



COMMONWEALTH OF MASSACHUSETTS
Executive Office of Housing and Livable Communities

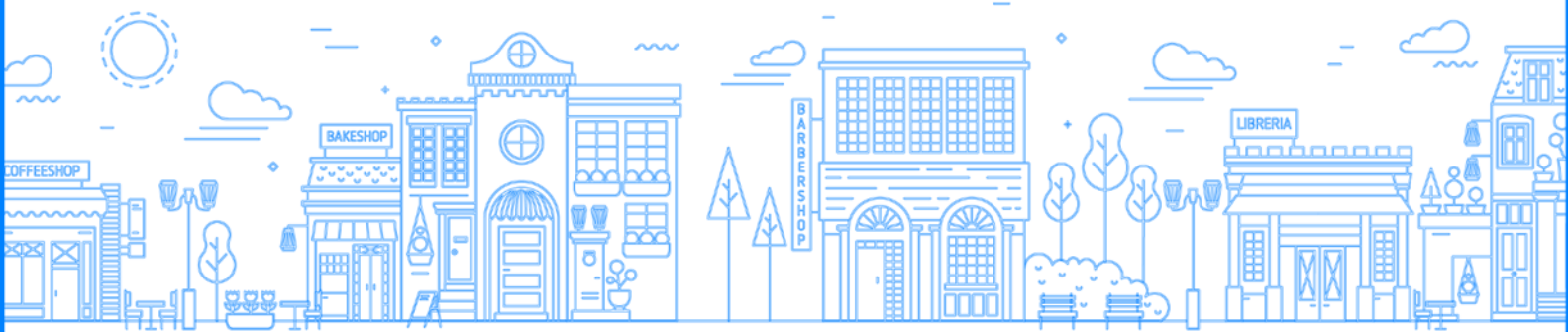
Moving to Work Program
Annual Report for Fiscal Year 2025

Submitted to the
U.S. Department of Housing
and Urban Development

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This Annual Report describes the Moving to Work (MTW) Program activities and accomplishments of the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) (f/k/a the Department of Housing and Community Development) during Fiscal Year 2025, i.e. the period from July 1, 2024, through June 30, 2025.

MTW is a demonstration program authorized by Congress, through which participating agencies are provided flexibility to waive certain statutes and federal regulations in order to design and test approaches for providing housing assistance that address one or more of the following MTW statutory objectives:

1. Reduce cost and achieve greater cost effectiveness in Federal expenditures;
2. Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and,
3. Increase housing choices for low-income families.

EOHLC has been a participant in the MTW Program since 1999. The original small-scale pilot MTW initiative undertaken by EOHLC was expanded in 2008 to incorporate its entire statewide portfolio of tenant-based Housing Choice Vouchers, excluding certain special purpose voucher allocations for which EOHLC may apply MTW flexibilities pursuant to the U.S. Department of Housing and Urban Development's (HUD) published guidance. The programs are administered by EOHLC in partnership with nine Regional Administering Agencies (RAAs), as noted in [Appendix A](#) and referenced throughout this Report.

EOHLC's participation in MTW is subject to the terms and conditions of its 2008 Amended and Restated MTW Agreement with HUD. The required form and content of the Annual Report are defined by HUD in HUD Form 50900 "Elements for the Annual MTW Plan and Annual MTW Report." For purposes of this document and the required submission to HUD, an "MTW activity" is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements. As required, this Annual Report focuses primarily on describing the outcomes of existing approved and implemented MTW activities.

A. Overview of Short-Term and Long-Term MTW Goals and Objectives

In FY 2025, EOHLC provided rental assistance and related services to 21,843 MTW voucher households plus an additional 215 MTW households through its local non-traditional housing programs. An additional 1,885 households were served through the Veterans Affairs Supportive Housing (VASH), Mainstream 5, Family Unification Program (FUP), Emergency Housing Voucher (EHV), and Stability Voucher programs. Further, as a direct result of MTW designation, EOHLC was also able to continue to administer programs and initiatives that help low-income households find and retain housing and become more financially stable.

Given the funding challenges that EOHLC (and many other PHAs) faced in FY 2025, several difficult policy changes were made in an effort to bring down program costs. These policy changes included:

- Pausing the issuance of new vouchers and closing the HCV waitlist;
- Ending security deposit assistance for voucher holders;
- Sunsetting the working families income exclusion (see Activity 2015-1);

- Discontinuing the exclusion of all full-time student income (see Activity 2015-1);
- Sunsetting the utility allowances for cooking and hot water fuel (see Activity 2012-1); and
- Removing MTW funds from certain public housing redevelopment projects (see Activity 2018-9).

EOHLC made these policy decisions with the overarching goal of preserving rental assistance to all existing voucher households. Where possible, EOHLC continues to pursue four other goals:

- Expand housing choice for voucher holders;
- Improve the voucher administration experience for tenants, landlords, and administering staff;
- Provide economic relief and asset-building opportunities to voucher holders; and
- Increase the preservation and production of affordable housing.

In FY 2025, EOHLC retained policies and programs aimed at expanding housing choice for voucher households, including:

- Payment standards based on Small Area Fair Market Rents;
- Supporting Neighborhood Opportunity in Massachusetts (SNO Mass) housing mobility program (see Activity 2011-2); and
- Fair Housing Initiative (see Activity 2021-1).

EOHLC also made progress toward administrative efficiency in FY 2025, through activities including:

- Revisions to the Administrative Plan;
- Development of trainings and Standard Operating Procedures for RAA staff; and
- Change in voucher management software.

EOHLC also continued to help voucher households pursue their career, education, and financial goals through self-sufficiency programming, including:

- Family Self-Sufficiency (FSS) Program (see Activity 2012-5); and
- MassHire Career Partnership (MCP) Program (see Application of Funds).

Although EOHLC had to retract MTW funding from some affordable housing development projects given budget constraints, MTW funds were still utilized in FY 2025 to support projects in Chelsea, Somerville, Boston, and Worcester that will both preserve existing affordable units and produce net-new affordable units (see Activity 2018-9).

Lastly, EOHLC also continued to help address the shelter crisis in Massachusetts by setting aside vouchers for families with children staying in Emergency Assistance (EA) shelters (see Activity 2018-4). As of the end of FY 2025, over 700 vouchers had been issued, and 97% were leased up.

Through its participation in the MTW program, EOHLC is able to support a variety of programs and policies that promote housing stability and economic security for thousands of participating low-income

households, including families with children, seniors, and people with disabilities. The programmatic flexibility afforded by MTW continues to be an important component of the Commonwealth's overall housing strategy.

B. Annual Narrative/Self-Reported Data

EOHLC has included self-reported data within the narratives in [Section IV. Approved MTW Activities](#).

C. Participant Impact Story

EOHLC has included participant impact stories, when applicable and available, within the narratives in [Section IV. Approved MTW Activities](#).

II. General Operating Information

A. Housing Stock Information

Through its Housing Choice Voucher (HCV) Program, EOHLIC provides rental assistance to individuals, families, seniors, and persons with disabilities at properties owned by private or non-profit owners. EOHLIC partners with a wide array of mission-driven, non-profit, and for-profit organizations to provide quality housing opportunities.

i. Actual New Project-Based Vouchers

In FY 2025, EOHLIC entered into Agreements and/or Housing Assistance Payments Contracts for 185 new project-based voucher units at 27 different developments under EOHLIC's Project-Based Voucher (PBV) program. A list of new PBV projects and summary descriptions is shown in Table 1 below.

