.62 %
Bed Night (All Clients in ES - NBN)	2480	1005	40.55 %

Q006: Number of Persons Served

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Adults	10772	10340	421	0	0
Children	796	0	680	103	0
Client Doesn't Know/ Client Refused	0	0	0	0	0
Data Not Collected	00	0	1	0	79
Total	11564	10340	1082	103	99
For PSN & RBH – the total persons served who moved into housing	104	133	18	1	0

Q006: Households Served

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Total Households	6619	6432	161	13	13
For PSN & RBH – the total households served who moved into housing	140	134	5	1	0

Q006: To what time of the Court or household on the Last Wednesday?

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
January 1899	1028	99	0	4	
April 1551	1558	81	7	4	
July 1699	1585	71	7	6	
October 1583	1502	67	11	2	

Q006: Number of Persons Contacted

	All Persons Contacted	Person Contact – NOT staying on the Street, PS or SH	Person Contact – Not Staying on Street, PS or SH	Person Contact – Worker unable to determine
Once	616	0	7	609
2-5 Times	212	23	180	7
6-9 Times	95	13	77	3
10+ Times	166	14	131	8
Total Persons Contacted	1078	50	395	627

Q006: Number of Persons Engaged

	All Persons Engaged	Person Contact – NOT staying on the Street, PS or SH	Person Contact – Not Staying on Street, PS or SH	Person Contact – Worker unable to determine
Once	558	0	7	551
2-5 Contacts	0	0	0	0
6-9 Contacts	1	0	0	1
10+ Contacts	4	0	2	2
Total Persons Engaged	563	0	9	554
Rate of Engagement	4.29	0.00	1.01	3.29

Q006: Gender of Person

	Total	Without Children	With Children and Adults	Unknown Household Type
Male	5799	5729	40	0
Female	2760	2587	172	1
Trans Female (MTF or Male to Female)	29	27	1	1
Trans Male (FTM or Female to Male)	11	11	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	7	7	0	0
Client Doesn't Know/Client Refused	1	1	0	0
Data Not Collected	2194	1086	208	6
Subtotal	9171	11042	421	8

Q006: Gender of Children

	Total	With Children and Adults	With Only Children	Unknown Household Type
Male	162	147	15	0
Female	180	160	20	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	2	2	0	0
Data Not Collected	990	319	71	0
Subtotal	736	630	186	0

Q006: Gender of Person Working Age (18 or older)

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Male	30	0	1	0	9
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	70	0	0	0	70
Subtotal	87	0	1	0	86

Q10c. Gender by Age Range

	Total	Under Age 18	Age 18-24	Age 25-31	Age 32 and over	Client Doesn't Know / Client Refused	Data Not Collected
Male	5940	162	268	4849	652	5	4
Female	2947	180	146	2273	289	1	6
Trans Female (MTF or Male to Female)	31	2	4	24	1	0	0
Trans Male (FTM or Female to Male)	11	0	2	9	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	7	0	4	3	0	0	0
Client Doesn't Know/Client Refused	3	2	0	1	0	0	0
Data Not Collected	2655	260	158	1974	62	0	70
Subtotal	11594	786	635	9133	1004	6	80

Q10e Age

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Under 5	253	0	213	40	0
5 - 12	367	0	319	46	0
13 - 17	116	0	98	17	0
18 - 24	635	567	67	0	1
25 - 34	2621	2416	201	0	4
35 - 44	2722	2608	112	0	2
45 - 54	2276	2244	32	0	0
55 - 61	1514	1506	7	0	1
62+	1934	1882	2	0	0
Client Doesn't Know/Client Refused	6	0	0	0	6
Data Not Collected	80	0	1	0	80
Total	11594	10343	1052	103	94

Q10f Race

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
White	5056	4932	240	5	9
Black or African American	3157	2917	211	23	6
Asian	148	139	38	8	8
American Indian or Alaska Native	105	94	11	8	8
Native Hawaiian or Other Pacific Islander	119	115	3	8	1
Multiple Races	130	111	11	7	1
Client Doesn't Know/Client Refused	219	202	14	1	2
Data Not Collected	2659	1995	523	57	74
Total	11594	10346	1062	103	93

Q10h Ethnicity

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Non-Hispanic/Non-Latino	6799	6435	329	26	9
Hispanic/Latino	3954	1768	131	6	7
Client Doesn't Know/Client Refused	39	40	17	0	2
Data Not Collected	2782	2111	529	71	75
Total	11594	10346	1052	103	94

Q10k Physical and Mental Health Conditions

	Total Patients	Without Children	Adults in HH with Children & Adults	Children in HH with Children & Adults	100% Child Welfare Adults	With Only Children	Unknown Household Type
Mental Health Problem	3142	3088	34	15	—	1	2
Alcohol Abuse	980	957	1	1	—	0	1
Drug Abuse	844	838	5	0	—	0	0
Both Alcohol and Drug Abuse	934	903	8	0	—	0	1
Chronic Health Condition	1974	1944	15	12	—	2	1
HIV/AIDS	119	115	2	2	—	0	0
Developmental Disability	794	765	9	20	—	0	0
Physical Disability	1740	1713	18	6	—	0	3

G. 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".

Q13a: Physical and Mental Health Conditions	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	2090	2027	22	13	—	0	1
Alcohol Abuse	509	508	0	0	—	0	1
Drug Abuse	555	551	4	0	—	0	0
Both Alcohol and Drug Abuse	635	634	0	0	—	0	1
Chronic Health Condition	1237	1222	8	7	—	0	0
HIV/AIDS	78	77	0	1	—	0	0
Developmental Disability	538	518	5	13	—	0	0
Physical Disability	1061	1058	8	2	—	0	1

Q5: 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".

Q13c: Physical and Mental Health Conditions for Stepmom	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	1205	1187	12	4	—	1	1
Alcohol Abuse	483	481	1	1	—	0	0
Drug Abuse	316	315	1	0	—	0	0
Both Alcohol and Drug Abuse	340	314	11	15	—	0	0
Chronic Health Condition	759	747	7	2	—	2	1
HIV/AIDS	52	49	2	1	—	0	0
Developmental Disability	267	259	4	4	—	0	0
Physical Disability	721	711	5	2	—	0	2

Q5: 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".

Q13d: Current or Former Stepmom	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	1200	1131	67	1	1
No	5341	5201	123	7	9
Client Doesn't Know/Client Refused	202	200	2	0	0
Data Not Collected	4355	3811	231	5	9
Total	10798	10343	423	13	10

Q14a: Is your Family Burdened by Violence	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Yes	299	241	55	1	1
No	772	762	10	0	0
Client Doesn't Know/Client Refused	16	15	1	0	0
Data Not Collected	13	13	0	0	0
Total	1090	1031	67	1	1

