

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

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

June 12, 2017

PUBLIC NOTICE

The Department of Housing and Community Development (DHCD) has published the FY 2016 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER represents accomplishments for the time period of April 1, 2016 to March 31, 2017 for four 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); and Housing Opportunities for Persons with AIDS (HOPWA).

The CAPER can be viewed at DHCD's webpage: <http://www.mass.gov/hed/economic/eohed/dhcd/> under DHCD News and Reports AND at <http://www.mass.gov/hed/community/planning/consolidated-and-action-plans.html> under Consolidated Annual Performance Evaluation Report (CAPER).

DHCD expects to submit the final CAPER to HUD on June 29, 2017. Comments may be submitted in writing until the close of business on Wednesday, June 28, 2017. Comments received after June 28th will not be responded to.

Please direct comments to:

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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 CDBG program continues to operate as it has in years past, attempting to guide its funds to the neediest communities and persons. The Program has found that allowing local governments with the input of residents, to determine what the communities most urgent needs are, is the best way to accomplish this.

DHCD successfully re-procured ESG funding and initiated new contracts across the Commonwealth. In addition to traditional homelessness prevention, emergency shelter, and rapid re-housing services, ESG was used to support a work force development program and divert homeless households from entering our state funded family shelter program.

DHCD's HOME program continues to support the production and preservation of rental housing. Our pipeline of projects has been steady, with projects successfully moving to completion and occupancy. Nearly all HOME projects include units for households at or below 30% of the area median who are either homeless or at risk of homelessness.

The MDPH Bureau of Infectious Disease and Laboratory Sciences, Office of HIV/AIDS (OHA) released its updated HIV/AIDS State Plan, "Massachusetts Integrated HIV/AIDS Prevention and Care Plan; HIV/AIDS Services in the Commonwealth: 2017-2021" which can be found at <http://www.mass.gov/eohhs/docs/dph/aids/mass-hiv-aids-plan.pdf>. This plan describes a framework to guide MDPH in implementing HIV/AIDS prevention, care and treatment activities, in collaboration with providers and other stakeholders, to enhance Massachusetts' respond to HIV/AIDS. In addition, during the program year, the MDPH Office of HIV/AIDS implemented a statewide HIV Medical Case Management acuity tool that transformed its system for assessing client needs, and for promoting service provision that is responsive to client needs as they evolve over time. The acuity tool, which had been piloted and evaluated prior to statewide initiation, has been widely embraced by funded providers, include those supported with HOPWA resources, as an effective mechanism for collecting and utilizing client data in a way that facilitates effective service provision, in addition to more efficient allocation of staff and financial resources.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preserve and create affordable rental housing	Affordable Housing		Rental units constructed	Household Housing Unit	150	459	306%	150	206	137.33%
Preserve and create affordable rental housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	30	74	246.66%	30	46	153.33%
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	72505	181.26%		33379	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	33859	338.59%		15773	
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Facade treatment/business building rehabilitation	Business	20	11	55%		4	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Rental units rehabilitated	Household Housing Unit	100	302	302%		24	
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	300	674	224%		308	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%		0	
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Prevention	Persons Assisted	25	6990	27,960%		5954	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Jobs created/retained	Jobs	10	0	0.00%		0	
Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development		Businesses assisted	Businesses Assisted	20	23	115%		12	

Promote Strong Sustainable Communities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	200	2584	1,292%		1203	
Reduce homelessness	Homeless		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	1229	245.8%		720	
Reduce homelessness	Homeless		Homeless Person Overnight Shelter	Persons Assisted	4700	30266	643.95%		17410	
Reduce homelessness	Homeless		Homelessness Prevention	Persons Assisted	500	6734	1346.8%		5698	

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.

HOME Accomplishments Narrative

The Massachusetts subordinate debt programs promote strong, sustainable communities throughout the Commonwealth and address local priorities. Funds are allocated through notices of funding availability, with consideration to broad geographic distribution. With our affordable housing projects, HOME funds have been committed to rental projects with local zoning and (often) local funding support. The Commonwealth's principles of sustainable development, as well as the Massachusetts mission statement and fair housing principles, are referenced in the 2016 Notice of Funding Availability and in the Qualified Allocation Plan. HOME projects that have been completed during this

program year have created or preserved 217 HOME-assisted units within 670 total housing units. All HOME projects completed this year include a band of units targeted to individuals and families with incomes at or below 30% of the area median, who are either homeless or at risk of homelessness. One of the HOME projects completed this year is targeted toward homeless or at risk of homeless individuals. All HOME units have recorded affordability restrictions referencing low and very low income HOME requirements.

Tenant based rental assistance/rapid re-housing

DHCD ESG funded RRH programs offer rental assistance as well as non-rent financial assistance. The actual outcomes presented in this table include households that may have received move in assistance only (first, last, security) as well as households who may have received ongoing rental assistance through an ESG funded RRH project.

CDBG Accomplishments Narrative

The Massachusetts CDBG program has long prioritized directing resources primarily to communities with higher levels of need. This is accomplished through program design by placing the majority of the CDBG allocation into the Community Development I fund which is for communities with a higher level of need based on DHCD's Community Wide Needs score calculation. Further, DHCD relies on applicant communities to identify their most pressing needs. Applicants are required, on an annual basis, to identify these needs through an open community process resulting in a strategy for community development that involves significant public input and establishes a priority list 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 2016, 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, DHCD has established a significant priority that requires resources to be directed to locally defined, geographic target areas. As a result, DHCD has awarded grants to address locally defined needs in locally defined target areas. Most communities choose to fund additional activities in these target areas resulting in greater positive impacts and outcomes.

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
White	15,735	130	n/a	0
Black or African American	1,124	38	n/a	0
Asian	344	24	n/a	0
American Indian or American Native	252	1	n/a	0
Native Hawaiian or Other Pacific Islander	22	0	n/a	0
Total	17,477	193	n/a	0
Hispanic	2,363	53	n/a	0
Not Hispanic	15,114	164	n/a	0

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

Narrative

Note:

- Please refer to attached eCart in CR-65 for race and ethnicity of ESG participants.
- HOPWA funding provides services to individuals only.

For HOME, please note that 217 HOME-assisted units were completed. In addition to the 193 units referenced under the race category above, 24 households identified as either 'other multi racial' or 'Black/African American & White.'

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		89,315,760	25,523,706
HOME		20,761,458	8,961,000
HOPWA		639,000	270,109
ESG		13,495,884	4,211,591
Other	Affordable Housing Trust Fund	105,000,000	35,000,000
Other	Commercial Area Transit Node Housing Program	6,000,000	2,000,000
Other	Community Based Housing	15,000,000	5,000,000
Other	CSBG	49,754,856	17,636,089
Other	Facilities Consolidation Fund	34,800,000	11,955,104
Other	Family Shelters	465,176,844	183,756,463
Other	Housing Innovations Fund	37,314,582	14,938,194
Other	Housing Stabilization Fund	63,525,000	23,675,000
Other	Individual Shelters	134,475,000	43,199,962
Other	LIHEAP	444,116,838	148,767,750
Other	MA Rental Voucher Program	272,796,000	80,209,421
Other	Public Housing Operating		
Other	Rental Assistance for Families in Transition	37,500,000	12,523,547
Other	Section 8	723,812,181	277,619,131
Other	State LIHTC	6,000,000	20,000,000
Other	Weatherization Assistance Program	18,176,412	6,058,804

Table 3 – Resources Made Available

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 in 2017 and beyond will be looking for ways to attract communities with need to the program from other geographical areas. DHCD has competitively awarded and committed HOME funds in those areas of the Commonwealth that do not receive HOME funds as a result of entitlement community or HOME consortium designation. DHCD also competitively awarded and committed HOME funds for rental development projects in entitlement/consortia communities that provide a match for DHCD-administered HOME funds. The projects completed this program year, represent a geographic range that includes metro Boston, Central MA, Western MA, the Merrimack Valley, the South Coast, and Cape Cod. HOME projects have been urban, suburban and rural. HOME funds that were contingently awarded and HOME funds that have been committed this program year have a similar regional distribution range. Most HOME projects also are low income housing tax credit projects and benefit from a QAP point incentive for projects located in areas of opportunity.

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.

While the CDBG program does not require a match through its application, it does incent communities to committ funds from other sources to the program by awarding points for matching funds. Higher amounts of leveraged funds will result in more points awarded.

Federal funds are typically a small component of housing development project sources. We have structured our DHCD HOME program to ensure that we allocate per unit HOME dollar limits that are lower than the federal limits, so nearly all HOME projects leverage about six or seven hundred percent in other funding, often tax credit equity and private loan funds. DHCD's HOME program also requires a local match for any projects located in a HOME entitlement or consortium community.

The Commonwealth supports an extensive emergency shelter system for families and individuals. ESG funding is leveraged to support gaps in our individual shelter system largely by allowing shelters to increase capacity year round and during the long winter season in Massachusetts. Additionally, ESG funding is used to serve households who may not meet eligibility criteria for state funded prevention and rapid re-housing programs. The Commonwealths Individual shelter (\$43,199,962) provides match funding for our ESG program. Individual shelters across the Commonwealth are operated as low threshold emergency shelters, just as ESG funding is used to provide low threshold emergency shelter beds for individuals and families in immediate need with no alternative housing option.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	751,194,261
2. Match contributed during current Federal fiscal year	75,947,468
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	827,141,729
4. Match liability for current Federal fiscal year	1,755,649
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	825,386,080

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 Prog (12 months subsidy exp)	03/31/2017	75,947,468	0	0	0	0	0	75,947,468

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 \$
44,508	2,850,660	2,268,031	0	627,136

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	203,788,387	0	0	8,521,558	0	195,266,829
Number	15	0	0	1	0	14
Sub-Contracts						
Number	353	2	2	14	22	313
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	203,788,387	4,207,952	199,580,435			
Number	15	1	14			
Sub-Contracts						
Number	353	21	332			
Dollar Amount	106,755,148	2,001,862	104,753,286			

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	15	0	1	0	0	14
Dollar Amount	8,961,500	0	1,492,597	0	0	7,468,903

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		78		135,040		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	2	0	0
Cost	7,732	0	0	7,732	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	32
Number of Non-Homeless households to be provided affordable housing units	630	185
Number of Special-Needs households to be provided affordable housing units	17	19
Total	687	236

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	206
Number of households supported through Rehab of Existing Units	500	46
Number of households supported through Acquisition of Existing Units	0	0
Total	620	252

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 project units completed during this program year and CDBG rehab units completed during this program year. We have exceeded stated goals with regard to the production of new units. While the number of existing units that were rehabbed using HOME or CDBG is modest, it reflects strictly the units assisted with these CPD funds. With HOME, the preservation project included a total of 80 units. The Commonwealth also used other state resources in the past year to support occupied rehabilitation projects. The homeless unit numbers speak only to HOME projects units with a homeless target. In addition, all HOME/LIHTC projects have at least 10% total units that must be affordable to those at or below 30% of the area median. Many of these unit occupants were either previously homeless or at risk of homelessness. The units listed as being for those with 'special-needs' above include the total number of Community Based Housing program and Facilities Consolidation Fund units within the HOME projects completed this year. Both of these programs create many more 'special-

needs' units within other, non-HOME-funded housing projects. The majority of this year's completed HOME projects are family housing, with one targeted toward homeless individuals with several HOME projects that also are senior housing projects with available supportive services, including one project that also is a HUD 202 project, where the majority of residents are extremely low income.