Table 1: Actual New Project-Based Vouchers

Property Name	City/Town	Number of Vouchers Newly Project-Based		Status at End of FY 2025	RAD?	Description of Project
		Planned*	Actual			
10 Sunnyside Ave	Arlington	0	8	Issued	No	Family Housing
110 Ocean	Revere	0	8	Issued	No	Mixed Housing
1471 Blue Hill Ave	Mattapan	0	8	Issued	No	Family Housing
15 Temple Street (FKA 299 Broadway)	Somerville	0	8	Issued	No	Mixed Housing
36 Sherborn	Arlington	0	1	Leased	No	Family Housing
4200 Washington	Boston	0	8	Issued	No	Mixed Housing
47 White Street	Springfield	0	7	Leased	Yes	Family Housing (RAD Conversion)
Astor Assets	Boston	0	1	Leased	No	Family Housing
Ashbury Commons	Hamilton	0	8	Issued	No	Mixed Housing
Cambridge Blanchard I	Cambridge	0	8	Issued	No	Elderly Housing
Casillis Farm	New Marlborough	0	5	Issued	No	Mixed Housing
Colony on Grove-Apple	Worcester	0	5	Issued	No	Mixed Housing
Cranberry Commons	Plymouth	0	8	Issued	No	Mixed Housing
Cruz New Bedford Scattered Site	New Bedford	0	8	Issued	No	Family Housing
Harbor Vue 4%	Barnstable	0	5	Issued	No	Family Housing
Harbor Vue 9%	Barnstable	0	3	Issued	No	Family Housing
La Casa	Lynn	0	8	Issued	No	Mixed Housing
Lagrange Lofts	Worcester	0	8	Issued	No	Mixed Housing
Marriner Mill 4B	Lawrence	0	8	Issued	No	Family Housing
Merrick Park Apartments	Springfield	0	8	Committed	No	Family Housing

Property Name	City/Town	Number of Vouchers Newly Project-Based		Status at End of FY 2025	RAD?	Description of Project
		Planned*	Actual			
Midwinter Apartments	Quincy	0	8	Issued	No	Mixed Housing
Parcel 25 Phase 3	Boston	0	8	Issued	No	Family Housing
Residences at El Centro	Salem	0	8	Issued	No	Mixed Housing
Spring Rock Village	Brewster	0	8	Issued	No	Family Housing
Ticcoma Green Phase I - 9% (FKA Ticoma Green Workforce Housing)	Nantucket	0	6	Committed	No	Family Housing
Treehouse at Easthampton Meadow	Easthampton	0	8	Issued	No	Mixed Housing
Warren Hall Apartments	Boston	0	8	Issued	No	Mixed Housing
Total: Planned or Actual Newly Project-Based		0	185			

Differences between the Planned and Actual Number of Vouchers Newly Project-Based:

The 50900 requires reporting of planned and actual PBVs which will be either under AHAP or HAP during the Annual Plan fiscal year. EOHLC’s PBVs are allocated through the state’s competitive rental round and in concert with the award of Low Income Housing Tax Credits. Proposals are due in February of each year with funding announcements made in the spring. Given that EOHLC’s MTW Plan is due to HUD prior to the award of PBV funding, EOHLC does not identify planned projects to be awarded PBVs. Further, of the awards made, EOHLC cannot determine which proposals will pass all screening thresholds and enter into AHAP or HAP contracts. Accordingly, EOHLC did not include planned new PBVs in the FY 2025 Plan; however, the table above includes the new PBVs which were committed or under AHAP or HAP by the end of FY 2025.

ii. Actual Existing Project-Based Vouchers

Table 2 provides a list of existing PBV projects and summary descriptions, including information on actual unit counts at the end of the Plan Year. In addition to the 185 new PBV units added to EOHLC’s PBV program in FY 2025, EOHLC also provided subsidies and oversight for 5,156 existing PBV units.