015: Living Situation

	Total	With Children	With Children and Adults	With Only Children	Unknown Precise Adult Type
Homeless Shelters	0	0	0	0	0
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	1581	1834	40	0	7
Transitional housing for homeless persons (including homeless youth)	55	55	0	0	0
Place not meant for habitation	1760	1775	12	0	3
Safe Haven	56	49	7	0	0
Host Home (non-estate)	2	2	0	0	0
Interim Housing Co.	0	0	0	0	0
Subtotal	3494	3419	99	0	9
Institutional Settings	0	0	0	0	0
Psychiatric hospital or other psychiatric facility	199	199	0	0	0
Substance abuse treatment facility or detox center	160	168	2	0	0
Hospital or other residential non-psychiatric medical facility	331	331	0	0	0
Jail, prison or juvenile detention facility	150	150	0	0	0
Foster care home or foster care group home	3	3	0	0	0
Long-term care facility or nursing home	10	10	0	0	0
Residential project or halfway house with no homeless criteria	29	29	0	0	0
Subtotal	862	860	2	0	0
Other Housing	0	0	0	0	0
Permanent housing (other than RRH) for formerly homeless persons	21	21	0	0	0
Owned by client, no ongoing housing subsidy	21	20	1	0	0
Owned by client, with ongoing housing subsidy	5	5	0	0	0
Rental by client, with RRH or equivalent subsidy	7	5	2	0	0
Rental by client, with HCV voucher (tenant or project based)	8	4	4	0	0
Rental by client in a public housing unit	20	13	7	0	0
Rental by client, no ongoing housing subsidy	269	222	47	0	0
Rental by client, with WASH subsidy	5	5	0	0	0
Rental by client with GPD TIP subsidy	3	2	1	0	0
Rental by client, with other housing subsidy	97	57	29	1	0
Hotel or motel paid for without emergency shelter voucher	195	192	3	0	0
Staying or living in a friend's room, apartment or house	676	668	8	0	0
Staying or living in a family member's room, apartment or house	685	687	20	7	1
Client Doesn't Know/Client Refused	27	27	0	0	0
Data Not Collected	4439	4195	220	5	9
Subtotal	6432	6047	362	13	10
Total	10796	10349	428	13	19

(5. Interim housing is retired as of 10/1/2019)

016: Cash Income - Ranges

	Income at Start	Income at End of Annual Assessment for Stayers	Income at End of Stay for Leavers
No income	3185	64	1926
\$1 - \$150	39	2	30
\$151 - \$250	58	0	31
\$251 - \$500	346	4	206
\$501 - \$1000	1629	27	1016
\$1,001 - \$1,500	536	8	342
\$1,501 - \$2,000	248	1	172
\$2,001+	223	4	146
Client Doesn't Know/Client Refused	57	0	181
Data Not Collected	4428	7	421
Number of Adult Stayers Not Yet Required to Have an Annual Assessment	0	2702	0
Number of Adult Stayers Without Required Annual Assessment	0	464	0
Total Adults	10770	6268	4489

Q19: Adult Income Sources

	At Start of Study	Income at Last Annual Assessment for Study	Income at End of Study
Earned Income	648	9	432
Unemployment Insurance	236	4	130
SSI	1168	26	740
SSDI	903	15	597
VA Service-Connected Disability Compensation	67	0	34
VA Non-Service Connected Disability Pension	15	0	11
Private Disability Insurance	2	0	2
Worker's Compensation	6	0	2
TANF or Equivalent	72	4	47
General Assistance	125	1	26
Retirement (Social Security)	66	2	40
Pension from Former Job	27	1	12
Child Support	21	1	13
Alimony (Spousal Support)	8	0	3
Other Source	104	2	58
Adults with Income Information at Start and Annual Assessment/Exit	0	115	3568

Q19c: Closing Conditions and Income for Adult Exit

	Adults with Closing Condition	Adults with Closing Condition	All Total Adults	Adults with Closing Condition by Source	Adults with Closing Condition	Adults without Closing Condition	All Total Adults	Adults with Closing Condition by Source	Adults with Closing Condition	Adults without Closing Condition	All Total Adults	Adults with Closing Condition by Source
Earned Income	293	189	389	52.03 %	3	35	37	8.11 %	0	0	0	—
Supplemental Security Income (SSI)	552	107	658	83.44 %	12	8	16	75.00 %	0	0	0	—
Social Security Disability Insurance (SSDI)	468	71	539	86.83 %	4	4	7	57.14 %	0	0	0	—
VA Service-Connected Disability Compensation	33	8	25	84.61 %	0	0	0	—	0	0	0	—
Private Disability Insurance	2	0	2	100.00 %	0	0	0	—	0	0	0	—
Worker's Compensation	1	0	1	100.00 %	0	0	0	—	0	0	0	—
Temporary Assistance for Needy Families (TANF)	24	6	29	82.76 %	7	14	21	33.33 %	0	0	0	—
Retirement Income from Social Security	26	11	37	70.27 %	0	1	1	0.00 %	0	0	0	—
Pension or retirement income from a former job	11	0	11	100.00 %	0	1	1	0.00 %	0	0	0	—
Child Support	6	2	8	75.00 %	0	4	4	0.00 %	0	0	0	—
Other source	184	67	251	72.11 %	2	13	15	13.33 %	0	0	0	—
No Source	170	744	1709	55.18 %	6	20	25	24.00 %	0	1	1	0.00 %
Unduplicated Total Adults	2319	1153	3465		31	86	119		0	1	1	

Q19c: Types of Non-Cash Benefit Sources

	At Start of Study	Benefit at Last Annual Assessment for Study	Benefit at End of Study
Supplemental Nutritional Assistance Program	2995	113	1749
WIC	47	0	18
TANF Child Care Services	9	2	6
TANF Transportation Services	2	0	1
Other TANF-Funded Services	3	0	1
Other Source	21	0	13

Q61. Health Insurance

	A. Self	All Annual Assessment Is. Cases	A. Self Is. Cases
Medicaid	4326	117	2529
Medicare	1076	26	664
State Children's Health Insurance Program	133	1	53
VA Medical Services	109	0	30
Employer Provided Health Insurance	85	2	49
Health Insurance Through COBRA	11	0	5
Private Pay Health Insurance	63	3	42
State Health Insurance for Adults	1365	34	822
Indian Health Services Program	11	0	10
Other	72	0	41
No Health Insurance	1195	35	642
Client Doesn't Know/Client Refused	92	0	194
Data Not Collected	4427	476	279
Number of Subjects Not Yet Required to Have an Annual Assessment	0	6162	0
1 Source of Health Insurance	4137	116	2403
More than 1 Source of Health Insurance	1287	35	917

Q69a. Length of Participation - FSA Programs

	Total	Unknown	Current
0 to 7 days	2498	1588	958
8 to 14 days	774	451	323
15 to 21 days	494	266	228
22 to 30 days	900	263	237
31 to 60 days	1118	574	544
61 to 90 days	615	286	329
91 to 180 days	1162	660	502
181 to 365 days	933	422	511
366 to 730 days (1-2 Yrs)	991	226	765
731 to 1,095 days (2-3 Yrs)	581	45	536
1,096 to 1,460 days (3-4 Yrs)	295	12	283
1,461 to 1,825 days (4-5 Yrs)	276	6	268
More than 1,825 days (> 5 Yrs)	1395	11	1384
Data Not Collected	2	2	0
Total	11594	4658	6936

Q69b. Length of Time Since Last Housing Move-In Date

	Total	With no Children	With Children and Adults	With only Children	Unknown Household Type
7 days or less	28	21	6	1	0
8 to 14 days	1	1	0	0	0
15 to 21 days	1	1	0	0	0
22 to 30 days	5	0	5	0	0
31 to 60 days	8	4	4	0	0
61 to 180 days	2	2	0	0	0
181 to 365 days	3	3	0	0	0
366 to 730 days (1-2 Yrs)	5	5	0	0	0
Total (persons moved into housing)	63	37	15	1	0
Average length of time to housing	30.31	35.62	19.27	1.00	-
Persons who were asked without move-in	31	29	0	2	0
Total persons	94	66	15	3	0