Discuss how these outcomes will impact future annual action plans.

We remain attentive to compelling needs for both production and preservation. The Commonwealth often uses non-HOME resources for preservation.

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 Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	95	142
Low-income	124	37
Moderate-income	133	38
Total	352	217

Table 13 – Number of Persons Served

Narrative Information

HOME units completed this year were occupied by 142 ELI, 37 VLI and 38 LI households. We did not have any households initially between 60 and 80% 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

DHCD's Housing Development programs encourage housing with available supportive services and the Commonwealth's Emergency Assistance program (providing emergency shelter and rapid rehousing resources for eligible families, including pregnant women) continues to conduct extensive intake assessments and develop individualized service and rehousing plans for each household that enters the EA shelter program. Additionally, DHCD's Division of Housing Stabilization operates with a full time Constituent Services Coordinator who works to connect households in need of services with appropriate resources across the Commonwealth. DHCD, as the Balance of State CoC lead, has launched a Coordinated Entry system and continues to provide support to other CoCs which are also launching Coordinated Entry systems. The Balance of State CoC was also awarded funding for outreach services in Malden, Medford, Everett, Chelsea and Revere; the project was awarded in the last CoC NOFA and is now up and running successfully connecting homeless persons in these Metro Boston communities with appropriate service providers and coordinated entry systems. Finally, DHCD works closely with a variety of homeless service providers across the Commonwealth to coordinate and promote access to homeless services through a variety of funding sources, including Emergency Solutions Grant (ESG) funding, Residential Assistance for Families in Transition (RAFT), and state funding for individual and family shelters.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Commonwealth continues to be the primary funder for the Emergency Assistance (EA) shelter system in Massachusetts which provides emergency shelter to eligible homeless families. ESG funding helps to support shelter services for non-EA families and individuals and the Commonwealth provides extensive funding for individual shelters to ensure that the emergency shelter needs of homeless persons are met on a nightly basis. DHCD also administers several programs (HomeBase, RAFT, ESG) that help to meet the needs of those who are in transition but who do not reside in emergency shelter. Additionally, ESG funding was used this past year to support families in transition who were in need of emergency shelter, but did have housing opportunities available within a short time frame. ESG provided emergency shelter, while state funding provided rapid re-housing and case management services; leveraging federal and state funding enabled these families to resolve their immediate shelter need as well as resolving their overall housing crisis.

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

The Commonwealth continues to successfully provide a variety of homelessness prevention services through a combination of state and federal funding, including funding from the Emergency Solutions Grant and Residential Assistance for Families in Transition (RAFT). While many families and individuals continue to be in immediate need of emergency shelter, many are able to access prevention services and prevent homelessness from occurring. A combination of programs and service providers create an interconnected system of prevention services; regional Housing Consumer Education Centers and Community Action Programs successfully provide additional support to low income households struggling to maintain stability. The Administration further bolsters the efficiency of this interconnected system by employing the ICHH as a singular monitor of communication across agencies dealing with homelessness (such as DCF, EOHHS, EEC, etc.). In addition, the CDBG program provides public services funds to communities that wish to provide homelessness services including emergency assistance and support for food pantry's.

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

DHCD continues to operate in conjunction with State agency partners (including the Department of Children and Families, Department of Mental Health, the Office of HIV and AIDS, the Bureau of Substance Abuse Services and the Department of Veterans Services) to provide appropriate, individualized services designed to end each household's homelessness and provide stabilization services and resources to assure their ongoing stability as tenants. CoC across the Commonwealth are working to prioritize services to those most vulnerable through various coordinated entry systems. DHCD staff work closely with fellow CoC lead agencies and sit on various CoC committees focused on strategically reducing the number of homeless persons by focusing on specific sub-populations. DHCD is also highly involved in ongoing work with the MA Interagency Council on Housing and Homelessness focused on identifying and improving services available to homeless youth and families. Additionally, the Commonwealth has made strides toward reducing the number of homeless families living in hotels and motels from 500 families at this time last year to below 55 families as of 5/31/2017. This reduction has been made possible by continued coordination and collaboration among the state and homeless service providers. In the upcoming year, DHCD will work closely with other state agencies to focus on reducing the number of families remaining in our EA shelter system in scattered and congregate facilities.

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

Actions taken to address the needs of public housing

Chapter 235 "An Act Relative to Local Housing Authorities" has been implemented including the development and launch of a program that conducts a comprehensive review of local housing authorities' operations, facilities and finances.

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

DHCD has launched two programs targeted towards improving resident engagement in the management of their housing authority. The first is a tenant board member training that provides small group (fewer than 15 in each training) instruction over two days for residents who serve on their local housing authority boards. The instruction covers roles and responsibilities, balancing competing interests as a board member and resident, and technical assistance in understanding budgets, capital improvement plans, and operating statements. The second program is targeted towards all residents, with priority given to those currently involved, or interested in becoming involved with their local tenants' organizations, resident advisory boards or resident groups; the training covers laws, regulations, and best practices in organizing and running meetings.

Actions taken to provide assistance to troubled PHAs

The Performance Management Review (PMR) was launched this winter. The PMR comprehensively compares local housing authorities' operations, facilities and finances to a list of benchmarks. Local housing authorities that do not meet the benchmarks are given technical assistance by DHCD staff.

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)

DHCD and the quasi-public Massachusetts state housing agencies, function as subsidizing agencies under the state's Chapter 40B affordable housing zoning law. The Commonwealth has a statewide building and access code.

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

The Commonwealth's Interagency Council on Housing and Homelessness (ICHH) continues to facilitate communication between state departments in order to identify and breakdown barriers to serving households facing a housing crisis while focusing additional efforts on coordinating access to services for specific sub-populations including homeless youth, families, and veterans. Through ongoing coordination with Continuum of Care regarding the use of ESG funding, DHCD continues to improve the administration of ESG funding while working closely with other state funded programs to identify gaps in services and better serve households in need who do not qualify for state funded programs. Through coordinated entry systems, continua statewide are making significant improvements in removing barriers and obstacles to their permanent supportive housing units. The Balance of State CoC has taken significant steps in improving overall access to services, so much so that we have successfully announced an end to chronic veteran homelessness in the CoC. DHCD, through its programs and partnerships, has continued to aim to be a leader in creating housing choice and providing opportunities for inclusive patterns of housing occupancy to all residents of the Commonwealth, regardless of income, race, religious creed, color, national origin, sex, sexual orientation, gender identity, age, ancestry, familial status, veteran status, or physical or mental impairment. Fair housing is embedded in all the state's housing programs and activities. Massachusetts' fair housing policy is expressed through its Fair Housing Mission Statement and Principles which are included in the Commonwealth's Analysis of Impediments to Fair Housing Choice.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The above response speaks to meeting underserved needs. In terms of actions to reduce lead-based paint hazards, our programs follow both applicable federal and state lead laws and requirements.

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

n/a

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

We have continued to engage the cooperative participation of many state agencies, municipalities, non-profit housing and service providers whose efforts are essential to success.

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

Through our contracting process, DHCD requires ESG subrecipients to take concrete steps to enhance coordination and access to services within their Continuum. As coordinated entry systems are implemented, ongoing coordination amongst social service agencies and housing authorities within each continuum is occurring. Additionally, DHCD Division of Rental Assistance has worked closely with CoC, including the Balance of State, over the last several years to make state-funded MRVP assistance available to chronically homeless sub-populations in order to support an end to homelessness throughout the Commonwealth. The MA ICHH also continues 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, through its programs and partnerships, aims to be a leader in creating housing choice and affirmatively furthering opportunities for inclusive patterns of housing. Fair housing is embedded in all the state's housing programs and activities and is expressed through its Fair Housing Mission Statement and Principles which are included in the Commonwealth's Analysis of Impediments to Fair Housing Choice. Actions taken to overcome impediments to fair housing choice include: improving community development and revitalization in low-income areas serving racial/ethnic minority groups; proving priorities in the allocation of low income housing tax credits to catalyze private investment in distressed neighborhood and to support family housing production in communities that provide access to opportunities, including jobs, transportation, education, and public amenities; promoting greater accessibility and universal design; and incorporating a requirement for units with three or more bedrooms in state-subsidized housing developments to improve opportunities for families with children.

CR-40 - Monitoring 91.220 and 91.230

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

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

DHCD's Housing Development division has administered federal and state resources with attention to providing both transitional and permanent housing for the homeless or those at risk of homelessness. We partner with the quasi-public state agency, CEDAC, to perform administrative and project management functions for several state bond programs structured to support housing development/preservation for persons who may benefit from available supportive services. DHCD's HOME program reviews applicable project supportive services plans and ensures that each development has an M/WBE and Section 3 plan. We track the results of these plans throughout the construction/rehab process. We engage a lender advisor to monitor project construction and have a contract with an outside firm to perform ongoing HOME and other subsidy compliance monitoring. Another firm is engaged to perform additional monitoring of LIHTC projects.

ESG monitoring process

DHCD has developed a system for conducting ongoing monitoring of ESG funded projects ensuring effectiveness and compliance with HUD ESG requirements. In addition to monthly review of projects through cost-reimbursement, DHCD requires subrecipients to report on outcomes quarterly. Also, on-site monitoring visits are conducted regularly and each ESG funded project receives an annual review. Programs which are underperforming are provided with technical assistance as needed and funding may be de-obligated from those programs and re-allocated to more successful programs, if performance issues are not being addressed. Ongoing coordination, both internally and with CoC across the Commonwealth, has helped to ensure that ESG funding is being used in accordance with our Consolidated Plan and ESG rules and regulations established by HUD.

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 broad listserv notice regarding the posting and process for public comment.

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.

During the FY 2016 Program Year, DHCD made only minor revisions to application language that did not have an effect on the operation of the program. In coming years, DHCD will be analyzing the structure of the CDBG program and annual competitive application with a goal of broadening the programs appeal and availability so that more communities may take advantage of CDBG funding. This began with a review of the programs Community Wide Needs score that is used to rank communities by need and determine which Community Development Fund they may apply to. DHCD also undertook a broad and intensive public effort going into the 2017 year, to define new ways/approaches to administer the CDBG Program. Some modest changes were made to the program structure and some significant changes to the application intended to make the program more accessible and easier to apply to.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

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

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

Please see the attached list of DHCD HOME projects monitored and a summary of observations. We approach compliance monitoring as an opportunity to provide HOME technical assistance to support HOME project developers and property managers. DHCD HOME staff and DHCD's HOME compliance monitoring agent are accessible. Our goal always is to bring projects to sustained program compliance. We also respond to occasional HOME resident calls and provide information and coordination, as 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 ensure that projects have approved written affirmative fair 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 the resident composition and ensure ongoing affirmative fair marketing. The MassAccess public website is a resource for all Massachusetts affordable projects to list available units. All HOME projects completed this year also were supported with Low Income Housing Tax Credits. The state's Qualified Allocation Plan offers points to projects located in 'Areas of Opportunity.'