Table 2: Actual Existing Project-Based Vouchers

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
10-24 Peabody Street	Salem	0	1	Leased	No	Family Housing
1005 Broadway	Chelsea	0	8	Leased	No	Family Housing
1060 Belmont Street	Watertown	0	7	Leased	No	Family and Elderly/Disabled Housing
108 Centre Street	Brookline	0	8	Leased	No	Elderly Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
108 Newbury Street	Lawrence	0	4	Leased	No	Family Housing
109 Gilman Street	Somerville	0	1	Leased	No	Family Housing
1129 Dorchester Avenue	Boston	0	8	Leased	No	Family and Elderly/Disabled Housing
12 Russell Terrace	Arlington	0	2	Leased	No	Housing for Homeless Individuals
120 Washington St (FKA 153 Green St Parcel A - 4%)	Worcester	0	3	Leased	No	Family Housing
120 Washington St (FKA 153 Green St Parcel A - 9%)	Worcester	0	3	Leased	No	Family Housing
1201 River Street	Hyde Park	0	8	Issued	No	Elderly Housing
1202 Commonwealth Avenue	Boston	0	6	Leased	No	Housing for Homeless Individuals
1208 Parkway (FKA Residences Off Baker)	Boston	0	8	Leased	No	Family Housing
126 Chandler Street	Worcester	0	7	Leased	No	Family Housing
1285-1291 Mass Avenue	Boston	0	4	Leased	No	Family Housing
132 Chestnut Hill Ave.	Boston	0	8	Leased	No	Elderly Housing
135 Dudley Street	Boston	0	9	Committed	No	Mixed Housing
140 East Street	Great Barrington	0	2	Leased	No	Elderly/Disabled Housing
14-24 Roach Street	Boston	0	8	Leased	No	Family Housing
150 Centre Street at Shawmut Station	Boston	0	8	Committed	No	Family Housing
154-168 Eagle Street	Fall River	0	8	Leased	No	Family Housing
165 Winter Street	Haverhill	0	3	Leased	No	Family Housing
1-7 Piedmont Street	Worcester	0	3	Leased	No	Elderly/Disabled Housing
170 Cottage	Chelsea	0	8	Issued	No	Family Housing
1740 Washington Street	Boston	0	8	Leased	No	Housing for Homeless Individuals
181 Chestnut Street	Chelsea	0	8	Leased	No	Family Housing
181 Washington Street	Somerville	0	8	Leased	No	Family Housing
189 Broadway/One Beach	Revere	0	8	Leased	No	Age-Restricted Housing (55+)
19 Hancock Street	Everett	0	3	Leased	No	Housing for Homeless Individuals
191-195 Bowdoin	Boston	0	8	Leased	No	Family Housing
2 Hardy Street	Beverly	0	6	Leased	No	Family Housing
2147 Washington Street	Boston	0	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
23 Laurel Street	Northampton	0	8	Leased	No	Family Housing
24 Webster Avenue	Somerville	0	8	Committed	No	Family Housing
247 Hancock St	Dorchester	0	8	Issued	No	Family Housing
25 Amory Street - Jackson Square	Boston	0	8	Leased	No	Family Housing
25 Garvey Street	Everett	0	8	Committed	No	Family Housing
25 Sixth Street	Chelsea	0	8	Leased	No	Family Housing
250 Centre Street	Boston	0	8	Leased	No	Family Housing
250 Gull Pond Road	Wellfleet	0	2	Leased	No	Family Housing
28 Mount Pleasant Street	Boston	0	2	Leased	No	Housing for Homeless Individuals
288 Harrison	Boston	0	8	Leased	No	Family Housing
32 Kent Street	Somerville	0	8	Leased	No	Family and Elderly/Disabled Housing
32 Old Ann Page Way	Provincetown	0	2	Leased	No	Family and Elderly/Disabled Housing
3371 Washington St	Jamaica Plain	0	8	Issued	No	Elderly Housing
370 Essex Street	Lawrence	0	8	Leased	No	Family Housing
370 Harvard Street	Brookline	0	8	Leased	No	Elderly Housing
40A Nelson Avenue	Provincetown	0	3	Leased	No	Family Housing
430-436 Dudley Street	Boston	0	3	Leased	No	Housing for Homeless Individuals
447 Concord Road	Bedford	0	4	Leased	No	Family Housing
4-6 Ashland Street	Medford	0	3	Leased	No	Housing for Homeless Individuals
46-48 School Street	Northampton	0	2	Leased	No	Family Housing
470 Main Street	Fitchburg	0	7	Leased	No	Family and Elderly/Disabled Housing
48 Water Street	Wakefield	0	6	Leased	No	Housing for Homeless Individuals
48-64 Middlesex Street	Lowell	0	6	Leased	No	Family Housing
4th at Broadway	Chelsea	0	8	Committed	No	Family Housing
5 Benefit Street	Worcester	0	4	Leased	No	Family Housing
50 Oriol Drive	Worcester	0	8	Committed	No	Family Housing
525 Beach Street	Revere	0	7	Leased	No	Family and Disabled Housing
529 Middle Street	Fall River	0	3	Leased	No	Family Housing
555 Merrimack	Lowell	0	8	Leased	No	Family and Disabled Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
57 Main Street	Lee	0	4	Leased	No	Family Housing
571 Revere Street	Revere	0	8	Leased	No	Family Housing
58 Harry Kemp Way	Provincetown	0	4	Leased	No	Family Housing
580 South Summer Street	Holyoke	0	12	Leased	No	Family Housing
6 Fort Street	Quincy	0	8	Leased	No	Family and Elderly/Disabled Housing
616 Third Street	Fall River	0	4	Leased	Yes	RAD Conversion (Mod Rehab)
66 Hudson at One Greenway	Boston	0	8	Leased	No	Disabled Housing
718-724 Second Street	Fall River	0	6	Leased	Yes	RAD Conversion (Mod Rehab)
733 Broadway	Lowell	0	7	Issued	No	Family Housing
737 Bridge Road (Prospect Place)	Northampton	0	8	Issued	No	Family Housing
75 Amory Avenue	Boston	0	8	Leased	No	Family Housing
75 Cross Street	Somerville	0	8	Leased	No	Supportive Services
775 Huntington	Boston	0	8	Committed	No	Family Housing
82 Green Street	Boston	0	10	Leased	No	Housing for Homeless Individuals
86 Dummer Street	Brookline	0	2	Leased	No	Family Housing
885C State Highway	Eastham	0	1	Leased	No	Family Housing
9 Leyland Street	Boston	0	8	Leased	No	Elderly Housing
9 May Street	Worcester	0	8	Leased	No	Family and Elderly/Disabled Housing
98 Essex	Haverhill	0	7	Leased	No	Family Housing
Acre High School Apartments	Lowell	0	8	Leased	No	Family and Elderly/Disabled Housing
Acushnet Commons	New Bedford	0	3	Leased	No	Family Housing
Aileron	Boston	0	8	Committed	No	Family Housing