Q69c. Length of Participation by Household Type

	Total	Without Children	With Children and Adults	With only Children	Unknown Household Type
7 days or less	2451	2428	11	1	10
8 to 14 days	774	763	12	0	1
15 to 21 days	494	482	12	0	0
22 to 30 days	900	489	11	0	0
31 to 60 days	1118	1075	40	0	0
61 to 90 days	615	587	28	0	0
91 to 180 days	1162	1078	142	3	3
181 to 365 days	933	879	98	6	0
366 to 730 days (1-2 Yrs)	991	726	241	23	2
731 to 1,095 days (2-3 Yrs)	581	238	229	13	1
1,096 to 1,460 days (3-4 Yrs)	295	248	26	3	4
1,461 to 1,825 days (4-5 Yrs)	276	228	44	4	0
More than 1,825 days (> 5 Yrs)	1396	1137	145	42	72
Data Not Collected	8	6	0	0	0
Total	11594	10346	1052	183	93

Q22: Length of Time in Housing	Location: 8/17/2020 Henderson Regional				
	Total	With Children	With Children and Adults	With Only Children	Unknown Household Type
7 days or less	1035	1040	88	1	7
8 to 14 days	287	198	18	0	1
15 to 21 days	125	125	4	0	0
22 to 30 days	113	110	3	0	0
31 to 60 days	517	295	21	0	0
61 to 180 days	585	550	21	0	0
181 to 365 days	428	409	18	0	1
366 to 730 days (1-2 Yrs)	535	528	7	0	0
731 days or more	1548	1545	3	0	0
Total (persons moved into housing)	5802	5609	183	1	9
Not yet moved into housing	428	412	12	3	1
Data not collected	4887	4147	582	77	81
Total persons	11127	10168	782	81	91

Q23: Disposition - All persons

	Total	With Only Children	With Children and Adults	With Only Children	Unknown Household Type
Permanent Disposition	0	0	0	0	0
Moved from one HOPWA funded project to HOPWA PH	0	0	0	0	0
Owned by client, no ongoing housing subsidy	11	9	2	0	0
Owned by client, with ongoing housing subsidy	6	6	0	0	0
Rental by client, no ongoing housing subsidy	254	216	65	3	0
Rental by client, with VASH housing subsidy	5	5	0	0	0
Rental by client, with OPD TIP housing subsidy	8	8	0	0	0
Rental by client, with other ongoing housing subsidy	270	196	88	6	0
Permanent housing (other than RHH) for formerly homeless persons	124	124	0	0	0
Staying or living with family, permanent tenure	146	141	5	0	0
Staying or living with friends, permanent tenure	120	118	2	0	0
Rental by client, with RSH or equivalent subsidy	79	65	5	0	0
Rental by client, with HCV voucher (tenant or project based)	47	32	15	0	0
Rental by client in a public housing unit	19	16	3	0	0
Subtotal	1111	927	165	9	0
Temporary Disposition	0	0	0	0	0
Emergency shelter, including hotel or motel paid for with emergency shelter voucher	383	383	0	0	0
Moved from one HOPWA funded project to HOPWA TH	0	0	0	0	0
Transitional housing for homeless persons (including homeless youth)	73	46	27	0	0
Staying or living with family, temporary tenure (e.g. room, apartment or house)	120	109	11	0	0
Staying or living with friends, temporary tenure (e.g. room, apartment or house)	146	144	0	0	1
Place not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station/airport or anywhere outside)	190	190	0	0	0
Safe Haven	13	11	1	0	1
Hotel or motel paid for without emergency shelter voucher	31	31	0	0	0
Host Home (non-ehsa)	3	0	3	0	0
Subtotal	999	914	42	0	2
Institutional Settings	0	0	0	0	0
Foster care home or group foster care home	3	2	1	0	0
Psychiatric hospital or other psychiatric facility	49	49	0	0	0
Substance abuse treatment facility or detox center	88	88	0	0	0
Hospital or other residential non-psychiatric medical facility	81	81	0	0	0
Jail, prison, or juvenile detention facility	15	15	0	0	0
Long-term care facility or nursing home	9	9	0	0	0
Subtotal	225	224	1	0	0
Other Destinations	0	0	0	0	0
Residential project or halfway house with no homeless criteria	19	19	0	0	0
Deceased	28	28	0	0	0
Other	198	193	5	0	0
Client Doesn't Know/Client Refused	12	12	0	0	0
Data Not Collected (no exit interview completed)	2197	2129	57	1	8
Subtotal	2364	2291	62	1	8
Total	4699	4366	270	10	10
Total persons ending to positive housing destinations	955	869	81	3	1
Total persons whose destinations excluded them from the calculation	120	120	0	0	0
Percentage	21.84 %	20.47 %	20.00 %	20.00 %	10.00 %

Q4: Transition From the Housing Assistance Unit

	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	44	17	24	3	0
Able to maintain the housing they had at project start—With the subsidy they had at project start	45	20	26	0	0
Able to maintain the housing they had at project start—With an on-going subsidy acquired since project start	3	2	1	0	0
Able to maintain the housing they had at project start—Only with financial assistance other than a subsidy	0	0	0	0	0
Moved to new housing unit—With on-going subsidy	0	0	0	0	0
Moved to new housing unit—Without an on-going subsidy	11	7	4	0	0
Moved in with family/friends on a temporary basis	2	2	0	0	0
Moved in with family/friends on a permanent basis	1	1	0	0	0
Moved to a transitional or temporary housing facility or program	1	1	0	0	0
Client became homeless – moving to a shelter or other place unfit for human habitation	1	1	0	0	0
Client went to jail/prison	0	0	0	0	0
Client died	0	0	0	0	0
Client doesn't know/Client refused	0	0	0	0	0
Data not collected (no exit interview completed)	75	20	55	1	0
Total	235	95	134	7	0

Q5: Number of Veterans

	Total	Without Children	With Children and Adults	Unknown Household Type
Chronically Homeless Veteran	116	116	0	0
Non-Chronically Homeless Veteran	303	303	1	0
Not a Veteran	8494	8168	334	1
Client Doesn't Know/Client Refused	87	84	3	0
Data Not Collected	2503	1700	124	7
Total	10913	10843	462	8

Q6: Number of Chronically Homeless Veterans by Household

	Total	Without Children	With Children and Adults	With Only Children	Unknown Household Type
Chronically Homeless	7936	1567	9	0	0
Not Chronically Homeless	5133	4153	793	100	85
Client Doesn't Know/Client Refused	62	62	0	0	0
Data Not Collected	4798	4142	240	1	9
Total	11599	10344	1040	100	94

HOME MATCH

PY2020 MRVP Contribution	\$	107,805,581.00	
Local Adjustment	\$	-	no requests
PY2020 Net MRVP Contribution	\$	107,805,581.00	

Month	MRVP Pmts		
Apr-20	\$	8,735,975.00	
May-20	\$	8,986,957.00	
Jun-20	\$	8,934,421.00	
Jul-20	\$	8,921,417.00	
Aug-20	\$	9,040,775.00	
Sep-20	\$	8,962,719.00	
Oct-20	\$	9,328,149.00	
Nov-20	\$	9,186,479.00	
Dec-20	\$	8,898,231.00	
Jan-21	\$	9,227,693.00	
Feb-21	\$	8,270,573.00	
Mar-21	\$	9,312,192.00	
Subtotal	\$	107,805,581.00	\$ -
Total	\$	107,805,581.00	\$ -



HOME Compliance Monitoring Report

Annual Monitoring Report of the DHCD HOME Program HUD Program Year 2020

April 1, 2020 – March 31, 2021



Annual Monitoring Report 2020 Program Year DHCD HOME Program

Introduction

FinePoint Associates, LLC (FinePoint) is under contract to the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) to provide compliance monitoring services for DHCD's HOME Investment Partnerships (HOME) program. Recipients of DHCD's HOME funds are monitored to ensure compliance with statutory regulations as well as DHCD's project specific written agreements. On March 10, 2020, a State of Emergency was declared in Massachusetts due to the COVID-19 pandemic. Additionally, HUD issued a memorandum *Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID -19 Pandemic* on April 10, 2020 that provided certain statutory suspensions and regulatory waivers to enable HOME participating jurisdictions (PJs) affected by the Coronavirus Disease 2019 (COVID-19) pandemic to help prevent spread of the virus. Consequently, all compliance monitoring activities were postponed until August, 2020.