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

Please refer to section CR-15 (Resources and Investments) in this report for the summary of HOME Program Income (PI) dollars receipted and subsequently expended by other HOME projects. Until the HOME Interim Final Rule effective January 31, 2017, all HOME PI was receipted thru HUD's IDIS program and expended with the next applicable HOME project draw. As of January 31, 2017, we continued to receipt HOME PI and have included reference to accumulated HOME PI in the 2017 draft Action Plan. We intend to utilize this HOME PI in accordance with the notice upon approval of the 2017 Action Plan. We receipted PI from twenty rental projects and another old HOME ownership project. HOME PI received enabled us to fund additional HOME projects during a time when our HOME allocation

continued to be smaller than in prior year and the funds we have accumulated since January 2017 will support at least one additional HOME project during program year 2017. We have not taken administrative funds from receipted HOME PI.

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

DHCD's Housing Development Division utilizes many additional resources to support the production and preservation of affordable housing units. HOME pairs well with LIHTC and most of our HOME projects also have tax credits, which remain greatly over-subscribed. We have continued to have affirmative calls shortly after issuing contingent housing development awards (including contingent HOME awards) to work with borrowers and lenders to streamline the loan closing process and to help coordinate efficient and timely delivery of affordable units. These calls also are a tool to ensure that HOME-specific requirements are known.

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	n/a	0
Tenant-based rental assistance	n/a	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	n/a	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	n/a	0

Table 14 – HOPWA Number of Households Served

Narrative

Note: Massachusetts HOPWA funds do not fund the above types of activities.

HOPWA funds for the 'balance of state' are administered by the Massachusetts Department of Public Health (MDPH), Bureau of Infectious Disease and Laboratory Sciences (BIDLS), Office of HIV/AIDS (OHA). MDPH uses its formula HOPWA allocation to fund Support Services provided by AIDS Project Worcester (APW), Commonwealth Land Trust (CLT), Community Counseling of Bristol County (CCBC), and Victory Programs, Inc. (VPI). All of these services facilitate access to permanent and affordable housing and promote housing stability, both to address homelessness and to support engagement in HIV medical care and treatment.

APW is an AIDS Service Organization in Central MA that provides a range of services for persons living with HIV and those at greatest risk for the disease. CCBC is a behavioral health provider located in Taunton, MA that offers HIV support services to individuals in the Southeastern region of the state. Both APW and CCBC use HOPWA for HIV Housing Search and Advocacy Services. These services include assessments of the housing-related needs of each low-income client living with HIV and specialized planning to help individuals access and maintain the safe, stable, and affordable housing and associated services that will support their ongoing retention in HIV care.

CLT is a non-profit organization that owns and manages affordable housing in Greater Boston and the City of Lawrence. The agency provides on-site case management services to many of the state's most vulnerable residents, including individuals living with HIV. VPI is a multi-service organization that provides housing and services to homeless individuals and families who may have substance use disorders and/or chronic health issues such as HIV/AIDS, Hepatitis C and mental illness. Both agencies use HOPWA to provide Medical Case Management (MCM) services to individuals with HIV/AIDS who live in their housing programs throughout Greater Boston and the Northeast. MCM includes medical care coordination, social service coordination, adherence support, substance use risk reduction, sexual health promotion, benefits counseling and housing services that promote housing stabilization and prevent homelessness. Agencies conduct comprehensive needs assessments with every client every six months and update individualized service plans to meet needs as they evolve. These agencies' HOPWA-funded services help individuals living with HIV maximize health outcomes, prevent acquisition of other commonly co-occurring infectious diseases, and reduce potential transmission of HIV to others.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

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

ESG Contact Address

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

ESG Secondary Contact

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

2. Reporting Period—All Recipients Complete

Program Year Start Date	04/01/2016
Program Year End Date	03/31/2017

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: 339731

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: COMM TEAMWORK, INC

City: Lowell

State: MA

Zip Code: 01852, 1803

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 103568

Subrecipient or Contractor Name: SERVICE NET, INC.

City: SERVICE NET, INC.

State: MA

Zip Code: 99999,

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 62100

Subrecipient or Contractor Name: YWCA OF WESTERN MASSACHUSETTS

City: Springfield

State: MA

Zip Code: 01118, 2213

DUNS Number: 066994534

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 71665

Subrecipient or Contractor Name: FRIENDS OF THE HOMELESS

City: Springfield

State: MA

Zip Code: 01105, 1392

DUNS Number: 191488006

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 103423.77

Subrecipient or Contractor Name: CATHOLIC SOCIAL SERVICES

City: New Bedford

State: MA

Zip Code: 02744, 1002

DUNS Number: 144117389

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 169158

Subrecipient or Contractor Name: STEPPINGSTONE

City: New Bedford

State: MA

Zip Code: 02740, 6625

DUNS Number: 147819460

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 106894

Subrecipient or Contractor Name: FATHER BILLS & MAINSPRING

City: Quincy

State: MA

Zip Code: 02169, 5715

DUNS Number: 802347864

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 371507

Subrecipient or Contractor Name: BOSTON PUBLIC HEALTH COMMISSION

City: Boston

State: MA

Zip Code: 02118, 2600

DUNS Number: 949627343

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 161066

Subrecipient or Contractor Name: FRIENDLY HOUSE INC

City: WORCESTER

State: MA

Zip Code: ,

DUNS Number: 137273165

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50030

Subrecipient or Contractor Name: HARBORCOV INC

City: Chelsea

State: MA

Zip Code: ,

DUNS Number: 161816991

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 26371

Subrecipient or Contractor Name: MASSACHUSETTS HOUSING & SHELTER ALLIANCE INC

City: Boston

State: MA

Zip Code: 02112,

DUNS Number: 849318514

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 947628

Subrecipient or Contractor Name: MONTACHUSETT INTERFAITH HOSPITALITY NETWORK

City: Leominster

State: MA

Zip Code: 01453, 5727

DUNS Number: 184502909

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 69698

Subrecipient or Contractor Name: PINE STREET INN INC

City: Boston

State: MA

Zip Code: 02118, 2404

DUNS Number: 079506366

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 215541

Subrecipient or Contractor Name: CATHOLIC CHARITIES OF SPRINGFIELD, MASS

City: Springfield

State: MA

Zip Code: 01105, 1713

DUNS Number: 605761795

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 130803

Subrecipient or Contractor Name: CITY OF CAMBRIDGE

City: Cambridge

State: MA

Zip Code: 02139, 3201

DUNS Number: 076584341

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 116748

Subrecipient or Contractor Name: CENTRAL MASSACHUSETTS HOUSING ALLIANCE INC

City: Worcester

State: MA

Zip Code: 01609, 2706

DUNS Number: 152234865

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 101357

Subrecipient or Contractor Name: EMMAUS INC

City: Haverhill

State: MA

Zip Code: 01830, 5615

DUNS Number: 845099829

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 118675

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: 63584

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: CASPAR

City: Cambridge

State: MA

Zip Code: 02139, 4201

DUNS Number: 781700265

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 210653

Subrecipient or Contractor Name: Lynn Housing Authority Dev Group

City: Lynn

State: MA

Zip Code: ,

DUNS Number: 085615557

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 45157

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: 51379

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

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

Subrecipient or Contractor Name: Center for Human Development
City: Springfield
State: MA
Zip Code: 01105, 1114
DUNS Number: 099195695
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 67999

Subrecipient or Contractor Name: FAMILYAID BOSTON INC
City: Boston
State: MA
Zip Code: 02111, 2810
DUNS Number: 051069904
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 52800

Subrecipient or Contractor Name: HOUSE OF HOPE INC

City: Lowell

State: MA

Zip Code: 01854, 3532

DUNS Number: 780116356

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 225449

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: CYBERSENSE TRAINING

City: Salem

State: NH

Zip Code: 03079, 1862

DUNS Number: 931560846

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 28775

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: 86906.23

CR-65 - Persons Assisted

4. Persons Served

For number of persons served, please review 2016_Version 1_ESG-CAPER-Report attached at the end of this document.

4a. Complete for Homelessness Prevention Activities

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

Table 15 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 16 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 17 – Shelter Information

4d. Street Outreach

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

Table 18 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 19 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

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

Table 20 - Gender Information

6. Age—Complete for All Activities

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

Table 21 – Age Information

7. Special Populations Served—Complete for All Activities

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

Table 22 – 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	599,800*
Total Number of bed-nights provided	749,881
Capacity Utilization	125.02%

Table 23 – Shelter Capacity

*Total bed nights available are based on number of beds funded through ESG and other leveraged funding sources, not maximum person capacity for shelters.

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

DHCD's federal award period for Massachusetts non-entitlement ESG funding was 4/1/2016-3/31/2017. In addition to advancing the Housing First philosophy and Rapid Re-Housing model, the Commonwealth, through consultation with our CoC partners, identified the following goals in our Consolidated Plan and 2016 Annual Action Plan:

- Reduce the number of households becoming homeless and needing to be sheltered;
- Reduce the number of homeless households in shelters;
- Increase the number of very short term emergency shelter beds available to families fleeing domestic violence;
- Reduce the average length of stay at shelters receiving ESG funding; and
- Strengthen existing Continuum of Care (CoC) activities while increasing ESG coordination between the CoCs, the Commonwealth and state federal and local resources to reduce and homelessness.

DHCD identified the following performance indicators for sub-recipients funded under ESG.

- Number of households prevented from becoming homeless.
- Number of households rapidly re-housed into permanent housing.
- Number of emergency shelter bed nights made available to individuals and families with DHCD ESG funding.

During the FFY16 Program Year:

1. 345 households* / 746 persons received homelessness prevention services. 276 households / 491 persons successfully exited the program to a permanent destination by the end of the project year.

*eCart indicates that 302 households received prevention services. This is a data quality concern with two of our subrecipients (LHAND and Community Teamwork Inc.). Data sets for each of these programs are included in eCart and the persons served are included in the above number of 746. However, the individuals served by these programs were not placed in a household once enrolled in the subrecipients

project, therefore they are not indicated as a household on the CAPER. We have made the correction in our outcomes, and will work with our subrecipients to ensure improved data quality in the upcoming year.

2. 720 persons received RRH assistance. 468 households were rapidly re-housed during the grant year. 487 persons exited a rapid re-housing project permanently housed.

3. 749,881 emergency shelter bed nights were provided to 15,944 persons. 1,854 persons indicated they were fleeing domestic violence.

The above outcomes were achieved through partnerships with 33 subrecipients and additional sub-subrecipients, DHCD administered ESG services to 17,410 participants through 64 ESG funded projects across Massachusetts.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	940,400	801,128	638,653
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	940,400	801,128	638,653

Table 24 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	1,731,952	1,433,750	1,321,258
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	1,731,952	1,433,750	1,321,258

Table 25 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services	1,868,392	1,692,150	1,945,815
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	1,868,392	1,692,150	1,945,815

Table 26 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
HMIS	0	0	28,775
Administration	108,280	118,831	277,089
Street Outreach	0	0	0

Table 27 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2014	2015	2016
12,906,473	4,649,024	4,045,859	4,211,590

Table 28 - Total ESG Funds Expended

11f. Match Source

	2014	2015	2016
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	4,915,755	6,721,000	43,199,962
Local Government	0	0	0
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	4,915,755	6,721,000	43,199,962

Table 29 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2014	2015	2016
67,743,190	9,564,779	10,766,859	47,411,552

Table 30 - Total Amount of Funds Expended on ESG Activities

**2016- 2017 Annual Report
Monitoring of the DHCD HOME Program
April 1, 2016 through March 31, 2017**

FinePoint Associates, LLC
Post Office Box 1242
Westford, Massachusetts 01886

2016-2017 Annual Report Monitoring of the DHCD HOME Program

Introduction

FinePoint Associates, LLC is under contract to the Division of Housing Development of the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) to provide monitoring services and technical support to DHCD's HOME Program. Under that contract, FinePoint is required to provide an annual report summarizing its monitoring and other activities. This report covers April 1, 2016, through March 31, 2017. During this period **338 HOME** rental property monitoring visits were completed, comprising of **6,173** HOME-assisted units.