Ames Privilege 2	Chicopee	0	4	Leased	No	Family Housing
Ames Shovel Works/Main and Oliver Streets	Easton	0	8	Leased	No	Family Housing
Amethyst Brook Apartments	Pelham	0	8	Leased	No	Family Housing
Amory Terrace/10 and 20 Amory Avenue	Boston	0	10	Leased	No	Family Housing
Anchor Point Phase 1	Beverly	0	8	Leased	No	Family Housing
Anchor Point Phase 2	Beverly	0	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Appleton Mill Apartments	Holyoke	0	8	Issued	No	Elderly Housing
Armory Street Apartments	Worcester	0	1	Leased	No	Disabled Housing
Astor Assets	Boston	0	1	Leased	No	Family Housing
Austin Corridor II	Worcester	0	5	Leased	No	Family Housing
Baker Brook Apartments (FKA Lunenburg Senior Living)	Lunenburg	0	8	Leased	No	Family Housing
Baker Street	Foxboro	0	20	Leased	No	Family Housing
Baldwinville School Apartments	Templeton	0	8	Committed	No	Family Housing
Barnstable Family/Kimber Woods	W. Barnstable	0	7	Leased	No	Family Housing
Barnstable Senior/Lombard Farm	W. Barnstable	0	8	Leased	No	Elderly/Disabled Housing
Bartlett Station (Building A)	Boston	0	8	Leased	No	Family Housing
Baystate Place Apartments	Springfield	0	8	Leased	No	Family Housing
Bellingham Hill Family Homes	Chelsea	0	7	Leased	No	Supportive Housing
Benfield Farms	Carlisle	0	5	Leased	No	Elderly Housing
Bentley Apartments	Great Barrington	0	8	Leased	No	Family Housing
Berkshire Peak (FKA Riverview Homes)	Pittsfield	0	8	Leased	No	Disabled Housing
Bethany Hill School	Framingham	0	10	Leased	No	Family Housing
Betty Greene Apartments (FKA: 1599 Columbus Street)	Boston	0	8	Leased	No	Family Housing
Beverly Village (FKA Briscoe Village for Living and the Arts)	Beverly	0	8	Leased	No	Elderly Housing
Blanchard School	Uxbridge	0	6	Leased	No	Family Housing
Bliss School	Attleboro	0	8	Leased	No	Family Housing
Borinquen Apartments (FKA Villa Borinquen)	Springfield	0	7	Leased	No	Family and Elderly/Disabled Housing
Bostwick Gardens	Great Barrington	0	8	Leased	No	Elderly Housing
Bowers Brook	Harvard	0	4	Leased	No	Elderly/Disabled Housing
Breezy Acres Expansion/Great Cove Community	Mashpee	0	8	Leased	No	Family Housing
Brewster Woods	Brewster	0	7	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Bridgeview Center	Boston	0	8	Leased	No	Family and Disabled Housing
Broadway Building	Methuen	0	4	leased	No	Family Housing
Brockton South TOD	Brockton	0	8	Issued	No	Family Housing
Brook Ave.	Boston	0	4	Leased	No	Family Housing
Burbank Gardens	Boston	0	8	Leased	No	Family Housing
Burbank Terrace	Boston	0	7	Leased	No	Family Housing
Cabot Housing	Beverly	0	8	Leased	No	SRO Housing
Cabot Street Homes	Beverly	0	8	Leased	No	Elderly/Disabled Housing
Canal Bluffs Phase I	Bourne	0	3	Leased	No	Family Housing
Canal Bluffs Phase II (Clay Pond Cove)	Bourne	0	8	Leased	No	Family Housing
Canal Bluffs Phase III (Highmeadows)	Bourne	0	7	Leased	No	Family Housing
Cape View Way	Bourne	0	6	Leased	No	Family Housing
Capen Court	Somerville	0	8	Leased	No	Elderly/Disabled Housing
Capital Square Apartments	Arlington	0	8	Leased	No	Family Housing
Carpenters Glen	Taunton	0	8	Leased	No	Family Housing
Carter School	Leominster	0	8	Leased	No	Family Housing
Casa Familias Unidas	Boston	0	8	Leased	No	Supportive Services
Central Building	Worcester	0	8	Leased	No	Mixed Housing
Chapin School Veterans Housing	Chicopee	0	43	Leased	No	Veterans Housing
Cheney Homes Apartments	Boston	0	8	Issued	No	Elderly Housing
Chestnut Crossing	Springfield	0	8	Leased	No	SRO Housing
Chestnut Park Apartments	Holyoke	0	8	Leased	No	Family Housing
Chestnut Square Redevelopment	Lowell	0	9	Leased	No	Family Housing
Cloverleaf	North Truro	0	8	Issued	No	Family Housing
Cole Ave.	Williamstown	0	8	Leased	No	Family Housing
Colonel Lovell's Gate Apartments	Weymouth	0	44	Leased	No	Expiring Use – Family Housing
Columbia Crossing	Boston	0	8	Committed	No	Family Housing
Commonwealth Apartments	Boston	0	88	Leased	No	Expiring Use – Family Housing
Conant Village	Danvers	0	13	Leased	No	Family Housing
Congress Street Residences	Salem	0	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Conifer Hill Commons Phase I	Danvers	0	8	Leased	No	Family Housing
Conifer Hill Commons Phase II	Danvers	0	8	Leased	No	Family Housing
Coolidge at Sudbury	Sudbury	0	8	Leased	No	Age-Restricted Housing (55+)
Coolidge at Sudbury Phase II	Sudbury	0	8	Leased	No	Family Housing
Coppersmith Village Apartments	Boston	0	8	Leased	No	Family Housing
Cordovan at Haverhill Station	Haverhill	0	8	Leased	No	Family Housing
Cottage Square	Easthampton	0	8	Leased	No	Family Housing
Counting House Lofts	Lowell	0	6	Leased	No	Family Housing
Cumberland Homes Apartments/Cumberland and Dwight	Springfield	0	8	Leased	No	Family Housing
Cutler Heights	Holliston	0	7	Leased	No	Family and Elderly/Disabled Housing
Dalton Apartments	Pittsfield	0	8	Leased	No	Family Housing
Depot Crossing	Wareham	0	8	Leased	No	Family Housing
Depot Village I	Hanson	0	5	Leased	No	Family Housing
Doe House	Boston	0	5	Leased	No	Housing for Homeless Individuals
Downing Square Broadway Initiative	Arlington	0	3	Leased	No	Family Housing
Duck Mill/Union Crossing Phase I	Lawrence	0	8	Leased	No	Family Housing
E+ Highland	Boston	0	8	Issued	No	Family Housing
Eagle Mill Phase I	Lee	0	8	Issued	No	Family Housing
Earle Street	Northampton	0	15	Leased	No	Family Housing
East Howard Street/Veterans Housing	Quincy	0	8	Leased	No	Supportive Housing for Veterans
Eastwalk Apartments (FKA Watson Place)	Braintree	0	8	Issued	No	Family Housing
Edgewood	Westfield	0	2	Leased	No	Family Housing