During the postponement FinePoint developed policies and procedures to conduct administrative monitoring activities remotely in an effort to ensure maintained compliance while serving as a technical assistance resource to HOME-assisted properties, all of which have experienced wide ranging challenges during the pandemic. HUD issued another memorandum on December 4, 2020, extending the COVID-19 Pandemic HOME waivers through September 30, 2021. As such FinePoint continues to perform remote administrative compliance monitoring services and plans to complete postponed physical inspections once safety allows.

Between April 1, 2020 and March 31, 2021, FinePoint completed administrative compliance reviews of 208 sites and reviewed 30 additional rent schedule desk reviews. Therefore, a total of 238 HOME-assisted rental projects, comprised of 3,758 HOME-assisted units, were monitored during the HOME federal fiscal year.

Technical Assistance Activities

During program year 2020 FinePoint saw a significant increase in staff shortages and turnover at many property management companies due to the COVID-19 pandemic. This has led to a deficit in the understanding of HOME compliance requirements at the site staff level significantly increasing the need for HOME technical assistance (TA). As program monitors, FinePoint approaches compliance monitoring with the intent of providing HOME technical assistance as needed. We feel this fosters a better understanding by the owner and management of the multifaceted requirements of the HOME program leading to increased long-term compliance. As such, FinePoint has utilized the compliance period flexibility afforded through the HUD COVID-19 HOME waivers to provide increased TA educating site staff about HOME compliance requirements helping them work towards solving non-compliance issues before the HUD compliance monitoring waivers expire.

Additionally, FinePoint conducted four (4) HOME occupancy compliance web-based training sessions in the Fall of 2020. Approximately 300 people representing a wide range of management companies and non-profits attended. The sessions were designed to provide an over-view of program-specific occupancy compliance topics including: household eligibility, tenant selections, rents, utility allowances, lease terms, ongoing occupancy requirements, and compliance monitoring.

Monitoring Procedures and Remote Monitoring Compliance

Monitoring Procedures

FinePoint maintains a list of HOME-assisted rental projects and monitors them annually, in accordance with DHCD's HOME Compliance Monitoring Scope of Services and the HOME Final Rule. DHCD provides regular updates to the project monitoring list adding projects recently placed in service or identifying projects that no longer require compliance monitoring.

During program year 2020 FinePoint worked with DHCD to revise the onsite monitoring schedule utilizing a risk-based analysis of the portfolio that incorporates past monitoring results for each project. It is anticipated that in accordance with the HOME Final Rule all projects will be monitored onsite including a physical inspection and tenant file review at least once every three years; with increased onsite monitoring for sites that meet certain risk factors, including but not limited to property standard deficiencies. Based on an analysis of project specific monitoring results from the past three-years and the date of the most recent onsite monitoring visit for each HOME-assisted property, FinePoint has updated the portfolio wide on-site monitoring schedule including those projects that must have onsite visits in 2021 once the HUD waivers expire.

Additionally, it is anticipated that moving forward remote administrative compliance assessments will be conducted annually for all HOME-assisted projects including the monitoring of:

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

FinePoint will follow-up directly with sites if compliance concerns or other risk exposures are identified during the remote administrative compliance assessments. These results also will inform the onsite monitoring schedule for each HOME-assisted property.

Remote Monitoring Compliance Activities

FinePoint began full remote monitoring activities in November, 2020. The updated remote administrative monitoring process consists of reviewing documentation to confirm compliance

with the HOME Final Rule and DHCD's project specific written agreements. HOME-assisted projects were required to submit household income eligibility, current rent charges, and proposed rent charges through an annual rent schedule approval process. FinePoint also completed a financial viability assessment as well as reviewed management procedures, income verification documentation, and current lease terms. Additionally, an administrative compliance interview was completed. After DHCD review, FinePoint provided sites that fully completed the remote monitoring process with a monitoring report summarizing project requirements and the compliance status.

Site Visits

Due to the COVID-19 Pandemic and in accordance with the HUD's Waivers and Suspensions of the HOME Program Requirements, onsite monitoring visits were suspended during the 2020 program year. FinePoint established new onsite inspection protocols and updated the onsite visit inspection schedule in order to meet statutory onsite monitoring requirements once the HUD waiver period expires on September 30, 2021. It is expected that only postponed physical inspections will need to be completed onsite. Results of the postponed physical inspections will be communicated with each site and reported at a later date.

Remote Monitoring Summary

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

- 238 projects, 3,758 HOME-assisted units
- 208 full remote monitoring, 3,434 HOME-assisted units
- 30 additional rent schedule desk reviews, 324 HOME-assisted units

A full list of the projects monitored is provided below.

Compliance Findings

All 238 of the projects that completed the remote administrative monitoring process appeared to meet HOME requirements. In accordance with DHCD's directive FinePoint will continue to work with sites where compliance deficiencies were identified through the remote monitoring process in an effort to cure non-compliance concerns prior to the expiration of the HOME COVID-19 Pandemic waivers. Once the waivers expire, with DHCD approval FinePoint will issue letters of non-compliance to sites that continue to have non-compliance concerns.

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: Full Remote Administrative Monitoring Program Year 2020

Project Name	City	Management	Owner	HOME Units	HOME Rents Approved	Admin. Interview
Woodlands at Abington Station aka Abington Commons	ABINGTON	Beacon	Beacon	11	8/19/2020	11/19/2020
Old High School Commons	ACTON	Peabody	Community Teamwork Inc	11	4/29/2021	3/23/2021
Cottage Hapgood	ATHOL	RCAP Solutions	RCAP Solutions	11	11/13/2020	12/16/2020
School Street Residences	ATHOL	HallKeen	Stratford Capital Group	11	8/12/2020	3/30/2021
Bliss School Apartments	ATTLEBORO	Stewart Property Mgmt	GreatBridge Properties	11	1/28/2021	3/10/2021
Stage Coach Residences	BARNSTABLE	Barnstable Housing Authority	BHA	12	10/14/2020	3/4/2021
Christopher Heights of Belchertown	BELCHERTOWN	The Grantham Group	The Grantham Group	11	11/17/2020	12/3/2020
Northbrook Village II	BERLIN	Maloney		30	9/17/2020	3/2/2021
Cabot St House	BEVERLY	YMCA of the North Shore	YNS Affordable Housing Inc	30	1/6/2021	12/23/2020
Harborlight House	BEVERLY	Harborlight Community Partners	Harborlight Community Partners	17	2/2/2021	2/9/2021
Holcroft Park Homes - Phase 2	BEVERLY	YMCA of the North Shore	North Shore CDC	11	2/24/2021	3/25/2021
Holcroft Park Homes (Phase I)	BEVERLY	YMCA of the North Shore	North Shore CDC	11	2/24/2021	3/25/2021
2055 Columbus Ave. (Carleton House)	BOSTON	Rogerson Communities	Rogerson Communities	44	2/27/2021	3/31/2021
225 Centre Street	BOSTON	Peabody	TCB	35	9/16/2020	2/18/2021
270 Centre Street	BOSTON	Peabody	JPND	15	3/17/2021	3/30/2021
75 Amory Apartments	BOSTON	Peabody	JPND	11	12/7/2020	2/16/2021
Amory Terrace aka 89-95 Amory Street	BOSTON	Winn	Urban Edge	15	1/8/2021	12/22/2020