The primary activity under this contract is the monitoring of recipients who have received funding from DHCD's HOME Program to undertake eligible housing activities. The purpose of this monitoring is to determine if the recipient is implementing activities in compliance with HOME regulations and according to its contractual agreement with DHCD. While regulatory compliance is the primary emphasis, the monitoring also looks for sound management practices and effective record keeping.

For each recipient subject to a monitoring review, the monitoring agent schedules and conducts an on-site interview with key program staff reviews program files and inspects a sample of housing units produced with HOME funds. The results of the visit are compiled and submitted to DHCD via a draft monitoring report offering findings of non-compliance when applicable and additional advice to the recipient, as appropriate. DHCD reviews and finalizes the report and issues it to the owner and management entities. Responses and corrective actions as required are sent directly from the grantee to DHCD. Additionally, the monitoring agent conducts monitoring reviews bi-annually on rental projects with fewer than 26 units. When site reviews are not conducted, a desk review is used to analyze rent charges, income levels, income recertification dates and frequency of property inspections.

In addition, the monitoring agent supports DHCD's HOME Program with technical assistance through program advice on compliance questions and occasional trainings and workshops.

Elaine Nickerson, Principal at FinePoint Associates, LLC provided overall contract management. Ms. Nickerson, along with staff members Lindsay Cohrs, Kate Joyce, Michelle Mastroianni, Olga Pitel, and Laurie Tickle conducted the monitoring visits.

Site Visits Conducted

On a periodic basis, DHCD provides a list of sites for the monitoring agent to review. DHCD selects those project sites that have completed construction and are entering occupancy, as well as program administrators (local governments and not-for-profits) who are due for a review. Upon receipt of the schedule, the monitoring agent contacts the recipient and schedules the on-site work. The site visit follows the protocol and instruments developed under a prior HUD TA contract and have undergone revisions and refinements by FinePoint with approval from DHCD.

For a list of programs and projects reviewed by FinePoint during the period covered by this report, please see Appendix A.

Analysis of Monitoring Results and Training/TA Activities

Of the 338 on-site projects monitored, **112 (33%) projects** were in *substantial compliance*, lacking any requirements, requests or recommendations for improved compliance. Whereas findings of non-compliance were cited in 104 (31%) of the projects, and other concerns were offered in 187 (55%) of the projects. The increased number of projects with both findings and concerns were largely attributed to the implementation of additional requirements of 2013 HOME Rule, specifically the submittal of annual applications for approval of HOME rents, as well the collection of two (2) months of pay stubs as documentation of employment for household income. Additionally, to better assess a project's financial stability, we have continued to request more detailed financial information, including cash flow and reserve disbursement reports. In 2013, FinePoint began monitoring other State-bonded soft subsidy programs, in addition to the HOME Program. Consequently, the findings and recommendations may be attributed to compliance concerns not solely related to HOME Program compliance.

	Projects with Findings	Projects with Concerns
2016-2017	31%	55%
2015-2016	27%	22%
2014-2015	38%	31%
2013-2014	33%	46%
2013-2012	28%	27%
2012-2011	28%	31%

Property staff turnover continues to be a challenge in maintaining compliance with the HOME Program. The learning curve for inexperienced managers is often manifested in mistakes in administering HOME. Aside from staff turnover, we see the biggest challenge facing managers of affordable housing continues to be the coordination of multiple funding sources and their respective rules and requirements.

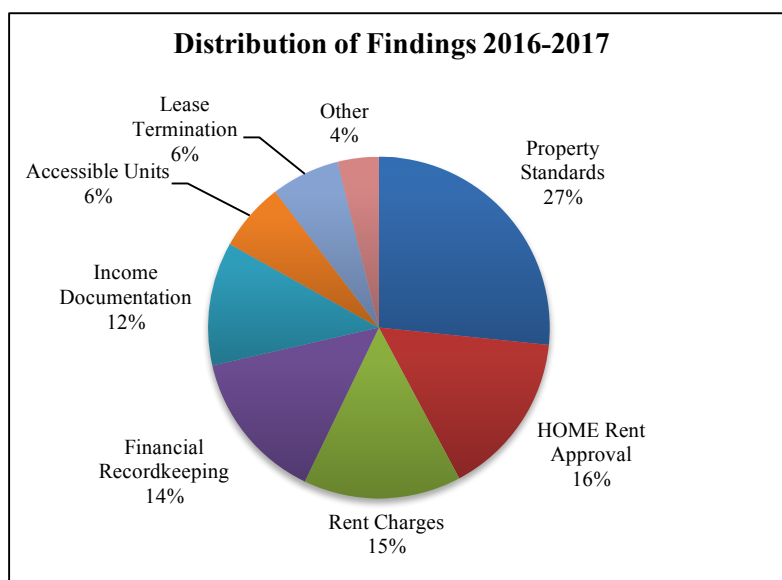
The common compliance issues identified for the rental properties that we monitored in this past year included:

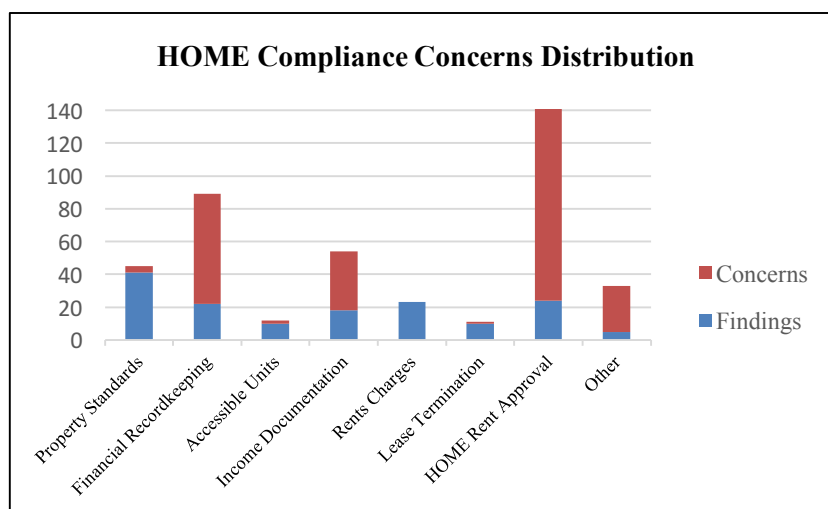
- Violations of property standards;
- Insufficient financial reporting to assess the project's financial stability, including comparative income statements, cash flow reports, operating and replacement reserve funding, financial audits and certificates of insurance. Most properties seemed to be well managed financially and fund replacement reserve and operating reserve accounts. Despite funded reserve accounts, some properties experienced higher than normal vacancies, increased costs and stronger competition from the market rate properties in the area. Properties also were asked to provide the cash flow per unit for the past two fiscal years to better help assess how a project has performed historically.
- Insufficient income and asset documentation, as well as a few late income recertifications. Specifically, properties have been slow to incorporate the required pay stubs for documentation of employment income.

- Lease terms regarding eviction for non-payment of rent that continue to follow Massachusetts state law, instead of the required HOME regulation for 30-days for all causes;
- Excess rent charges when the property is collecting contract rents that exceed the HOME rent limits. These mistakes were attributed to misunderstanding how rents may be collected from units with project-based rental subsidies versus tenant-based rental subsidies, as well as not including the utility allowance in the rent calculation.
- Lack of annual HOME rent schedule approval submissions.

The following table and graph reflects the breakdown of all the Findings issued between April 2016 and March 2017.

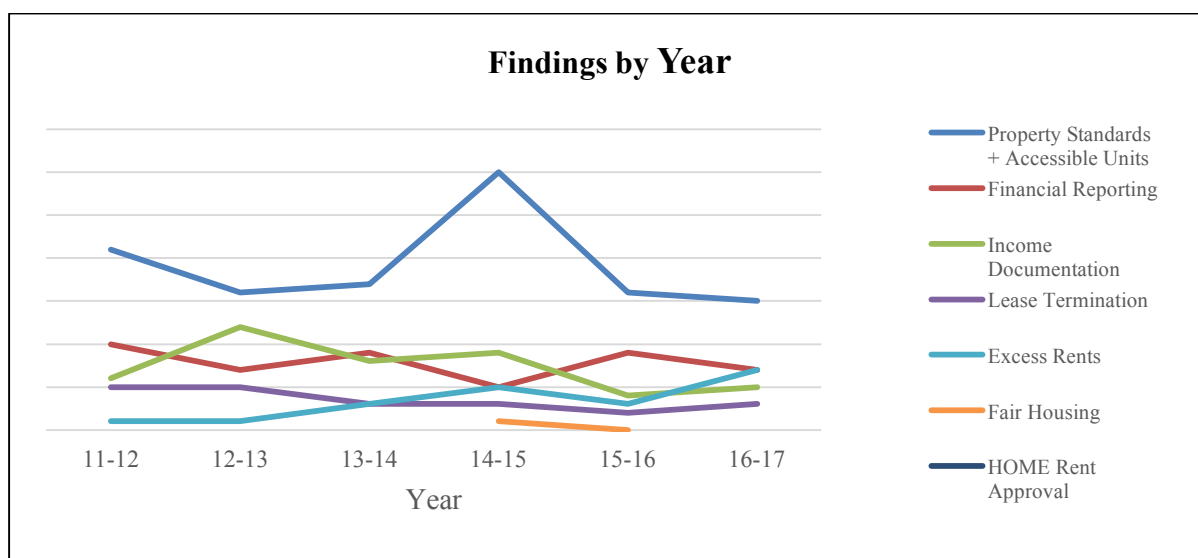
2016-2017 Distribution of Findings	Findings		Concerns	
	Count	%	Count	%
Property Standards	41	27%	4	2%
HOME Rent Approval	24	16%	119	46%
Rent Charges	23	15%	0	0%
Financial Recordkeeping	22	14%	67	26%
Income Documentation	18	12%	36	14%
Accessible Units	10	7%	2	1%
Lease Termination	10	7%	1	0%
Other	6	4%	28	11%
Total	154	100%	257	100%





The following table presents the Percentage of PROJECTS with findings and concerns:

	2016-2017		2015-2016		2014-2015		2013-2014		2012-2013		2011-2012	
	Find.	Conc.	Find.	Conc.	Find.	Conc.	Find.	Conc.	Find.	Conc.	Find.	Conc.
Property Standards + Accessible Units	15%	2%	16%	4%	30%	2%	17%	17%	16%	6%	21%	2%
Financial Reporting	7%	20%	9%	14%	5%	22%	9%	19%	7%		10%	
Income Documentation	5%	11%	4%	2%	9%	3%	8%	2%	12%		6%	
Lease Termination	3%		2%	1%	3%		3%		5%		5%	
Excess Rents	7%		3%	2%	5%		3%		1%		1%	
Fair Housing		3%		3%	1%	10%		12%	1%	5%		14%
HOME Rent Approval	16%	46%										



Types of Non-Compliance

There are primarily two categories of non-compliance found in the monitoring visits. The first includes compliance problems more common among recipients and seen throughout the State. Areas such as standard tenant leases, Section 3 outreach and reporting and M/WBE tracking and reporting, household income documentation, rent limits, combining HOME with LIHTC and general program issues fall within this category. We have found these are best addressed in training sessions and workshops, as conducted by FinePoint Associates for DHCD and by Monte Franke of Franke Consulting. The second category includes compliance problems particular to an organization, project or manager. When issues have arisen in this category, we have provided Technical Assistance either immediately on-site or in follow-up contacts with the organization.