Edmands House	Framingham	0	59	Leased	No	Expiring Use – Family Housing
Elias Brookings Apartments	Springfield	0	8	Leased	No	Family Housing
Elizabeth Brook Apartments	Stow	0	8	Leased	No	Elderly Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Elizabeth Stone House (FKA Washington Westminster House)	Boston	0	8	Leased	No	Family Housing
Firehouse Place	Hamilton	0	4	Leased	No	Family and Elderly/Disabled Housing
First Lowell	Lowell	0	30	Leased	No	Expiring Use – Family Housing
Fitchburg Arts Academy/62 Academy Street	Fitchburg	0	8	Leased	No	Family Housing
Fitchburg Place	Fitchburg	0	8	Leased	No	Elderly/Disabled Housing
Fitchburg Yarn Mill	Fitchburg	0	8	Leased	No	Family Housing
Forest Park	Springfield	0	1	Leased	No	Family Housing
Forest Springs	Great Barrington	0	5	Leased	No	Family Housing
Founders Court/979 Falmouth Rd	Hyannis	0	2	Leased	No	Family Housing
Four Corners Plaza	Boston	0	8	Leased	no	Family Housing
Franklin Ridge Senior Housing	Franklin	0	8	Committed	No	Elderly Housing
Freedom Village	W. Boylston	0	6	Leased	No	Family and Elderly/Disabled Housing
Fresh Pond Apartments	Cambridge	0	7	Leased	No	Family Housing
Gateway Residences on Washington	Lynn	0	8	Leased	No	Family Housing
Gerson Building	Haverhill	0	8	Leased	No	Family and Veterans Housing
Glen Brook Way	Medway	0	8	Leased	No	Family Housing
Glen Brook Way Phase 2	Medway	0	8	Leased	No	Family Housing
Golda Meir House Expansion	Newton	0	20	Leased	No	Elderly Housing
Goshen Senior Housing	Goshen	0	6	Leased	No	Elderly Housing
Grand Street Commons	Worcester	0	8	Leased	No	Family Housing
Grandfamilies House	Boston	0	8	Leased	No	Supportive Services
Granite Street Crossing	Rockport	0	8	Leased	No	Family Housing
Granite Street Housing	Quincy	0	5	Leased	No	Supportive Services
Greater Four Corners Stabilization - Pilot	Boston	0	2	Leased	No	Family Housing
Greenmont	Dracut	0	7	Issued	No	Elderly Housing
Greenstead Grove	Ludlow	0	8	Issued	No	Family Housing
Hadley Building	Worcester	0	7	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Harbor and Lafayette Homes	Salem	0	4	Leased	No	Family Housing
Harbor Cove/63 Washington Avenue	Chelsea	0	24	Leased	No	Supportive Services
Harbor Village	Gloucester	0	8	Leased	No	Family Housing
Hattie Kelton (FKA General Heath Square Apartments)	Boston	0	8	Leased	No	Family Housing
Hayes Building	Haverhill	0	4	Leased	No	Elderly/Disabled Housing
Haywood House	Newton	0	8	Leased	No	Elderly Housing
Hearth at Four Corners	Boston	0	8	Leased	No	Elderly Housing
Hearth at Olmstead Green	Boston	0	15	Leased	No	Elderly/Disabled Housing
Herring Brook Hill (River Street)	Norwell	0	4	Leased	No	Elderly Housing
High Rock Homes	Needham	0	8	Leased	No	Family Housing
Highland Terrace	Chelsea	0	8	Leased	No	Family and Elderly/Disabled Housing
Highland Village	Ware	0	110	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Hillcrest Acres	Attleboro	0	5	Leased	No	Family Housing
Hillside Avenue	Great Barrington	0	5	Leased	No	Family and Elderly/Disabled Housing
Hillside Village	Ware	0	16	Leased	No	Family Housing
Holbrook Center Senior Housing	Holbrook	0	8	Leased	No	Elderly Housing
Holcroft Park Apartments	Beverly	0	8	Leased	No	Family and Elderly/Disabled Housing
Holcroft Park Homes Phase II	Beverly	0	8	Leased	No	Family and Elderly/Disabled Housing
Holtzer Park	Boston	0	8	Leased	No	Family Housing
Holyoke Farms Apartments	Holyoke	0	8	Leased	No	Family Housing
Home Together	Gloucester	0	4	Leased	No	Family Housing
Hope in Action	Lawrence & Methuen	0	49	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Housing Corporation of Arlington - Scattered Sites	Arlington	0	4	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Humboldt Apartments	Roxbury	0	1	Leased	No	Family Housing
Indigo Block	Boston	0	8	Leased	No	Family Housing
Ingraham Place	New Bedford	0	8	Leased	No	Supportive Services
Island Creek North/Age Restricted	Duxbury	0	8	Leased	No	Age-Restricted Housing (55+)
Island Creek North/Age Unrestricted	Duxbury	0	8	Leased	No	Mixed Housing
Island Parkside Phase 1	LAWRENCE	0	8	Leased	No	Family Housing
Island Parkside Phase 2	Lawrence	0	8	Leased	No	Family Housing
Ivory Keys Apartments	Leominster	0	8	Leased	No	Family Housing
Jackson Commons	Boston	0	8	Leased	No	Family Housing
Janus Highlands	Chelsea	0	8	Leased	No	Family Housing
Jewel Crossing	North Attleboro	0	8	Leased	No	Family Housing
John J Meany Senior	Gloucester	0	8	Leased	No	Elderly Housing
Journey Home (FKA Marcello Ave)	Leominster	0	8	Issued	No	Family Housing
Julia Bancroft	Auburn	0	8	Leased	No	Elderly Housing
Kaszanek House/22 Charles	Malden	0	8	Leased	No	Housing for Homeless Individuals
Kendrigan Place	Quincy	0	8	Leased	No	Family Housing
Kennedy Building Apartments	Hanover	0	4	Leased	No	Family Housing
Kensington Court at Lakeville Station	Lakeville	0	8	Leased	No	Family Housing
KGH Phase 4	Worcester	0	5	Leased	No	Family and Elderly/Disabled Housing
King Street	Northampton	0	5	Leased	No	Supportive Services
Kings Landing	Brewster	0	78	Leased	No	Expiring Use – Family Housing
King's Lynne Apartments	Lynn	0	157	Leased	No	Family Housing
Knitting Mill Apartments	Fall River	0	8	Leased	No	Elderly Housing
Knox I	Springfield	0	8	Leased	No	Family Housing
Knox Residence II	Springfield	0	6	Leased	No	Family Housing
Lafayette Housing	Salem	0	8	Leased	No	Family Housing
Lawson Green Apartments	Scituate	0	8	Leased	No	Elderly Housing
LeClair Village (FKA 950 Falmouth Road)	Mashpee	0	8	Leased	No	Family Housing
Leland House	Waltham	0	8	Leased	No	Elderly Housing
Lenox Schoolhouse	Lenox	0	4	Leased	No	Age-Restricted Housing (55+)