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
BCN Properties	BOSTON	Cruz	Cruz Companies	26	8/12/2020	2/4/2021
Centre Creighton Apts (Blessed Sacrament Mixed)	BOSTON	Peabody	JPND	20	12/3/2020	2/11/2021
Commerce Apartments	BOSTON	Peabody	Thomas Welch Associates	45	12/4/2020	1/19/2021
Egleston Crossing	BOSTON	Winn Mgt.	Urban Edge	15	2/1/2021	12/22/2020
Franklin Hill Revitalization Phase 1A	BOSTON	Trinity Mgmt	Trinity Financial	23	9/15/2020	2/25/2021
Franklin Hill Revitalization Phase 2A	BOSTON	Trinity Mgmt	Trinity Financial	62	9/15/2020	2/8/2021
Geneva Avenue Special Needs Elderly - Pine Street Inn II	BOSTON	Pine Street Inn	Pine Street Inn	10	1/4/2021	2/26/2021
Haynes House	BOSTON	Winn Mgt.	Madison Park Development Corporation	29	7/1/2020	2/10/2021
Hong Lok House	BOSTON	Rogerson Communities	Rogerson Communities	50	11/20/2020	11/20/2020
Hope House	BOSTON	Hope House	Hope House	11	2/27/2021	3/24/2021
Mandela Homes	BOSTON	Beacon	Beacon	11	8/12/2020	1/15/2021
Maple Commons (Boston)	BOSTON	Cruz	Cruz	41	3/22/2021	3/31/2021
Mattapan Heights Phase 5A	BOSTON	Trinity Mgmt	Trinity Financial	40	9/1/2020	3/23/2020
Metropolitan aka Parcel C	BOSTON	Peabody	EA Fish	81	2/26/2021	1/21/2021
Mishawum Assisted Living (Zelma Lacey House)	BOSTON	Peabody	EA Fish	20	12/7/2020	2/24/2021
Mishawum Park Apartments	BOSTON	Peabody	Mishawum Park Tenants Association	17	12/7/2020	2/11/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
Mission Hill Parcel 25 Phase 1A	BOSTON	Maloney	Mission Hill Neighborhood Housing Services, Inc	11	1/7/2021	3/2/2021
Oliver Lofts (Pickle-Ditson Lofts)	BOSTON	Winn Mgt.	WinnCo	11	1/21/2021	3/12/2021
Olmsted Green Rental Housing Phase 2	BOSTON	Winn Mgt.	Codman Square NDC	11	2/1/2021	3/25/2021
Olmsted Green Rental Housing Phase III	BOSTON	Winn Mgt.	Lena Park CDC	11	1/27/2021	3/25/2021
Parcel 24	BOSTON	Maloney	Asian Community Development Corp	45	1/8/2021	2/16/2021
Providence House	BOSTON	Welch Healthcare and Retirement Group	EA Fish	10	1/6/2021	12/17/2020
Roxbury Crossing Senior Building	BOSTON	Maloney	Mission Hill Neighborhood Housing Services, Inc	39	2/2/2021	3/2/2021
Ruggles Shawmut Housing	BOSTON	Winn Mgt.	Madison Park Development Corporation	11	6/8/2020	2/9/2021
Spencer House II	BOSTON	Rogerson Communities	Rogerson Communities	37	9/8/2020	1/28/2021
St. Botolph Assisted Living Comm. (Susan Ballis)	BOSTON	HallKeen	HallKeen	15	12/10/2020	11/16/2020
Walker Park Apartments	BOSTON	Winn Mgt.	Urban Edge	11	2/25/2021	3/24/2021
Walnut Community Housing (Walnut House)	BOSTON	1810 Realty Group	1810 Realty Group	20	11/6/2020	3/29/2021
Wayne at Bicknell	BOSTON	Cruz	Cruz Companies	11	1/27/2021	2/23/2021
Wayne at Columbia	BOSTON	Cruz	Cruz Companies	25	2/11/2021	3/31/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
West Fenway Apartments	BOSTON	HallKeen	Fenway CDC	11	1/6/2021	1/5/2021
Canal Bluffs Phase III (High Meadow Townhomes)	BOURNE	POAH	POAH	11	10/20/2020	3/29/2021
Clay Pond Cove	BOURNE	POAH	POAH	11	10/15/2020	3/29/2021
Coady School Residences	BOURNE	HallKeen	Stratford Capital Group	11	3/17/2021	2/24/2021
Pocasset Assisted Living (Cape Cod Senior Residence)	BOURNE	Realty Resources and Senior Living Residences	Realty Resource Group	20	1/15/2021	3/25/2021
Residences at Canal Bluffs (Phase I)	BOURNE	POAH	POAH	11	4/26/2021	3/29/2021
Pine Commons	BROCKTON	Beacon	Beacon	11	8/31/2020	2/24/2021
Pine Gardens	BROCKTON	Beacon	Beacon	11	8/19/2020	2/24/2021
Pine Homes	BROCKTON	Beacon	Beacon	11	8/19/2020	2/24/2021
Auburn Court Phase II (Auburn Park)	CAMBRIDGE	Winn Mgt.	Homeowners Rehab, Inc.	17	3/10/2021	3/31/2021
Cambridge YWCA SRO	CAMBRIDGE	Cambridge Housing Authority	Cambridge YWCA	22	1/18/2021	2/3/2021
Elm/ Otis	CAMBRIDGE	Maloney	Just-A-Start	11	6/1/2017	2/19/2021
Squirrel Brand Apts	CAMBRIDGE	Maloney	Just-A-Start	11	1/15/2021	2/19/2021
Swartz Properties (CCPLP)	CAMBRIDGE	Winn Mgt.	Homeowners Rehab, Inc.	11	2/24/2021	3/23/2021
Trolley Square Rental	CAMBRIDGE	Winn Mgt.	Homeowners Rehab, Inc.	15	11/13/2020	12/11/2020
Benfield Farms	CARLISLE	NOAH	NOAH	9	4/1/2021	3/23/2021
Cady Brook Apartments (Woodland Walk)	CHARLTON	Way Finders	Way Finders	11	1/27/2021	2/1/2021
Lake Street Affordable Housing	CHATHAM	TCB	TCB	11	3/18/2021	2/18/2021
Chelmsford Woods Residences	CHELMSFORD	Chelmsford Housing Authority	SCG Development	11	9/16/2020	2/16/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
Chelmsford Woods Residences 2	CHELMSFORD	Chelmsford Housing Authority	Stratford Capital Group	11	9/1/2020	2/16/2021
CHOICE Center at North Village	CHELMSFORD	Chelmsford Housing Authority	Chelmsford Housing Authority	37	9/1/2020	3/30/2021
Chelsea Homes I (1776,1775,709)	CHELSEA	Winn Mgt.	The Neighborhood Developers	16	1/1/2021	1/20/2021
Flats at 22 (22 Gerrish)	CHELSEA	HallKeen	Traggorth Companies, LLC.	11	2/24/2021	2/8/2021
Highland Terrace	CHELSEA	Winn Mgt.	The Neighborhood Developers	11	1/1/2021	3/17/2021
Janus Highlands Apartments	CHELSEA	Winn Mgt.	The Neighborhood Developers	11	11/24/2020	3/17/2021
Spencer Row	CHELSEA	WinnR Mgt.	The Neighborhood Developers	11	1/1/2021	3/17/2021
Cabotville Common	CHICOPEE	Valley Opportunity Council	Valley Opportunity Council	12	2/3/2021	3/3/2021
Chicopee Falls Revitalization (Maple Street)	CHICOPEE	Valley Opportunity Council	Valley Opportunity Council	6	2/3/2021	3/3/2021
Chicopee Village Townhomes (Meadow Green Apartments)	CHICOPEE	MCR Property Management	MCR Property Management	11	3/4/2021	3/25/2021
East Main Street	CHICOPEE	Valley Opportunity Council	Valley Opportunity Council	5	2/3/2021	3/3/2021
Corcoran House	CLINTON	HallKeen	HallKeen	11	9/8/2020	2/18/2021
Conifer Hill - Phase II	DANVERS	Maloney	Maloney	11	1/6/2021	1/11/2021
Dennis Commons	DENNIS	Realty Resources	Realty Resources	11	11/13/2020	2/24/2021
Northside Senior Citizens Apartments	DENNIS	Karam Financial	Karam Financial	11	6/16/2020	2/3/2021
Route 134 Community Housing (Melpet Farms)	DENNIS	POAH	Dennis Housing Associates LP	11	10/13/2020	3/3/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
Eastham Duplexes	EASTHAM	Orleans Housing Authority	Orleans Housing Authority	8	1/7/2021	1/27/2021
Knitting Mill Apartments and Senior Center	FALL RIVER	CRM Rental Mgt	Liberty Affordable Housing	11	2/5/2021	2/11/2021
Niagara Court	FALL RIVER	TCB	TCB	11	12/17/2020	12/21/2020
Little Pond Place	FALMOUTH	Falmouth Housing Corp	Affirmative Investments Inc	11	1/12/2021	3/23/2021
105 Plymouth (Tara Condominiums)	FITCHBURG	Wingate	NewVue Communities	8	4/10/2020	3/3/2021
470 Main Street	FITCHBURG	Wingate	NewVue Communities	8	3/18/2021	3/3/2021
Fitchburg Yarnmill	FITCHBURG	Winn Mgt.	WinnCo	11	1/27/2021	3/30/2021
Groop Townview Apts (Fitchburg Place)	FITCHBURG	Winn Mgt.	WinnCo.	20	1/21/2021	3/18/2021
South Street	FRAMINGHAM	SMOC	SMOC	10	3/30/2021	3/30/2021
Franklin Commons	FRANKLIN	Gatehouse Group	Gatehouse Group	11	3/17/2020	12/22/2020
Colonial Apartments	GARDNER	Weston Associates	Weston Associates	31	6/15/2020	3/31/2021
Arbors at Greenfield	GREENFIELD	Westwood Management	Gralia Group	11	1/6/2021	3/29/2021
Winslow, The	GREENFIELD	Greenfield Housing Authority	Greenfield Housing Authority	20	1/21/2021	2/10/2021
Bowers Brook Housing	HARVARD	Stewart Property Mgt	LD Russo	11	2/11/2021	3/9/2021
Auburn Apartments	HAVERHILL	Stewart Property Mgt	Great Bridge Properties	5	2/9/2021	3/9/2021
Cordovan at Haverhill Station	HAVERHILL	Beacon	Beacon	11	8/31/2020	3/9/2021
Harbor Place at Merrimack	HAVERHILL	Peabody	POUA	11	12/7/2020	3/30/2021
Hayes Building I	HAVERHILL	Peabody	POUA	11	6/1/2020	3/9/2021
Tenney Place Phase I	HAVERHILL	Maloney	Dakota Partners	11	2/8/2021	2/8/2021
Dwight Clinton	HOLYOKE	Way Finders	Way Finders	19	2/27/2021	3/25/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
Puerta de la Esperanza (Cabot/Main Street)	HOLYOKE	Mount Holyoke Management	Mount Holyoke Management	33	1/1/2021	3/29/2021
Sargeant West Apts.	HOLYOKE	Mount Holyoke Management	Mount Holyoke Management	11	3/29/2021	2/17/2021