Most Frequent Issues of Concern

There continue to be the same issues that perplex property owners and managers. They show confusion over the stipulation at [24CFR Part 92.252(b 2)] that allows full rental subsidies to be collected only under certain circumstances as described in this Part. FinePoint continues to make it a significant part of training sessions and spends significant time in on-site monitoring making the distinction for managers as they set their rents and budgets going forward. Also, partly because Federal Rules differ from State Rules, there continues to be confusion and mistakes regarding the breakdown of sensory and mobility accessible units to meet the requirements of Section 504. Sites continue to improve in this area, however.

We also continued to provide technical assistance in annual income documentation, especially in the area of assets, and how to account for assets in determining annual income. As we have found in the past, managers who have a systematic approach to income determination and recertification and who use forms available from HUD, or even through Section 42, Low Income Housing Tax Credits, were much more successful in completing income documentation accurately. Requirements for collecting two (2) months of paystubs to document employment income has been a challenge for many managers, and we continue to find objections to this change from the 2013 Final Rule.

Annual Rent Approval

As part of the monitoring, FinePoint senior staff members have designed an application for all managers to use and submit for annual rent approvals. The process often generates questions and discussions with managers as to how and when they can change rents in the HOME units. The process has improved over time, and we expect it to improve as managers become accustomed to the process and FinePoint staff adapts the application to user requests and areas perceived as confusing. FinePoint has approved an annual rent schedule for 217 (53%) projects and received submittals from 254 (63%) projects. Additionally, seven (7) projects with a rent request exceeding 3% have been referred to DHCD for further review of the rent request reasonableness.

Desk Reviews

In compliance with HOME regulations requiring on-site rental property inspections, DHCD approved the procedure of conducting biennial Desk Monitoring Reviews in lieu of on-site visits for rental properties based on a risk assessment and on our contract with FinePoint Associates. Typically desk reviews are conducted for sites with fewer than 26 units and for which there were no findings of non-compliance the previous year. Beginning this year, the required HOME rent approval was also used to meet the desk review monitoring requirement. Monitoring staff conducted 40 Desk Monitoring Reviews

this year. The properties that were examined through a Desk Review are included in Appendix B. Of these reviews, we provided technical assistance in approximately 40% of the cases. The increased provision of technical assistance is attributable to the rent approval form, which requires more detailed information and understanding of the HOME program.

APPENDIX A: Monitoring Site Visits

	Project name	Location	Owner	Managing agent	Monitoring Date
1	108 Newbury St	Lawrence	Lawrence Community Works	First Realty Management	6/7/16
2	12 Russell Terrace	Arlington	Caritas	Caritas	1/24/17
3	12 Summer Street	Manchester-By-the-Sea	Affirmative Investments	Wingate	11/28/16
4	1460 House	Boston	Viet Aid	Trinity Management	8/4/16
5	216 Union Street Extension	Clinton	Alternative Apartments LLC	Alternative Apartments LLC	2/2/17
6	22 Gerrish (Flats at 22)	Chelsea	Traggorth Companies	HallKeen	6/2/16
7	225 Centre Street	Boston	TCB	Peabody Properties	5/19/16
8	25 Ruggles Assisted Living	Roxbury	Ruggles Assisted Living LP	Peabody Properties	7/14/16
9	270 Centre Street fka Centre Wise Lamartine	Boston	CWL Housing LLC c/o Jamaica Plain Dev. Corp. (JPND)	Peabody Properties	1/19/17
10	270 Huntington Ave	Boston	Huntington Avenue Associates LP c/o Cushing Cos.	Cushing Companies	2/27/17
11	32 Conwell Street	Provincetown	Community Housing Resource	Community Housing Resource	1/23/17
12	33 Everett St	Brighton-Allston	Allston Brighton CDC	Maloney	4/28/16
13	35 Creighton Street Residence	Boston	Church Square SRO LLC c/o JPND	Pine Street Inn	3/1/17
14	390 Newtonville Ave	Newton	Newton Housing Authority	Newton Housing Authority	5/11/16
15	47 Grosvenor Street	Worcester	Worcester Community Housing Resources	Worcester Community Housing Resources	5/26/16
16	470 Main Street	Fitchburg	Twin Cities CDC	Wingate	7/15/16
17	480-490 Tecumseh	Fall River	Bristol Communities Revitalization	Mackin Group	4/13/16
18	5 Benefit	Worcester	Main South CDC	Main South CDC	10/25/16
19	52 Maple Court	Springfield	Bilingual Veterans Outreach Center	Bilingual Veterans Outreach Center	11/2/16
20	704 Main	Falmouth	Affirmative Investments & Falmouth Housing Corp.	Falmouth Housing Authority	10/17/16
21	77 Chatham Street	Worcester	Abby's House	Abby's House	5/17/16
22	976 Morton Street	Boston	AFAB-KAFANM	AFAB-KAFANM	8/19/16
23	Abington Commons	Abington	Abington Commons, LP	Beacon Communities	4/19/16
24	Academy Homes	Boston	Urban Edge	Winn Residential	5/17/16

	Project name	Location	Owner	Managing agent	Monitoring Date
25	Acushnet Commons	New Bedford	Women's Institute	Harborlight Community Partners	7/14/16
26	Amory Terrace	Roxbury	Amory Terrace LP	WinnResidential	7/13/16
27	Appleton 1B	Lowell	Trinity Financial	Trinity Management	3/21/17
28	Arbors at Greenfield	Greenfield	Gralia Group	Westwood Management	5/4/16
29	Arbors at Westfield	Westfield	Westfield Assisted Living LP c/o The Gralia Group	Westwood Management	12/20/16
30	Ashmont TOD	Boston	Trinity	Trinity	4/15/16
31	Auburn Apartments	Haverhill	Great Bridge Properties	Stewart Property Management	12/14/16
32	Auburn Park Phase II	Cambridge	Homeowners Rehab, Inc.	Winn Residential	1/25/17
33	Barstow Village	Hanover	Barstow LLC c/o EA Fish & POUA	Peabody Properties	3/22/17
34	BCN Properties	Boston	BCN Properties LP	Cruz Management	4/20/16
35	Beacon Oread	Worcester	Main South CDC	Main South CDC	2/17/17
36	Belle Franklin	Springfield	Belle Franklin, LP	Valley Real Estate	6/16/16
37	Belle Franklin II (Franklin Street)	Springfield	Belle Franklin II LP	Valley Management	1/23/17
38	Benfield Farms	Carlisle	NOAH	Peabody	6/21/16
39	Bliss School	Attleboro	Great Bridge Attleboro LP	Stewart Properties	8/30/16
40	Bloomfield Gardens	Dorchester	VietAid	Trinity Management	12/29/16
41	Borinquen Apartments	Springfield	Partners for Community	Morgan Kaylee Real Estate	6/15/16
42	Bow Street	Somerville	Somerville CDC	WinnResidential	3/21/17
43	Bowers Brook Housing for Seniors	Harvard	LD Russo	Stewart Property Management	1/27/17
44	Brigham House	Watertown	HallKeen	HallKeen	8/3/16
45	Brighton Allston Apartments	Boston	Allston-Brighton CDC	Maloney Properties	10/24/16
46	Brook Ave Coop	Boston	Brook Veterans Housing LP	United Housing Management	6/15/16
47	Brookside Terrace	Southbridge	Meredith Management	Meredith Management	2/14/17
48	Burbank Street Apartments	Boston	Astor Assets Inc. c/o Fenway CDC	HallKeen	11/14/16
49	Cabot Street Homes	Beverly	Cabot Street Homes LP co/ North Shore CDC	YMCA of Northshore	11/9/16
50	Cabot Street House	Beverly	YMCA Cabot Street House	YMCA of the North Shore	5/24/16

	Project name	Location	Owner	Managing agent	Monitoring Date
51	Cabotville Common	Chicopee	Cabotville Common LP c/o VOC	Valley Opportunity Council (VOC)	11/17/16
52	Cambridge YWCA	Cambridge	Cambridge YMCA	Wingate	6/23/16
53	Canal Lofts	Worcester	Planning Office of Urban Affairs	WinnResidential	12/29/16
54	Capen Court	Somerville	Somerville Housing Authority	SHA	10/7/16
55	Capitol Square	Arlington	HCA Capitol Square Apartments	Peabody Properties	6/14/16
56	Capitol Square Apartments	Pittsfield	Capitol Square Associates	Berkshire Housing Services, Inc.	11/4/16
57	Carleton House	Boston	Forward Inc.	Rogerson Communities	11/30/16
58	Carpenter's Glen	Taunton	South Shore Housing	HallKeen Mgt	1/5/17
59	Castle Hill	Worcester	ZU Development	Zu Development	5/18/16
60	Central House	Cambridge	820 SRO LLC c/o Caritas Communities Inc.	Caritas Communities Inc.	1/24/17
61	Centre Creighton	Jamaica Plain	Centre Creighton Apartments, LLC	Peabody Properties	8/16/16
62	Ceylon Fields	Boston	Dorchester Bay EDC	Maloney Properties	10/13/16
63	Chelmsford Woods Residences	Chelmsford	Stratford Capital Group	Chelmsford Housing Authority	11/2/16
64	Chelsea Homes	Chelsea	The Neighborhood Developers	WinnResidential	5/17/16
65	Cheriton Heights	West Roxbury	AABA	TCB	6/16/16
66	Cherry Hill II	Plymouth	Cherry Hill II of Plymouth Bay LLC	Peabody	11/16/16
67	Chestnut Farm	Raynham	GateHouse Group	GateHouse Mgt	1/17/17
68	Chestnut Street Residences	Springfield	Home City Housing	Home City Housing	1/18/17
69	Cheverus School	Boston	East Boston CDC	Metro Management	8/30/16
70	Chicopee Falls Revitalization	Chicopee	VOC	VOC	11/17/16
71	Chicopee Village (Meadow Green Apartments)	Chicopee	BG Management	MCR Property Management	11/15/16
72	CHOICE Center at North Village	Chelmsford	Chelmsford Housing Authority	Chelmsford Housing Authority	4/14/16
73	Christopher Heights	Marlborough	Grantham Group	Grantham Group	10/19/16
74	Church Street School	Ware	HAP	HAP	11/22/16
75	Churchill Homes I	Holyoke	Churchill Homes I LP c/o TCB	WinnResidential	7/27/16
76	City View Commons I	Springfield	City View Commons I LP	First Resource Management	6/28/16