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Library Commons	Holyoke	0	5	Leased	No	Family Housing
Library Commons 2	Holyoke	0	8	Committed	No	Family Housing
Lighthouses	Salem	0	8	Leased	No	Family Housing
Lincoln Hotel	Salem	0	62	Leased	No	Family Housing
Lincoln School	Brockton	0	8	Leased	No	Elderly Housing
Little Pond Place	Falmouth	0	4	Leased	No	Family Housing
Littleton Drive Family	Wareham	0	8	Leased	No	Family Housing
Littleton Drive Senior	Wareham	0	8	Leased	No	Elderly Housing
Loft @ 30 Pines (FKA Heywood Wakefield 4)	Gardner	0	8	Leased	No	Family Housing
Loring Towers	Salem	0	146	Leased	No	Expiring Use – Family Housing
Lower Winter Street	Quincy	0	8	Leased	No	Housing for Homeless Individuals
Ludlow Mill	Ludlow	0	8	Leased	No	Age-Restricted Housing (55+)
Lydia Square Apartments	Rockland	0	8	Leased	No	Elderly Housing
Malden Mills Phase II	Lawrence	0	9	Leased	No	Family Housing
Manchester by the Sea	Manchester-by-the-Sea	0	1	Leased	No	Family Housing
Manomet Phase II/Cliftex Phase II	New Bedford	0	8	Leased	No	Elderly Housing
Maple Woods	Wenham	0	2	Leased	No	Elderly/Disabled Housing
Maribay Apartments	Springfield	0	16	Leased	Yes	RAD Conversion (Mod Rehab) - Family Housing
Marion Village Estates/Front Street/Route 105	Marion	0	8	Leased	No	Family Housing
Marshall Place Apartments	Watertown	0	8	Leased	No	Elderly/Disabled Housing
Mary Stone	Auburn	0	8	Leased	No	Elderly Housing
Mashpee Village Phase II	Mashpee	0	8	Leased	No	Family Housing
Mashpee Wampanoag Village	Mashpee	0	8	Leased	No	Family Housing
Mason Square Apartments II	Springfield	0	8	Leased	No	Family Housing
Mattapan Station 4%	Boston	0	6	Leased	No	Family Housing
Mattapan Station 9%	Boston	0	2	Leased	No	Family Housing
Mayhew Court	Hopkinton	0	12	Leased	No	Family Housing
McCarthy Village/Whittlesey Village	Acton	0	12	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
McDevitt Senior Homes	Boston	0	8	Committed	No	Elderly Housing
McElwain School Apartments	Bridgewater	0	8	Leased	No	Family Housing
McManus Manor	Acton	0	8	Issued	No	Elderly Housing
Meadows Apartments (Westfield Hotel)	Westfield	0	5	Leased	No	Supportive Services
Melpet/Route 134 Community Housing	Dennis	0	7	Leased	No	Family Housing
Merrimack Place	Haverhill	0	8	Leased	No	Elderly Housing
Metropolitan Rentals	Boston	0	6	Leased	No	Family Housing
Middlebury Arms	Middleboro	0	49	Leased	No	Expiring Use – Family Housing
Mildred Hailey Building 1A	Boston	0	4	Issued	No	Family Housing
Mildred Hailey Building 1B	Boston	0	4	Issued	No	Family Housing
Mill 8 Apartments	Ludlow	0	8	Leased	No	Elderly Housing
Montello Welcome Home	Brockton	0	8	Leased	No	Supportive Housing for Homeless Individuals
Montello Welcome Home II	Brockton	0	8	Leased	No	Supportive Housing for Homeless Individuals
Moran Square Redevelopment	Fitchburg	0	5	Leased	No	Family Housing
Morgan Woods/Pennywise Path	Edgartown	0	6	Leased	No	Family Housing
Moseley Apartments	Westfield	0	6	Leased	No	Family Housing
Museum Park I & II	Springfield	0	1	Leased	No	Family Housing
MVOC Poland and Streeter School	Winchendon	0	8	Committed	No	Mixed Housing
New Fenway Westland	Boston	0	2	Leased	No	Family Housing
Newcastle Saranac	Boston	0	3	Leased	No	Family Housing
Noquochoke Village	Westport	0	8	Leased	No	Family Housing
North Bellingham Veterans	Chelsea	0	8	Leased	No	Supportive Housing for Veterans
North Square at the Mill District	Amherst	0	8	Leased	No	Family Housing
North Village II	Webster	0	134	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Northampton Lumber Yard Apartments	Northampton	0	8	Leased	No	Family Housing
Ocean Shores	Marshfield	0	8	Leased	No	Elderly/Disabled Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Old High School Commons	Acton	0	6	Leased	No	Family and Elderly/Disabled Housing
Olmsted Green Affordable Rental IV	Boston	0	8	Leased	No	Family Housing
Olmsted Green Mixed Income	Boston	0	8	Leased	No	Family Housing
Olympia Oaks	Amherst	0	8	Leased	No	Family Housing
Oscar Romero	New Bedford	0	8	Leased	No	Family and Elderly/Disabled Housing
Outing Park I	Springfield	0	94	Leased	Yes	RAD Conversion (Mod Rehab) - Family Housing
Outing Park II	Springfield	0	81	Leased	Yes	RAD Conversion (Mod Rehab) - Family Housing
Oxford Ping on 3-4 Ping Street	Boston	0	4	Leased	No	Disabled Housing
Packard Street Commons (FKA 62 Packard Building A)	Hudson	0	8	Leased	No	Family Housing
Paige Apartments	Lowell	0	8	Leased	No	Supportive Housing
Palmer Cove	Salem	0	6	Leased	No	Family and Elderly/Disabled Housing
Paradise Pond Apartments	Northampton	0	8	Leased	No	Family Housing
Parcel 25 Phase 1A	Boston	0	8	Leased	No	Family Housing
Parcel 25 Phase 2	Boston	0	8	Leased	No	Family Housing
Parcel 8 & 9 Hamilton Canal District	Lowell	0	8	Leased	No	Family Housing
Pelham House	Newton	0	3	Leased	No	Elderly/Disabled Housing
Phare (FKA Orleans Cape Cod Five)	Orleans	0	8	Leased	No	Family Housing
Phillips Brooks School	Dorchester	0	2	Leased	No	Family Housing
Pilot Grove Apartments II	Stow	0	7	Leased	No	Family Housing
Pine Woods	Stockbridge	0	5	Leased	No	Family and Elderly/Disabled Housing
Powderhouse Village	Ipswich	0	8	Leased	No	Elderly/Disabled Housing
Prichard Academy	Fitchburg	0	2	Leased	No	Family Housing
Prospect Estates	Webster	0	6	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Prospect Hill	Westfield	0	4	Leased	No	Family Housing
Province Post (FKA Jerome Smith)	Provincetown	0	7	Issued	No	Family Housing
Puerta de la Esperanza	Holyoke	0	27	Leased	No	Family Housing
Putnam Green	Cambridge	0	8	Leased	No	Family Housing
Reed House Annex	Westfield	0	8	Leased	No	Supportive Services
Renwood-PWA Ltd. Part./158 Walnut Avenue	Boston	0	8	Leased	No	Supportive Services
Renwood-PWA Ltd. Part./36 Edgewood Street	Boston	0	3	Leased	No	Supportive Services
Renwood-PWA Ltd. Part./526 Mass. Avenue	Boston	0	7	Leased	No	Supportive Services
Residences at Brighton Marine	Boston	0	8	Leased	No	Family and Veterans Housing
Residences at Fairmount Station	Boston	0	6	Leased	No	Family Housing
Residences at Lawrence Hill	Wellfleet	0	8	Issued	No	Family Housing
Residences at Salisbury Square	Salisbury	0	8	Leased	No	Family Housing
Residences at Stonybrook Phase I	Westford	0	4	Leased	No	Family Housing
Residences at Stonybrook Phase II	Westford	0	4	Leased	No	Family Housing
Residences at the Park	Athol	0	8	Committed	No	Family Housing
Residences at the Vault	Springfield	0	8	Issued	No	Family Housing
Residences on Lincoln Square 4% (FKA Worcester Boys Club)	Worcester	0	8	Issued	No	Elderly Housing
Residences on Lincoln Square 9% (FKA Worcester Boys Club)	Worcester	0	3	Issued	No	Elderly Housing
Reviviendo	Lawrence	0	3	Leased	No	Housing for Homeless Individuals
Rice Silk Mill	Pittsfield	0	5	Leased	No	Family Housing
RiverLofts at Cable Mills	Williamstown	0	8	Issued	No	Family Housing
Riverside Village	Leominster	0	3	Leased	No	Family Housing
Robert Hill Way Senior Apartments	Ashland	0	8	Leased	No	Elderly Housing
Rosewood Way Townhouses	Agawam	0	8	Leased	No	Family Housing
RTH Riverway	Boston	0	8	Leased	No	Disabled Housing
Ruggles Assisted Living	Roxbury	0	35	Leased	No	Supportive Services