St. Joseph Residence at Mont Marie	HOLYOKE	First NJ Asset Management LLC	Tryko Partners	30	12/9/2020	2/4/2021
Verano Apartments	HOLYOKE	Way Finders	Way Finders	11	2/27/2021	3/25/2021
Voces De Esperanza	HOLYOKE	Valley Opportunity Council	Nueva Esperanza CDC	36	1/26/2021	2/3/2021
108 Newbury Street	LAWRENCE	First Realty Mgmt	Lawrence Community Works	11	5/25/2020	2/17/2021
Haverhill St Transitional & Perm Hsg (Fina House)	LAWRENCE	YWCA Northeastern Massachusetts	YWCA Northeastern Massachusetts	11	1/27/2021	3/31/2021
Reviviendo	LAWRENCE	First Realty Mgmt	Lawrence Community Works	17	4/10/2020	2/17/2021
Saunders School Apartments	LAWRENCE	Peabody	EA Fish	16	2/6/2020	2/17/2021
Cameron House (Lenox Schoolhouse)	LENOX	HallKeen	HallKeen	11	3/30/2021	3/30/2021
Whitney Building (Water Mill)	LEOMINSTER	Wingate	NewVue Communities	11	3/29/2021	3/3/2021
Carriage Place Apartments (Middlesex Street)	LOWELL	Maloney	CBA Housing LP	11	1/11/2021	3/15/2021
Liberty Square	LOWELL	Maloney	Coalition for a Better Acre	10	11/24/2020	1/27/2021
Mass Mills III (Picker Building)	LOWELL	Corcoran Mgmt	Rees-Larkin Development LLC	11	11/19/2020	11/19/2020
Triangle Rental	LOWELL	Maloney	Coalition for a Better Acre	26	1/26/2021	2/17/2021
Ludlow Mill Housing	LUDLOW	Winn Mgt.	WinnCo	11	3/22/2021	3/22/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
Stevens Memorial Senior Housing	LUDLOW	Way Finders	Way Finders	20	9/17/2020	12/15/2020
Tritown Landing - Phase II	LUNENBURG	Stewart Property Mgmt	GreatBridge Properties	11	2/5/2021	3/10/2021
Tritown Landing I	LUNENBURG	Stewart Property Mgmt	GreatBridge Properties	11	2/5/2021	3/10/2021
TriTown Landing Phase III	LUNENBURG	Stewart Property Mgmt	GreatBridge Properties	11	2/2/2021	3/10/2021
Gateway Residences on Washington	LYNN	Peabody	HUB Holdings	11	11/30/2020	12/16/2020
St. Jean-Baptiste	LYNN	Lynn Housing Authority and Neighborhood Development	POUA	11	1/5/2021	3/23/2021
Warren/Shepard St. Housing Initiative	LYNN	Lynn Housing Authority and Neighborhood Development	Lynn Housing Authority and Neighborhood Development	11	1/5/2021	3/23/2021
Cross Street	MALDEN	Housing Families, Inc.	Housing Families, Inc.	19	1/18/2021	3/1/2021
Mansfield Meadows	MANSFIELD	Beacon	Beacon	11	8/19/2020	3/23/2021
Little Neck Village	MARION	Peabody	EA Fish	11	12/7/2020	2/25/2021
Marion Village Estates	MARION	Peabody		11	3/9/2021	3/30/2021
Christopher Heights of Marlborough	MARLBOROUGH	The Grantham Group	The Grantham Group	11	1/27/2021	3/2/2021
Ocean Shores	MARSHFIELD	Beacon	Beacon	11	8/19/2020	2/18/2021
Mashpee Village	MASHPEE	TCB	TCB	50	1/15/2021	1/14/2021
Residences at the Groves	MIDDLEBOROUGH	Peabody	Debbie Blais Real Estate, Inc.	11	12/11/2020	2/17/2021
Moltenbrey	MONTAGUE	FCRHRA	FCRHRA	11	2/8/2021	3/30/2021
Cliftex Lofts Phase I	NEW BEDFORD	Winn Mgt.	Keith Properties	11	8/31/2020	2/1/2021
Coffin Lofts	NEW BEDFORD	HallKeen	HallKeen	11	10/2/2020	2/12/2021
Hazard Court aka Kalife aka Wamsutta III	NEW BEDFORD	HallKeen	HallKeen	11	10/20/2020	3/11/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
Lawton's Corner	NEW BEDFORD	HallKeen	HallKeen	9	10/2/2020	2/12/2021
State Street Apts. (Wamsutta IV)	NEW BEDFORD	HallKeen	HallKeen	10	9/9/2020	3/11/2021
Wamsutta Apartments	NEW BEDFORD	HallKeen	HallKeen	11	10/2/2020	2/12/2021
Cooperative Living of Newton (Newtonville Ave)	NEWTON	Newton Housing Authority	Newton Housing Authority	3	6/1/2020	3/19/2021
John W Weeks	NEWTON	Newton Community Development Foundation (NCDF)	Newton Community Development Foundation (NCDF)	25	3/2/2021	3/4/2021
Clark Biscuit Apartments	NORTH ADAMS	Berkshire Housing Services, Inc.	Arch Realty Group	11	11/15/2020	12/21/2020
Village at Hospital Hill	NORTHAMPTON	TCB	TCB	11	3/29/2021	3/22/2021
Village at Hospital Hill Phase II	NORTHAMPTON	TCB	TCB	11	3/2/2021	3/22/2021
Paxton Senior Housing	PAXTON	Wingate	EA Fish	11	3/29/2021	3/9/2021
Berkshire Peak (Riverview Homes)	PITTSFIELD	Beacon	Beacon	11	8/12/2020	3/2/2021
Berkshire Veterans Village (Gordon H. Mansfield Vet Comm)	PITTSFIELD	Soldier On	Soldier On	37	11/18/2020	3/16/2021
Capitol Square Apartments Pittsfield	PITTSFIELD	Berkshire Housing Services, Inc.	Berkshire Housing Development Corp	11	1/26/2021	2/18/2021
New Amsterdam	PITTSFIELD	Multifamily Management Services	Marathon Development Group	11	1/10/2021	1/13/2021
Pittsfield YMCA	PITTSFIELD	Berkshire Housing Services, Inc.	Pittsfield YMCA	34	1/26/2021	2/16/2021
Willow Trace Apartments	PLAINVILLE	GreyStar	Peak Capital Partners	11	9/16/2020	1/29/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
Cherry Hill II	PLYMOUTH	Peabody	Plymouth Bay Housing Corp.	11	12/7/2020	2/25/2021
Plympton Elderly/The Woodlands	PLYMPTON	HallKeen	NeighborWorks Housing Solutions	40	11/6/2020	12/21/2020
356 Washington Street - SRO Housing	QUINCY	NeighborWorks Housing Solutions	NeighborWorks Housing Solutions	11	1/6/2021	1/26/2021
6 Fort Street Affordable Rental Apartments	QUINCY	Maloney	Asian Community Development Corp	11	2/11/2021	2/24/2021
Veterans Housing	QUINCY	Father Bill's MainSpring	Father Bill's MainSpring	8	1/6/2021	1/11/2021
Winter Gardens	QUINCY	Maloney	NeighborWorks Housing Solutions	20	4/13/2020	12/21/2020
Copley Gardens	ROCKLAND	HallKeen	NeighborWorks Housing Solutions	62	9/9/2020	1/12/2021
Salem Point Rental(98-102 Lafayette,Scatter Sites)	SALEM	Peabody	North Shore CDC	59	3/20/2021	1/20/2021
St. Joseph's Redevelopment	SALEM	Peabody	POUA	11	12/4/2020	2/3/2021
Osprey Lane	SANDWICH	TCB	TCB	11	3/18/2021	1/12/2021
North Farm Senior Estates	SOMERSET	Karam Financial	Karam Financial	11	6/24/2020	11/12/2020
Capen Court	SOMERVILLE	Somerville Housing Authority	Somerville HA	64	12/21/2020	3/3/2021
VOA Veterans Housing Somerville	SOMERVILLE	VOA Massachusetts	Volunteers of America (VOA)	7	1/18/2021	3/29/2021
Senior Living at Prouty	SPENCER	Mainstay Supportive Housing and Home Care	Mainstay Supportive Housing and Home Care	35	1/18/2021	2/4/2021
Belle Franklin Apartments	SPRINGFIELD	Valley Real Estate	Valley Real Estate	11	3/20/2020	2/1/2021
Belle Franklin II (Franklin St)	SPRINGFIELD	Valley Real Estate	Valley Real Estate	11	4/6/2021	3/31/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
Borinquen Apartments	SPRINGFIELD	Morgan Kaylee Real Estate Management	Partners for Community	11	1/18/2021	2/2/2021
City View Commons I	SPRINGFIELD	First Resource Management	First Resource Development Corporation	11	3/2/2021	2/17/2021
City View Commons II - 24 units	SPRINGFIELD	First Resource Management	First Resource Development Corporation	11	8/20/2020	2/17/2021
Concord Heights	SPRINGFIELD	First Resource Management	First Resource Development Corporation	11	6/3/2020	3/25/2021
High Street Commons Apartments	SPRINGFIELD	First Resource Management	First Resource Development Corporation	11	9/17/2020	3/25/2021
Hunter Place	SPRINGFIELD	Valley Real Estate	Valley Real Estate	11	11/23/2020	2/4/2021
Jefferson Park Apartments	SPRINGFIELD	Valley Real Estate	Valley Real Estate	11	4/14/2021	3/31/2021
KenQuad (past: Kenwyn Park Apts. + Quad court)	SPRINGFIELD	Way Finders	Way Finders	40	3/29/2021	3/25/2021
Liberty Hill Cooperative Housing	SPRINGFIELD	HMR Properties	Home City Development	11	7/1/2020	2/2/2021
Maple Commons (Springfield)	SPRINGFIELD	First Resource Management	First Resource Development Corporation	11	3/10/2021	3/25/2021
Maple High Apts.	SPRINGFIELD	Valley Real Estate	Valley Real Estate	17	11/24/2020	2/4/2021
Mason-Wright Retirement	SPRINGFIELD	Mason Wright Senior Living	Mason Wright Senior Living	11	12/10/2020	11/12/2020
Memorial Parish House	SPRINGFIELD	Mount Holyoke Management	Mount Holyoke Management	10	1/1/2021	3/29/2021
Memorial Square	SPRINGFIELD	Peabody	New England Farm Workers' Council	11	11/23/2020	12/14/2020
Museum Park Apartments	SPRINGFIELD	Winn Mgt.	WinnCo	40	2/9/2021	2/9/2021
Museum Park Apartments Phase II	SPRINGFIELD	Winn Mgt.	WinnCo	11	3/10/2021	2/11/2021