	Project name	Location	Owner	Managing agent	Monitoring Date
77	City View Commons II	Springfield	City View Commons II LP	First Resource Management	6/28/16
78	Clarendon Residences	Boston	YWCA of Boston	Maloney Properties	12/27/16
79	Clark Biscuit	North Adams	Arch Realty, LP	Berkshire Housing	4/6/16
80	Clay Pond Cove	Bourne	Clay Pond Preservation Associates LP c/o POAH	POAH Communities	2/14/17
81	Cliftex Lofts	New Bedford	Keith Properties	Winn Residential	6/2/16
82	Coffin Lofts	New Bedford	HallKeen	HallKeen Management	7/14/16
83	Cohen, Florence & Chafetz (Admiral's Hill)	Chelsea	Admiral's Hill Assisted Living LP c/o Chelsea Jewish Nursing Home	ASAR Elder Services	3/10/17
84	Coleman House II	Newton	Jewish Community Housing for the Elderly	JCHE	2/28/17
85	Colonial Apartments	Gardner	Weston Associates	Weston Associates	1/30/17
86	Columbia West Apartments	Boston	Columbia West LP c/o New Communities LLC & First Atlantic Development	Peabody Properties	12/15/16
87	Commerce Apartments	Boston	Thomas Welch Associates	Peabody Properties	5/26/16
88	Conifer Hill Commons - Phase II	Danvers	Karam Financial	Maloney Properties	5/9/16
89	Coolidge at Sudbury	Sudbury	B'nai B'rith	Barkan	8/4/16
90	Copley Gardens	Rockland	SSHDC	HallKeen	5/9/16
91	Corcoran House	Clinton	HallKeen	HallKeen	1/11/17
92	Cordovan at Haverhill Station	Haverhill	Beacon	Beacon	12/21/16
93	Cottage Hapgood	Athol	RCAP	RCAP	4/7/16
94	Curtain Lofts	Fall River	WinnDevelopment	WinnResidential	2/3/17
95	Dartmouth Hotel	Boston	Dartmouth Hotel, LP	Winn Residential	8/3/16
96	Dennis Commons	Dennis	Dennis Housing Associates LP	Realty Resource Group	10/20/16
97	Dudley Greenville	Boston	Madison Park Dev	Winn	2/1/17
98	Dudley Terrace	Boston	Dudley Terrace LP. Subsidiary of Dorchester Bay EDC	United Housing Management	2/22/17
99	Dwight Clinton Apartments	Holyoke	HAP	HAP Housing, Inc.	11/17/16
100	East Main Street	Chicopee	VOC	VOC	11/17/16
101	Edgewater I	Westport	Edgewater Apartments LLC	Group One	4/4/16

	Project name	Location	Owner	Managing agent	Monitoring Date
102	Edgewater II	Westport	Edgewater Apartments LLC	Group One	4/4/16
103	Edgewood Apartments	Westfield	Edgewinn Limited Partnership	Winn Residential	5/5/16
104	Egleston Crossing	Roxbury	Egleston Crossing UE LP	WinnResidential	7/13/16
105	Elm Street Revitalization	Westfield	Domus	Domus	2/28/17
106	Elm/Otis	Cambridge	Just-A-Start Corporation	Maloney Properties	6/1/16
107	Emerson Manor II	Longmeadow	Interfaith Homes of Longmeadow Phase 2	Carr Property Management	1/31/17
108	Erie Ellington Homes, LP	Boston	Codman Square NDC	Winn Residential	3/7/17
109	Eutaw Meridian	East Boston	NOAH	NOAH	1/20/17
110	Florence Chafetz Home	Chelsea	Admiral's Hill Assisted Living II LLC c/o Chelsea Jewish Nursing Home	ASAR Elder Services	3/10/17
111	Foley House	Provincetown	Provincetown Housing Authority	Provincetown Housing Authority	6/17/16
112	Fort Street Apartments	Quincy	ACDC Fort Street LLC	Maloney Properties	11/1/16
113	Franklin Commons	Franklin	Gatehouse	Gatehouse Management	5/16/16
114	Franklin Hill Phase 1A	Boston	Trinity Financial	Trinity Management	11/1/16
115	Franklin Hill Phase 2A	Boston	Trinity Financial	Trinity Management	7/11/16
116	Freedom Village	West Boylston	SMOC	Maloney Properties	9/20/16
117	Gardner, Crawford, Thane	Boston	Gardner, Crawford, Thane LP c/o Lorenzo Pitts	Lorenzo Pitts Inc.	12/19/16
118	Geneva Avenue Special Needs Elderly	Boston	Pine Street Inn Housing II, Inc.	Pine Street Inn	8/4/16
119	Geneva Elderly Apartments	Boston	Action for Boston Community Development	Maloney Properties	10/13/16
120	Gordon H. Mansfield Veteran's Community	Pittsfield	Soldier On Veteran's Village I LLC	Soldier On	1/9/17
121	Grandfamilies House	Boston	Grandfamilies, LP	Winn Residential	12/7/16
122	Great Cove Community	Mashpee	Great Cove Community LLC c/o Mashpee HA	Mashpee HA	1/12/17
123	Greenfield Gardens	Greenfield	Homesavers Council of Greenfield Gardens, Inc.	Mount Holyoke Management	6/15/16
124	Groop Townview	Fitchburg	Winn	Winn	5/24/16
125	Harborlight House	Beverly	Harborlight Community Partners	Harborlight Community Partners	11/3/16
126	Harvard Commons	Boston	Cruz Development Corp.	Cruz Management	10/12/16

	Project name	Location	Owner	Managing agent	Monitoring Date
127	Haverhill Street Transitional and Permanent Housing (Fina House)	Lawrence	YWCA of Lawrence	YWCA of Lawrence	2/2/17
128	Hayes Building, I	Haverhill	Collectively Hayes Building, LLC and Planning Office for Urban Affairs, Inc.	Peabody Properties	7/21/16
129	Haynes House	Boston	Haynes House II LP c/o Madison Park Dev. Corp.	Winn Residential	9/20/16
130	Hearth at Olmsted Green	Boston	Hearth Olmsted	Peabody Properties	2/8/17
131	Highland Terrace	Chelsea	Highland Terrace, LP	Winn Residential	12/21/16
132	Highland Village	Ware	Highland Ware Associates c/o Meredith Management	Meredith Management	2/22/17
133	Hillside Ave	Great Barrington	CDC of South Berkshire	Construct Inc.	9/30/16
134	Hillside Village	Ware	Hillside Village Associates c/o Meredith Management	Meredith Management	2/22/17
135	Holcroft Park Homes Phase II	Beverly	Holcroft Homes II, LP	North Shore YMCA	11/9/16
136	Holcroft Park Homes Phase I	Beverly	Holcroft Homes I, LP	North Shore YMCA	11/9/16
137	Hong Lok House	Boston	Rogerson Communities	Rogerson Communities	4/14/16
138	Hope House	Boston	Hope House, LLC	Hope House, LLC	11/1/16
139	Howard Dacia	Boston	Howard Dacia LLC/Nuestra Comunidad	Winn	6/21/16
140	Hubert Place	South Hadley	Elder Care Initiatives	Carr Property Management	11/21/16
141	Ice Pond	Northampton	Owner-occupied	Valley CDC	6/16/16
142	Ingraham Place	New Bedford	WIHED	Harborlight Community Partners	3/7/17
143	Jamaica Plain Apartments	Boston	Urban Edge	WinnResidential	10/25/16
144	Janus Highland	Chelsea	Janus Highland, LP	Winn Residential	12/21/16
145	Jefferson Park	Springfield	Jefferson Park LP.	Valley Management	1/23/17
146	John W Weeks House	Newton	Newton Community Development Foundation	NCDF	8/10/16
147	Kalife Apartments	New Bedford	Wamsutta AKS LP	HallKeen Management	9/15/16
148	Keenan House I	Pittsfield	Berkshire Council Realty	The Brien Center	3/30/17
149	Keenan House II	Pittsfield	Berkshire Council Realty	The Brien Center	3/30/17

	Project name	Location	Owner	Managing agent	Monitoring Date
150	Kenwyn Park Apartments		HAP Inc.	HAP Inc.	9/14/16
151	King's Street SRO	Northampton	Valley CDC	HMR	9/18/16
152	Lake Street Affordable Housing	Chatham	The Community Builders (TCB)	The Community Builders (TCB)	11/29/16
153	Landmark at Fall River	Fall River	Simsbury Associates	Landmark Senior Living	2/7/17
154	Lawton's Corner	New Bedford	HallKeen	HallKeen Management	7/14/16
155	Liberty Hill Townhomes	Springfield	Home City Housing	Home City Housing	6/7/16
156	Liberty Square	Lowell	Liberty Square Housing LP/CBA	Maloney Properties	6/7/16
157	Linwood Mill Senior Housing	Northbridge	EAF Linwood LLC	Peabody Properties	2/21/17
158	Little Neck Village	Marion	EA Fish	Peabody	11/28/16
159	Loft Five50	Lawrence	WinnCompanies	WinnResidential	3/8/17
160	Long Glen I	Allston	Long Glen Rental LLC c/o Allston-Brighton CDC	Maloney Properties	3/21/17
161	Longhill Garden Condominium (Forest Park)	Springfield	ForestPark Condo LP	WinnResidential	2/6/17
162	Mainstay House	Boston	BAC-YOU CDC	Winn	10/18/16
163	Malden Mills Phase 2	Lawrence	WinnCompanies	Winn	3/8/17
164	Mandela Housing Phase I	Boston	Mandela Housing, LP	Beacon Communities	6/24/16
165	Mansfield Meadows	Mansfield	Mansfield Meadows Associates	Beacon Communities	8/22/16
166	Maple Commons	Boston	Maple Commons Apartments LP	Cruz Management	9/1/16
167	Maple High	Springfield	Maple Properties, LP	Valley Real Estate	6/16/16
168	Maplewood Place	Malden	Maplewood Place Associates, LP	Atria Senior Living Group	2/15/17
169	Marion Village Estates	Marion	Marion Village Estates	Maloney	9/18/16
170	Mashpee Village	Mashpee	TCB	TCB	7/6/16
171	Mason Wright	Springfield	Mason Wright Retirement Community LP	Rogerson Communities	4/21/16
172	Mattapan Heights 5A	Boston	Trinity Mattapan Height V LP	Trinity Management LLC	5/3/16
173	Maverick Gardens III	Charlestown	Trinity East Boston III LP	Trinity Management Co.	8/17/16
174	Maverick Gardens II	Charlestown	Trinity East Boston II LP	Trinity Management Co.	8/17/16