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Sacred Heart	Lawrence	0	8	Leased	No	Elderly/Disabled Housing
Sacred Heart	Cambridge	0	8	Committed	No	Family Housing
Salem Harbor	Salem	0	4	Leased	No	Family Housing
Salem Heights	Salem	0	72	Leased	No	Family Housing
Salem Point LP	Salem	0	7	Leased	No	Family Housing
Salem Schools	Salem	0	8	Issued	No	Elderly Housing
Sally's Way	Truro	0	4	Leased	No	Family Housing
Sanford Apartments	Westfield	0	5	Leased	No	Family Housing
Saunders School Apartments	Lawrence	0	16	Leased	No	Supportive Services
Schoolhouse Apartments Rockland	Rockland	0	8	Committed	No	Elderly Housing
Scranton Main	Falmouth	0	8	Leased	No	Elderly Housing
Senior Residences at Machon	Swampscott	0	8	Leased	No	Age-Restricted Housing (55+)
Shoe Shop Place	Middleborough	0	5	Leased	No	Family Housing
Simon C. Fireman Expansion	Randolph	0	8	Leased	No	Elderly Housing
Sitkowski School	Webster	0	8	Leased	No	Elderly Housing
Southbridge Mills	Southbridge	0	5	Leased	No	Family Housing
Southern Tier	Oak Bluffs	0	8	Committed	No	Family Housing
Southgate Place	Worcester	0	6	Leased	No	Family and Elderly/Disabled Housing
Spencer Green	Chelsea	0	8	Leased	No	Family and Elderly/Disabled Housing
Spencer Row	Chelsea	0	8	Leased	No	Family and Elderly/Disabled Housing
Spring Gate	Rockland	0	181	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Spring Hill	Springfield	0	37	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Spring Meadows	Springfield	0	52	Leased	No	Expiring Use – Family Housing
Squantum Gardens I	Quincy	0	39	Leased	No	Elderly/Disabled Housing
Squantum Gardens II	Quincy	0	5	Leased	No	Elderly housing
Squirrelwood	Cambridge	0	2	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
St. Joseph's Apartments	Lowell	0	4	Leased	No	Family Housing
St. Joseph's Redevelopment	Salem	0	8	Leased	No	Family and Disabled Housing
St. Kevin's	Boston	0	3	Leased	No	Family Housing
St. Polycarp - Phase I	Somerville	0	8	Leased	No	Family and Elderly/Disabled Housing
St. Polycarp - Phase II	Somerville	0	8	Leased	No	Family Housing
St. Polycarp - Phase III	Somerville	0	8	Leased	No	Family and Disabled Housing
St. Therese Condo I	Everett	0	8	Leased	No	Elderly Housing
St. Therese Condo II	Everett	0	8	Leased	No	Elderly Housing
Stable Path Residences	Provincetown	0	5	Leased	No	Family Housing
Stage Coach Residences	Centerville	0	6	Leased	No	Family and Disabled Housing
Sterling Lofts/Mechanic Mill	Attleboro	0	8	Leased	No	Family Housing
Steven's Corner	North Andover	0	8	Leased	No	Family and Elderly/Disabled Housing
Stone Mill Apartments	Lawrence	0	8	Leased	No	Family Housing
Sudbury Duplexes	Sudbury	0	11	Leased	No	Family Housing
Summerhill Glen	Maynard	0	89	Leased	No	Expiring Use – Family Housing
Sycamore on Main	Brockton	0	8	Leased	No	Family Housing
Talbot Commons II	Boston	0	8	Issued	No	Family Housing
Tapley Court	Springfield	0	8	Leased	No	Family and Elderly/Disabled Housing
Tavernier Place	Acton	0	7	Leased	No	Elderly Housing
Tenney Place Phase I	Haverhill	0	8	Leased	No	Family Housing
Tenney Place Phase II	Haverhill	0	8	Leased	No	Family Housing
Terrapin Ridge	Sandwich	0	8	Leased	No	Family Housing
Thankful Chase	Harwich	0	5	Leased	No	Family and Elderly/Disabled Housing
The Clover (FKA Plaza Apartments)	South Hadley	0	8	Committed	No	Family Housing
The Coolidge	Watertown	0	4	Leased	No	Elderly/Disabled Housing
The Elmwood - 9% (FKA The Point at Hills Farm - 9%)	Shrewsbury	0	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
The Exchange 4%	Salem	0	3	Committed	No	Family Housing
The Exchange 9%	Salem	0	8	Committed	No	Family Housing
The Flats at 22	Chelsea	0	5	Leased	No	Family and Disabled Housing
The Kendall	Chicopee	0	8	Leased	No	SRO Housing
The Preserve	Walpole	0	8	Leased	No	Family Housing
The Pryde	Hyde Park	0	8	Leased	No	Elderly Housing
The Residences at Yarmouth Gardens	Yarmouth	0	8	Leased	No	Family Housing
The Sirk Building Limited	Lowell	0	8	Leased	No	Family Housing
The Westcott 4% (FKA Elm Place 4%)	Swampscott	0	4	Leased	No	Family Housing
The Westcott 9% (FKA Elm Place 9%)	Swampscott	0	8	Leased	No	Family Housing
Ticcoma Green Phase I - 4% (FKA Ticoma Green Workforce Housing)	Nantucket	0	2	Committed	No	Family Housing
TILL Building	Chelsea	0	5	Leased	No	Family Housing
Tri-Town Landing I	Lunenburg	0	8	Leased	No	Family Housing
Tri-Town Landing II	Lunenburg	0	8	Leased	No	Family Housing
Tri-Town Landing III	Lunenburg	0	8	Leased	No	Family Housing
Twelve Summer Street	Manchester-by-the-Sea	0	4	Leased	No	Family Housing
Union Block	Taunton	0	4	Leased	No	Family Housing
Union Crossing	Lawrence	0	8	Leased	No	Family Housing
Union Street Lofts	New Bedford	0	5	Leased	No	Family Housing
Unity House	Lowell	0	8	Leased	No	Family Housing
Unquity House	Milton	0	139	Leased	Yes	RAD Conversion (Rent Supp) - Elderly Housing
Veteran's Supportive Housing/1323 Broadway Street	Somerville	0	7	Leased	No	Supportive Housing for Homeless Veterans
Veterans Park Apartments/Schoolhouse Green	E. Falmouth	0	8	Leased	No	Elderly/Disabled Housing
Village at 815 Main	Wareham	0	5	Leased	No	Family Housing
Village at Hospital Hill	Northampton	0	8	Leased	No	Elderly/Disabled Housing
Village at Hospital Hill II	Northampton	0	8	Leased	No	Elderly/Disabled Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Village at Lincoln Park	Dartmouth	0	3	Leased	No	Family Housing
Village at Lincoln Park Senior	Dartmouth	0	8	Leased	No	Elderly Housing
Village at Nauset Green (FKA Campbell-Purcell)	Eastham	0	8	Leased	No	Family Housing
Village Center/Haydenville	Williamsburg & Chesterfield	0	14	Leased	No	Family Housing
Village Green Phase I	Barnstable	0	6	Leased	No	Family Housing
Village Green Phase II	Barnstable	0	8	Leased	No	Family Housing
Voces de Esperanza (FKA 48 & 52 Franklin St & 348 Chestnut St)	Holyoke	0	24	Leased	No	Family Housing
Wadleigh House	Haverhill	0	7	Leased	No	Supportive Services
Walnut Street 4%	Foxborough	0	8	Issued	No	Elderly Housing
Walnut Street 9%	Foxborough	0	8	Issued	No	Elderly Housing
Wamsutta Apartments Historic Millwork Housing	New Bedford	0	8	Leased	No	Elderly Housing
Washington Square	Lynn	0	8	Leased	No	Family and Elderly/Disabled Housing
Washington Street SRO	Malden	0	6	Leased	No	Rehab of SRO facility (three-story building); preference for disabled
Water Mill (formely Whitney Carriage)	Leominster	0	8	Leased	No	Family and Elderly/Disabled Housing
WCG Homes	Worcester	0	8	Committed	No	Family Housing
Wells School Apartments	Southbridge	0	8	Leased	No	Age-Restricted Housing (55+)
West Newton Armory	Newton	0	8	Committed	No	Family Housing
Westhampton Senior	Westhampton	0	3	Leased	No	Elderly/Disabled Housing
Westhampton Woods/Senior Housing-Phase II	Westhampton	0	2	Leased	No	Elderly Housing
Westminster Senior Residence	Westminster	0	8	Issued	No	Elderly Housing
Westport Village Apartments	Westport	0	12	Leased	No	Elderly/Disabled Housing
Whipple School Annex	Ipswich	0	8	Leased	No	Elderly/Disabled Housing
White Terrace	Pittsfield	0	8	Leased	No	Family Housing
Wilber School	Sharon	0	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
		Planned*	Actual			
Wilkins Glen	Medfield	0	82	Leased	No	Expiring Use – Family Housing
Windrush (FKA 910 Main Street)	Great Barrington	0	8	Leased	No	Elderly Housing
Winter Gardens	Quincy	0	6	Leased	No	Family and Elderly/Disabled Housing
Winter Street	Haverhill	0	13	Leased	No	Family Housing
Winthrop Apartments	Winthrop	0	8	Leased	No	Elderly Housing
Woodland Cove Phase I	Wareham	0	8	Leased	No	Family Housing
Woodland Cove Phase II	Wareham	0	8	Committed	No	Family Housing
Woods at Wareham	Wareham	0	19	Leased	No	Expiring Use – Family Housing
Worcester Loomworks 2	Worcester	0	8	Leased	No	Family Housing
Yarmouth Green	Yarmouth	0	7	Leased	No	Family Housing
YMCA - Pittsfield	Pittsfield	0	30	Leased	No	Elderly/Disabled Housing
YWCA Fina House	Lawrence	0	7	Leased	No	Family Housing
YWCA Hillside	Newburyport	0	2	Leased	No	Housing for Homeless Individuals
YWCA Market Street	Newburyport	0	4	Leased	No	Family Housing
YWCA Residences at Ingalls Court	Methuen	0	8	Leased	No	Elderly Housing
YWCA Residences at Ingalls Court 2	Methuen	0	8	Committed	No	Elderly housing
Zelma Lacey Mishawum	Boston	0	20	Leased	No	Supportive Services
Total Planned and Actual Existing Project-Based		0	5,156			