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
New Court Terrace	SPRINGFIELD	Way Finders	Way Finders	11	1/1/2021	3/2/2021
Outing Park (aka Hollywood Apartments)	SPRINGFIELD	First Resource Management	First Resource Development Corporation	11	9/17/2020	2/17/2021
Outing Park II	SPRINGFIELD	First Resource Management	First Resource Development Corporation	11	9/17/2020	2/17/2021
Worthington Commons Apartments	SPRINGFIELD	First Resource Management	First Resource Development Corporation	11	3/9/2021	3/16/2021
Coolidge at Sudbury	SUDBURY	Barkan Management	Bnai Brith	11	2/2/2021	2/17/2021
Oakwood Senior Estates	SWANSEA	Karam Financial	Karam Financial	11	6/24/2020	11/13/2020
Sally's Way	TRURO	Community Housing Resources (CHR)	Community Housing Resources (CHR)	11	10/22/2020	3/4/2021
Silver Meadow	WALES	Way Finders	Way Finders	17	1/1/2021	2/1/2021
Brigham House	WATERTOWN	HallKeen	HallKeen	15	11/6/2020	2/18/2021
North Village at Webster	WEBSTER	Winn Mgt.	WinnCo	17	9/17/2020	3/15/2021
Sitkowski School Apartments	WEBSTER	Corcoran Mgmt	NOAH	11	1/22/2021	3/22/2021
Freedom Village West Boylston	WEST BOYLSTON	Maloney	SMOC	11	1/20/2021	3/16/2021
Arbors at Westfield	WESTFIELD	Magnolia Management	Gralia Group	15	1/6/2021	3/29/2021
Edgewood Apartments	WESTFIELD	Winn Mgt.	WinnCo	11	1/6/2021	1/5/2021
Edgewater Apartments	WESTPORT	Group One Management	Bristol Pacific Homes	11	9/16/2020	11/20/2020
Edgewater Apartments II	WESTPORT	Group One Management	Bristol Pacific Homes	11	9/16/2020	11/20/2020
Noquochoke Village	WESTPORT	TCB	TCB	11	3/9/2021	3/16/2021
Westport Senior Village (Westport Village Apts)	WESTPORT	Karam Financial	Karam Financial	11	6/24/2020	12/15/2020