	Project name	Location	Owner	Managing agent	Monitoring Date
175	Melpet Farms	Dennis	POAH	POAH	11/17/16
176	Memorial Parish House	Springfield	Memorial Parish House LP	Mount Holyoke Management	9/21/16
177	Middlesex Street Apartments aka Carriage House	Lowell	Middlesex Street LP/CBA	Maloney Properties	7/19/16
178	Millbank I	Northampton	Valley Millbank LLC.	Valley CDC	4/25/16
179	Millbank II	Northampton	Valley Millbank LLC.	Valley CDC	4/25/16
180	Mishawum Assisted Living	Charlestown	EA Fish	Peabody Properties	12/15/16
181	Mishawum Park	Charlestown	Mishawum Park Tenants Assoc.	Peabody Properties	7/20/16
182	Moltenbrey	Montague	FCRHRA	FCRHRA	12/7/16
183	Museum Park I	Springfield	Ashford Place Winn LLC	Winn Residential	7/13/16
184	Museum Park II	Springfield	Ashford Place Winn II LLC	Winn Residential	7/13/16
185	Neponset Field Senior Housing	Boston	The Residences at Neponset Field Inc. c/o Inquilinos Buricuas En Accion (IBA)	Maloney Properties	2/6/17
186	Neville Assisted Living	Cambridge	Neville Asst Living LP	Senior Living Residences	2/15/17
187	New Amsterdam	Pittsfield	New Amsterdam LP.	HMR, Inc	4/7/16
188	New Court Terrace	Holyoke	New Court Terrace LLC	HAP Housing	7/26/16
189	New Girls Latin II	Dorchester	Codman Square Neighborhood Development	WinnResidential	8/9/16
190	New South Street	Northampton	New South Street Apts LP	Home City Housing LLC	2/17/17
191	Niagara Court	Fall River	TCB Niagara, LP	TCB	5/5/16
192	Normandy Arms	Framingham	SMOC	SMOC	11/21/16
193	North Farm Senior Estates	Somerset	Karam Financial	Karam Financial	4/5/16
194	North Village at Webster	Webster	North Village Apartments LLC	Winn Residential	9/8/16
195	Northern Heights	Springfield	Northern Heights LP	Winn Residential	12/20/16
196	Northside Senior Citizens Apartments aka Northside Village	Dennis	Karam	Karam	11/3/16
197	Oakwood Senior Estates	Swansea	Karam Financial	Karam Financial	4/26/16
198	Ocean Shores	Marshfield	Beacon Ocean Shore, LP	Beacon Communities	6/9/16

	Project name	Location	Owner	Managing agent	Monitoring Date
199	Old High School Commons	Acton	Towne School LP (Steve Joncas / Lowell)	Peabody Properties	6/21/16
200	Oliver Lofts	Boston	WinnCompanies	WinnResidential	12/1/16
201	Olmsted Green Rental II	Boston	Olmsted Green Rental II LLC c/o CSNDC	WinnResidential	7/18/16
202	Olmsted Green Rental III	Boston	Olmsted Green Rental II LLC c/o Cnew Boston	WinnResidential	7/18/16
203	One East Lenox	Boston	One Lenox LP c/o Caritas Communities	Caritas Communities	3/21/17
204	Orange Wheeler I	Lawrence	TCB	TCB	12/6/16
205	Orange Wheeler II	Lawrence	TCB	TCB	4/6/16
206	Orange Wheeler II	Lawrence	TCB	TCB	3/28/17
207	Orange Wheeler III	Lawrence	TCB	TCB	4/6/16
208	Orange Wheeler III	Lawrence	TCB	TCB	3/28/17
209	Orange Wheeler IV	Lawrence	TCB	TCB	12/6/16
210	Orchard Hill Estates	Oxford	Trinity	Trinity	4/8/16
211	Orchard Hill Estates	Oxford	Trinity	Trinity	3/16/17
212	Osprey Lane	Sandwich	TCB Sandwich LP	The Community Builders	7/12/16
213	Outing Park Apartments I	Springfield	First Resource Company	First Resource Company	6/29/16
214	Outing Park Apartments II	Springfield	First Resource Company	First Resource Company	6/29/16
215	Parcel 24	Boston	ACDC	Maloney	11/8/16
216	Paxton Senior Housing	Paxton	EA Fish	Wingate	7/19/16
217	Phillips & Tenney	Metheun	TCB	TCB	4/6/16
218	Phillips & Tenney	Metheun	TCB	TCB	3/28/17
219	Pilot Grove II	Stow	Stow Comm Housing Corp	TCB	3/28/17
220	Pine Commons	Brockton	Pine Commons LP c/o Beacon Residential	Beacon Residential Management LP	7/18/16
221	Pine Gardens	Brockton	Pine Gardens LP c/o Beacon Residential	Beacon Residential Management LP	7/18/16
222	Pine Grove	Taunton	Keith	Beacon Communities	12/16/16
223	Pine Homes	Brockton	Pine Homes LP c/o Beacon Residential	Beacon Residential Management LP	7/18/16
224	Pine Woods	Stockbridge	Pine Woods LLC c/o Construct, Inc.	Construct, Inc.	3/30/17

	Project name	Location	Owner	Managing agent	Monitoring Date
225	Pittsfield YMCA	Pittsfield	Pittsfield YMCA Housing Associates, LLC	Berkshire Housing Services, Inc.	7/13/16
226	Pleasant Street Apartments	Beverly	Peabody	Peabody	12/2/16
227	Plymouth and Fifth Street	Fall River	Bristol III, LP	Darnbrough Management	3/21/17
228	Pocasset Assisted Living (Cape Cod Senior Residence)	Bourne	Pocasset Senior Living LP	Senior Living Residences & Realty Resource Group	10/20/16
229	Powder House Village	Ipswich	Powder House Village LP c/o North Shore YMCA	YMCA of Northshore	11/10/16
230	Prospect Estates	Webster	WIHED	WinnResidential	2/21/17
231	Providence House	Boston	EA Fish	Welch Healthcare and Retirement Group	5/16/16
232	Province Landing	Provincetown	Province Landing LP c/o TCB	The Community Builders (TCB)	1/9/17
233	Puerta de la Esperanza	Holyoke	Puerta de la Esperanza	Mt. Holyoke Management	3/20/17
234	Putnam Green	Cambridge	Putnam Green LLC c/o Homeowners Rehab Inc (HRI)	Winn	3/23/17
235	Quadrangle Court (KenQuad)	Holyoke	Quadrangle Court LP	HAP Housing	9/4/16
236	Quail Run Apartments	Stoughton	Gatehouse Buckley LP	Gatehouse Management	8/4/16
237	Quincy Commons	Boston	Nuestra CDC	WinnResidential	4/12/16
238	Quincy Veterans Housing	Quincy	Father Bill's and MainSpring (FBMS)	Father Bill's and MainSpring (FBMS)	5/3/16
239	Residence at Canal Bluffs	Bourne	CB Rental LP c/o POAH	POAH Communities	2/14/17
240	Residences at Stony Brook	Westford	CTI	Peabody Properties	12/20/16
241	Residences at the Groves	Middleborough	Grove Apartments LLC	Peabody Properties	7/11/16
242	Reviviendo Family Housing	Lawrence	Reviviendo Family Housing LLC	First Realty Management	6/10/16
243	Rice Silk Mill	Pittsfield	Pittsfield Silk LLC c/o Rees Larkin	Berkshire Housing Services, Inc.	3/2/17
244	Riley House	Boston	POUA	Maloney	4/27/16
245	Riverview Homes	Pittsfield	Riverview Homes LP c/o Beacon Residential Mgmt	Beacon Communities LLC. Com	11/17/16
246	Rockdale Neighborhood Revitalization	Northbridge	SMOC	SMOC	10/13/16
247	Rollins Square	Boston	POUA	Maloney Properties	10/27/16
248	Roosevelt Street	New Bedford	Cushing Co	Darnbrough Management	9/12/16

	Project name	Location	Owner	Managing agent	Monitoring Date
249	Roosevelt Street Revit II	New Bedford	Bristol III, LP	Darnbrough Management	5/19/16
250	Roxbury Crossing Senior Building	Boston	Mission Hill NHS	Maloney	8/16/16
251	RTH Community Apartments	Boston	RTH Community Apts LP	Wingate Management	12/14/16
252	Ruggles Shawmut Housing	Boston	Madison Park Development Corp	Trinity Management	8/9/16
253	Rutland Street	Springfield	Northern Star Development Corp.	Ware Group	1/9/17
254	Safe Harbor House	Pittsfield	Berkshire Council Realty	The Brien Center	3/30/17
255	Salem Point (fka Salem Scattered and 98-102 Lafayette)	Salem	Lafayette Housing LP	NorthShore Property Managers, Inc.	6/10/16
256	Sally's Way	Truro	Community Housing Resource	Community Housing Resource	1/23/17
257	Sargeant West Apartments	Holyoke	Mount Holyoke Management	Mount Holyoke Management	11/3/16
258	Saunders School Apartments	Lawrence	EA Fish	Peabody Properties	6/7/16
259	Savin Creston	Boston	Quincy Geneva IV Housing LP	Winn	10/27/16
260	School Street Residences	Athol	SCG Devt	Winn	3/30/17
261	Schoolhouse Green	Falmouth	Affirmative Investments & Falmouth Housing Corp.	Falmouth Housing Authority	10/17/16
262	Senior Living at Prouty	Spencer	MHPI, Inc.	MHPI, Inc	8/16/16
263	Simpkins School Residences	South Yarmouth	Stratford Capital Group	Winn	6/1/16
264	Sirk Building	Lowell	Caleb Foundation	Caleb Group	6/13/16
265	Sitkowski School	Webster	NOAH	WinnResidential	8/15/16
266	South First Street	New Bedford	Cushing Co	Darnbrough Real Estate	9/12/16
267	South Street	Framingham	SMOC	SMOC	11/21/16
268	Spencer Row	Chelsea	The Neighborhood Developers	Winn Residential	9/12/16
269	Squirrel Brand	Cambridge	Squirrel Brand LP (Just-A-Start)	Maloney Properties	6/1/16
270	St. Jean Baptiste	Lynn	POUA	LHAND	8/12/16
271	St. Joseph Residence at Mount Marie	Holyoke	St. Joseph Residence at Mount Marie, Inc.	Tryko Partners	7/26/16
272	St. Joseph's Redevelopment	Salem	POUA	Peabody	6/23/16
273	Stage Coach Residence	Centerville	Barnstable Housing Authority	Barnstable Housing Authority	6/14/16
274	Standish Apartments	Worcester	Zu Development	Zu Development	11/29/16

	Project name	Location	Owner	Managing agent	Monitoring Date
275	Stevens Senior Housing of Ludlow	Ludlow	HAP Housing	HAP Housing	4/7/16
276	Suffolk Street	Lowell	Owner-occupied	Lowell Housing Authority	5/10/16
277	Susan Bailis (St. Botolph)	Boston	HallKeen	HallKeen Management	4/22/16
278	Swartz Properties aka CCPLP	Cambridge	Homeowners Rehab Inc. (HRI)	Winn	10/25/16
279	Talbot Bernard Homes	Boston	Codman Square Neighborhood Development	Winn Residential	5/16/16
280	Talbot Bernard Senior Housing	Boston	Codman Square Neighborhood Development	Winn Residential	5/16/16
281	Tapley Court	Springfield	Better Homes Tapley LLC c/o Home City Housing	Home City Housing	11/15/16
282	Terrance Street Apartments	Springfield	Northern Star Development Corp.	Northern Star Development Corp.	1/9/17
283	Thankful Chases Pathway	Harwich	Lower Cape Cod CDC	Cape Cod Community Development Partnership	7/7/16
284	The Foley	Boston (Mattapan)	Trinity Foley LP	Trinity Management	7/12/16
285	The Metropolitan	Boston	Parcel C Rental	Peabody Properties	5/12/16
286	The Winslow	Greenfield	Winslow Building Management, LP	Greenfield Housing Authority	12/6/16
287	The Woodlands (Plympton Elderly)	Plympton	SSHDC	HallKeen	5/9/16
288	Thomas I. Atkins Apts fka Kasanof Bakery	Boston	Kasanof LLC c/o Nuestra Comunidad CDC	Winn Residential	2/15/17
289	Transition House	Fall River	Steppingstone	Steppingstone	4/21/16
290	Treehouse at Easthampton	Easthampton	Treehouse Easthampton Housing LLC.	Beacon Residential	2/28/17
291	Tri-Town Phase 1	Lunenburg	Great Bridge Properties	Stewart Property Management	12/2/16
292	Tri-Town Phase 2	Lunenburg	Great Bridge Properties	Stewart Property Management	12/2/16
293	Triangle Rental	Lowell	Triangle Rental LP c/o CBA	Maloney Properties	11/9/16
294	Trinity Terrace	Boston	Trinity Terrace LP c/o Trinity Financial	Trinity Management	1/4/17
295	Trolley Square	Cambridge	HRI	Winn	6/14/16
296	Uphams Corner Market	Boston	Uphams Corner Market	Peabody Properties	7/26/16
297	Uphams West	Boston	DBEDC	Maloney	11/8/16
298	Upsala Street Apartments	Worcester	Oak Hill CDC	Maloney Properties	10/18/16