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>	<i>Admin. Interview</i>
Winthrop Apartments	WINTHROP	Chelsea Jewish Lifecare, Inc.	Affirmative Investments Inc	11	3/23/2021	3/9/2021
47 Grosvenor Street	WORCESTER	Worcester Community Housing Resources	Worcester Community Housing Resources	6	1/6/2021	2/26/2021
Chatham Street (Abby's House)	WORCESTER	Abby's House	Abby's House	7	8/18/2020	1/26/2021
Chevalier aka Canal Lofts	WORCESTER	Winn Mgt.	WinnCo	11	1/26/2021	3/30/2021
Upsala Elder Apartments	WORCESTER	Maloney	Oak Hill CDC	49	4/12/2021	3/31/2021
Simpkins School Residences	YARMOUTH	HallKeen	Stratford Capital Group	11	6/3/2020	1/26/2021

Appendix B: Desk Reviews Program Year 2020

<i>Project Name</i>	<i>City</i>	<i>Management</i>	<i>Owner</i>	<i>HOME Units</i>	<i>HOME Rents Approved</i>
109 Mt Pleasant	Boston	Winn Mgt.	Nuestra	7	1/1/2021
250-254 Warren Street (Highland House)	Boston	Victory Programs Inc.	Victory Programs	14	1/22/2021
71 Westland Avenue	Boston	HallKeen	Fenway CDC	11	2/9/2021
Corey Seton Manor	Boston	Peabody	EA Fish	5	3/17/2021
Hano Homes	Boston	Maloney	Alston Brighton CDC	11	12/3/2020
Holborn Terrace	Boston	Winn Mgt.	Holburn Terrace LP	6	2/26/2021
Humboldt Apartments	Boston	Peabody	Thomas Welch Associates	20	12/8/2020
Imani House	Boston	United Housing Management	Black Community Information Center	9	6/8/2020
East Main St. Revitalization Project	Fall River	Darnbrough Real Estate	Cushing Companies	11	1/28/2021
Peckham St. Revitalization Project	Fall River	Darnbrough Real Estate	Cushing Companies	11	1/28/2021

Tecumseh/Blackstone Project	Fall River	Mackin Group	Mackin Group	11	9/16/2020
Fairwinds Apartments	Falmouth	SCG Management	SCG Management	10	2/22/2021
The Elms - 105 Stow Rd	Harvard	Chelmsford Housing Authority	CHOICE, Inc	9	8/31/2020
Nueva Vida Apartments	Holyoke	Mount Holyoke Management	Mount Holyoke Management	24	12/23/2020
Project Hope	Lawrence	Maloney	Lazarus House Ministries	11	1/22/2021
Crossway Towers	Lee	Berkshire Housing Services, Inc.	Elder Services of Berkshire County	13	1/26/2021
Suffolk Street	Lowell	Lowell Housing Authority	Individual Owners	5	3/2/2021
Unity Place (Moody St Apts)	Lowell	Maloney	Coalition for A Better Acre	11	1/4/2021
Great Cove Community	Mashpee	Mashpee HA		10	1/21/2021
Austin Court - aka Wamsutta Phase I	New Bedford	HallKeen	HallKeen	7	9/9/2020
Howland House	New Bedford	The Resource, Inc. (TRI) for Community and Economic Development	The Resource Inc.	5	11/13/2020
McLaughlin House	North Reading	Supportive Living, Inc.	Supportive Living Inc.	8	3/30/2021
18 George Street	Pittsfield	Berkshire Housing Services, Inc.	Berkshire Housing Services	6	1/26/2021
Foley House	Provincetown	Provincetown Housing Authority	Provincetown Housing Authority	10	11/23/2020
Old Ann Page Way (32 Conwell)	Provincetown	Community Housing Resources (CHR)	Community Housing Resources	11	10/14/2020
Port Landing	Provincetown	Trinity Mgmt	Capstone Communities	10	6/1/2020
Stable Path Provincetown Rental Housing	Provincetown	Community Housing	Community Housing Resources	11	10/15/2020

		Resources (CHR)			
Indian Rock Supportive Housing	Saugus	Harborlight Community Partners	Indian Rock Housing, Inc.	20	2/3/2021
Greenough House For Elders	Tisbury	Dukes County Reg Housing Auth (DCRHA)	Dukes County Reg Housing Auth	6	2/3/2021
Union Hill Apartments	Worcester	Maloney	Maloney	21	1/28/2021