	Project name	Location	Owner	Managing agent	Monitoring Date
299	Upton Street	Boston	POUA	Pine Street Inn	3/1/17
300	Valley Main Street	Amherst	Valley CDC	Amherst Housing Authority	11/18/16
301	Verano Apartments	Holyoke	Verano Apts LP c/o HAP Inc.	HAP Housing	11/17/16
302	Villa Michelangelo	Boston	East Boston Community Development Corp	Metro Management	3/24/17
303	Village at Hospital Hill	Northampton	Village at Hospital Hill LLC	The Community Builders	8/18/16
304	Village at Hospital Hill II	Northampton	Village at Hospital Hill II, LLC	The Community Builders	8/18/16
305	Village Green Phase I	Barnstable	Dakota Partners	HallKeen	12/1/16
306	Visiting Nurse Assisted Living	Somerville	VNA of Eastern MA	Managed Health Resources	4/5/16
307	Visiting Nurse Assisted Living	Somerville	VNA of Eastern MA	Managed Health Resources	3/23/17
308	VNA Senior Living Community	Somerville	Visiting Nurse Foundation Inc.	Managed Health Resources	12/1/16
309	VOA Somerville Vets	Somerville	Volunteers of America (VOA)	Volunteers of America (VOA)	7/28/16
310	Voces de Esperanza	Holyoke	Voces de Esperanza LP c/o Nueva Esperanza CDC	Home City Housing	9/14/16
311	Wade and John	Fall River	Bristol Communities Revitalization	Mackin Group	4/13/16
312	Wade, John and Tecumseh Streets	Fall River	Bristol III, LP	Darnbrough Management	3/21/17
313	Wakefield Senior Housing	Wakefield	Wakefield Senior Housing Corp	Wakefield Housing Authority	3/8/17
314	Walkover Commons	Brockton	Beacon Communities	Beacon Communities	1/17/17
315	Walnut Community Housing	Roxbury	Walnut Housing LLC c/o 1810 Realty Group	1810 Realty Group	3/23/17
316	Wamsutta Apartments	New Bedford	HallKeen Wamsutta LP	HallKeen Management	9/15/16
317	Warren/Shepard St Housing Initiative	Lynn	Warren/Shepard Street LP	Lynn Housing and Neighborhood Development	8/12/16
318	Washington Beech 1A	Boston	Trinity Washington Beech Phase I LP c/o Trinity Financial	Trinity Management	7/7/16
319	Washington Beech 1B	Boston	Trinity Washington Beech Four Phase I LP c/o Trinity Financial	Trinity Management	7/7/16
320	Washington Beech 2A	Boston	Trinity Washington Beech Phase II LP c/o Trinity Financial	Trinity Management	7/7/16
321	Wayne at Blue Hill	Boston	Cruz	Cruz	12/8/16
322	Wellfleet Apartments	Wellfleet	LCCDC	CCCDP	12/12/16

	Project name	Location	Owner	Managing agent	Monitoring Date
323	West Fenway Apartments	Boston	Fenway CDC	HallKeen	5/18/16
324	Westfield Estates	Brockton	Westfield Condo Investment	Cushing Housing Corp	10/6/16
325	Westport Village	Westport	Karam Financial	Karam Financial	4/29/16
326	Whitney Building	Leominster	142 Water Street LP c/o Twin Cities CDC	Wingate Management	6/16/16
327	Whittier Place	Worcester	Beacon Communities	Beacon Mgmt	2/23/17
328	Willow Trace Apartments	Plainville	Gatehouse Group	Gatehouse Management	6/6/16
329	Windfield Family	Hadley	Windfield Family Apts LP	Greenleaves Realty	3/30/17
330	Windfield Senior	Hadley	Windfield Senior Est LP	Greenleaves Realty	3/30/17
331	Winter Gardens	Quincy	Winter Gardens LLC c/o Neighbor Works of Southern Mass	Maloney Properties, Inc.	6/24/16
332	Winter Street Housing	Haverhill	Winter Street House LP. c/o of YMCA of the Northshore	YMCA of the Northshore	1/26/17
333	Winter Street School Apartments	Haverhill	POUA	Peabody	3/23/17
334	Winter Street Supportive Housing	Hyannis	Cape Ministry Inc.	Barnstable Housing Authority	11/7/16
335	Winthrop Apartments	Winthrop	Affirmative Investments	Chelsea Jewish Foundation	8/23/16
336	Woodland Walk	Charlton	Cady Brook Apts Housing LP	HAP Housing	7/1/16
337	Worthington Commons Apartments	Springfield	Worthington Commons LLC c/o First Resource Dev Corp	First Resource Management Company	9/21/16
338	Worthington House	Springfield	Friends of the Homeless, LLC	Friends of the Homeless, LLC	8/15/16

APPENDIX B: Desk Reviews

	Property	Location	Owner	Manager
1	105 Plymouth (Tara Condominiums)	Fitchburg	NuVue CDC	Wingate
2	109 Mount Pleasant	Boston	Nuestra Comunidad	Winn
3	1169-1179 Cambridge St	Cambridge	Just-A-Start	Maloney
4	1392 House	Boston	1392 Dorchester Avenue, LLC	Trinity Management
5	157 Washington Street AB&W - Rental Retail	Boston	157 Washington Street AB&W LLC, c/o CSNDC	WinnRes

	Property	Location	Owner	Manager
6	18 George Street	Pittsfield	Berkshire Fund	Berkshire Housing
7	447 Concord Rd	Bedford	447 Concord Road	Wingate
8	46-48 School Street	Northampton	Valley CDC	Home City Housing
9	59 Norfolk Street	Cambridge	Just-A-Start	Maloney
10	71 Westland Avenue Apartments	Boston	Fenway CDC	HallKeen
11	Austin Court	New Bedford	Wamsutta AKS LP	HallKeen Management
12	Beryl Gardens	Boston	Madison Park Development Corp	WinnResidential
13	Cape Ann YMCA Community Center	Gloucester	Cape Ann Community Center LP	North Shore YMCA
14	Corey Seton Manor	Boston	EA Fish	Peabody Properties
15	Cross Street	Malden	Housing Families	Housing Families
16	Crossway Towers	Lee	Elder Services of Berkshire County	Berkshire Housing
17	East Main St. Revitalization Project	Fall River	Cushing Co	Cheryl Darnbrough
18	Front Street	Weymouth	QCAP	QCAP
19	Great Cove Community fka Breezy Acres Expansion	Mashpee	Great Cove Community LLC c/o Mashpee HA	Mashpee HA
20	Greenough House For Elders	Tisbury	DCRHA	DCRHA
21	Hano Homes	Boston	Allston Brighton CDC	Maloney
22	Humboldt Apartments	Boston	Thomas Welch Associates	Peabody Properties
23	Hyde Park Avenue Elder Care	Boston	Bay Cove Human Services Inc.	Bay Cove Human Services Inc.
24	Imani House	Boston	Imani House LLC c/o The Black Community Information Center, Inc.	United Housing Management
25	Indian Rock Supportive Housing	Saugus	Indian Rock Supportive Housing, Inc	LHAND
26	McLaughlin House	North Reading	Supportive Living Inc	Supportive Living Inc
27	Moody Street Apartments aka Unity Place	Lowell	Unity Place, LLC c/o Coalition for a Better Acre	Maloney Properties
28	Moreland Street	Boston	Moreland St. Affordable Housing Corp c/o Brookview Housing Inc.	Cruz Management
29	Nueva Vida	Holyoke	Mt Holyoke Mgmt	Mt Holyoke Mgmt

	Property	Location	Owner	Manager
30	Peckham St. Revitalization Project	Fall River	Cushing Co	Cheryl Darnbrough
31	Prospect Hill Apartments	Westfield	Domus	Domus
32	Providence House	Boston	EA Fish	Welch Healthcare and Retirement Group
33	Recovery House (Canal House)	Orleans	LCCDC	CCCDP
34	Reed House	Westfield	Domus	Domus
35	Sanford Apartments	Westfield	Domus	Domus
36	Siochain	East Boston	NOAH	NOAH
37	State Street Apts. (Wamsutta IV)	New Bedford	Wamsutta AKS LP	HallKeen Management
38	Union Hill Rental Housing Initiative	Worcester	Oak Hill CDC	Maloney Properties
39	Victory Housing on Warren Street	Boston	Victory Program, Inc.	Victory Program, Inc.
40	Worcester House	Boston	Caritas	Caritas

HTF Grantee: Massachusetts Department of Housing and Community Development			
Has the grantee exceeded the 10% administrative cap for HTF?	<input type="checkbox"/>	<input type="checkbox"/>	No.
Has the grantee met its 24-month HTF commitment requirement?	<input type="checkbox"/>	<input type="checkbox"/>	Not yet, but we are on track to meet the requirement.
Has the grantee met its five year HTF expenditure requirement?	<input type="checkbox"/>	<input type="checkbox"/>	Not yet, but we are on track to meet the requirement.
Has the grantee met its HTF activity spending requirements? (Minimum 80 percent for rental housing, maximum of 10 percent for homeownership housing)	<input type="checkbox"/>	<input type="checkbox"/>	Our conditional commitments are consistent with these requirements.
Has the grantee met its HTF income targeting requirements per 24 CFR 93.250?	<input type="checkbox"/>	<input type="checkbox"/>	Our conditional commitments are consistent with these requirements.
Has the grantee exceeded the 1/3 operating cost cap for HTF, per 24 CFR 93.200?	<input type="checkbox"/>	<input type="checkbox"/>	No.

In keeping with our allocation plan, in December of 2016, DHCD announced a competitive rental competition for supportive housing projects seeking HTF and other funds. DHCD accepted applications in January of 2017, and selected 7 recipients that will produce or preserve 177 units of rental housing for some of the Commonwealth's neediest residents. As a result of this process, DHCD has made contingent commitments of \$3,081,400, in 2016 HTF funds or 90% of the total award. The remaining \$342,373 will support administration costs. The department anticipates that the recipients of 2016 HTF funds will begin construction during the 2017 calendar year.

Because there are not yet any HTF units leased in Massachusetts, there have been no emergency transfers requested pertaining to victims of domestic violence, dating violence, sexual assault, or stalking.