Differences between the Planned and Actual Existing Number of Project-Based Vouchers:

Sites may have had changes in planned or actual number of units due to units being added or removed from the contract(s) during the fiscal year.

iii. Actual Other Changes to MTW Housing Stock in the Plan Year

This section is required by HUD. EOHLC does not own or manage any federally funded public housing.

iv. *General Description of All Actual Capital Expenditures During the Plan Year*

EOHLC utilized approximately \$2.1 million of its MTW funding flexibility in FY 2025 to support the rehabilitation and federalization of 29 state-aided public housing units owned by Worcester Housing Authority.

B. Leasing Information

i. Actual Number of Households Served

Table 3 below provides information on households that EOHLC served during FY 2025. In total, EOHLC served 23,728 households through its HCV and Special Purpose Voucher (SPV) programs and 215 households in EOHLC’s Local Non-Traditional Programs.

Table 3: Actual Number of Households Served

Number of Households Served Through:	Number of Unit Months Occupied or Leased	Number of Unit Months Occupied or Leased	Number of Households Served	Number of Households Served
	Planned	Actual	Planned	Actual
MTW Public Housing Units Leased	0	0	0	0
Housing Choice Vouchers (HCV) Utilized	251,304	284,734*	20,942	23,728*
Local, Non-Traditional: Tenant-Based	1,080	911	90	76
Local, Non-Traditional: Property-Based	1,296	1,670	108	139
Local, Non-Traditional: Homeownership	0	0	0	0
Planned and Actual Totals	253,680	287,315	21,140	23,943

*Includes all Special Purpose Vouchers (SPVs) within EOHLC’s portfolio.

Differences between the planned and actual households served:

For the Affordable Housing Preservation and Development Fund (Local, Non-Traditional: Property-Based), EOHLC estimates the number of unit months leased and households served in its annual MTW Plan to account for anticipated turnover of tenants in the units. At the end of FY 2025, the actual numbers were slightly higher due to less turnover overall.

Expanding Housing Opportunities: Relocation Assistance, a tenant-based Local, Non-Traditional housing program, served fewer households than anticipated during the fiscal year due to the completion of construction at Chelsea Housing Authority. Tenants who were relocated to market-rate units and receiving an MTW-funded rental subsidy returned to the renovated units.

The Family Economic Stability (FES) Program served fewer households than planned as some exited the program sooner than anticipated.

HUD requires that all MTW agencies submit Tables 4 and 5 below, which report on local, non-traditional housing and services, i.e. housing units and/or supportive services that utilize MTW funds but are not public housing or HCV-related.

Table 4: Local, Non-Traditional Housing Programs

Local, Non-Traditional Category	MTW Activity	Number of Unit Months Occupied or Leased	Number of Unit Months Occupied or Leased	Number of Households Served	Number of Households Served
		Planned	Actual	Planned	Actual
Tenant-Based	Family Economic Stability (FES) Program, Activity 2000-1	492	374	41	31
Tenant-Based	Youth Transition to Success Program (YTTSP), Activity 2011-5	300	326	25	27
Tenant-Based	Expanding Housing Opportunities: Relocation Assistance, Activity 2018-1	288	211	24	18
Property-Based	Affordable Housing Preservation and Development Fund, Activity 2018-9	1,296	1,670	108	139
Homeownership	N/A	0	0	0	0
Planned and Actual Totals		2,376	2,581	198	215

Table 5: Local, Non-Traditional Service Programs

Households Receiving Local, Non-Traditional Services Only	Average Number of Households Per Month	Total Number of Households in the Plan Year
None.		

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Housing Program	Description of Actual Leasing Issues and Solutions
MTW Public Housing	N/A
MTW Housing Choice Voucher	EOHLC paused the issuance of new HCV MTW vouchers in September 2024 due to budget constraints. Some leasing activity continued during the fiscal year because of SPVs and relocations. For households searching for a unit, increasing rents and low vacancy rates across the state continued to present challenges.
Local, Non-Traditional – FES	Enrollment in FES was paused during the fiscal year, so no new households were leasing up.
Local, Non-Traditional – YTTSP	N/A

Housing Program	Description of Actual Leasing Issues and Solutions
Local, Non-Traditional – Expanding Housing Opportunities – Relocation Assistance	In Table 4, EOHLC is only counting households that were temporarily relocated to private market-rate units and are receiving an ongoing rent subsidy. The Unit Months Leased were lower than anticipated due to one of these households exiting public housing during FY 2024 and no longer needing assistance.
Local Non-Traditional – Affordable Housing Preservation and Development Fund	For the purposes of determining the number of households served for this activity, EOHLC calculated the total number of unit months leased for the properties at which construction is complete and divided by 12. Some units were delayed in coming online post-construction. Others turned over during the fiscal year.

iii. Unique Households Served

EOHLC is not providing this optional information for FY 2025, but may provide it in future reports.

C. Waiting List Information

i. Actual Waiting List Information

Table 6: Waiting List Information at Fiscal Year End

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Status	Was the Waiting List Opened During the Plan Year?
Federal MTW Housing Choice Voucher Program, Federal Non-MTW Housing Choice Voucher Units	Other	55,579	Closed	No
Tenant-Based Local Non-Traditional MTW Housing Assistance Program: FES	Other	80	Closed	No

Description of waiting lists categorized as “other”:

Federal MTW HCV and Non-MTW Waiting List:	All of EOHLC’s Section 8 programs (including MTW and Non-MTW vouchers) use a regional, centrally managed wait list with the exception of Project-Based developments, which utilize owner-managed waiting lists.
Local Non-Traditional Waiting List:	The Tenant-Based Local Non-Traditional MTW Housing Assistance Program is the Family Economic Stability (FES) Program. The waitlist for this program was managed by Metro Housing Boston. The number in Table 6 represents the total applicants on the waiting list at the time it was closed during FY 2025. As this program is being sunset, the waiting list will not be reopened. EOHLC is including this information in its MTW Report for clarity.

Describe any duplication of applicants across waiting lists:

The individuals on the Local Non-Traditional Waiting List for the FES program may also be on the Federal HCV Waiting List.

ii. Actual Changes to Waiting List in the Plan Year

Waiting List Name	Description of Actual Changes to Waiting List
Federal MTW HCV Waiting List	Closed effective January 13, 2025.

D. Information on Statutory Objectives and Requirements

Under the MTW Agreement between EOHLC and HUD, EOHLC is required to meet certain statutory objectives and other requirements, and to report on them in the MTW Annual Report. The tables below provide the required information.

i. 75% of Families Assisted are Very Low Income

Table 7: Local Non-Traditional Households and Income Levels

Income Level	Number of Local, Non-Traditional Households Admitted in the Plan Year
80% - 50% Area Median Income	0
49% - 30% Area Median Income	1
Below 30% Area Median Income	7
Total Local, Non-Traditional Households Admitted	8

ii. Maintain Comparable Mix

Table 8: Baseline Mix of Family Sizes Served (upon entry to MTW)

Family Size	Occupied Public Housing Units	Utilized HCVs	Non-MTW Adjustments*	Baseline Mix Number	Baseline Mix Percentages
1 Person	NA	6,170	0	6,170	31%
2 People	NA	4,694	0	4,694	24%
3 People	NA	4,323	0	4,323	22%
4 People	NA	2,673	0	2,673	14%
5 People	NA	1,223	0	1,223	6%
6+ People	NA	664	0	664	3%
Total	NA	19,747	0	19,747	100%

*“Non-MTW Adjustments” are defined as factors that are outside the control of the MTW PHA and/or unrelated to the MTW PHA’s local MTW program.

Describe the justification for any “Non-MTW Adjustments” given above:

N/A

Table 9: Mix of Family Sizes Served (in Plan Year)

Family Size	Baseline Mix Percentage	Number of Households Served in Plan Year*	Percentage of Households Served in Plan Year	Percentage Change from Baseline Year to Current Plan Year
1 Person	31%	9,145	41%	10%
2 People	24%	5,916	26%	2%
3 People	22%	3,820	17%	-5%
4 People	14%	2,176	10%	-4%
5 People	6%	900	4%	-2%
6+ People	3%	513	2%	-1%
Totals	100%	22,470		

*Note that the actual number of households served as shown on Table 9 above may differ from the amount shown in Table 3 due to HUD's requirements for calculating Table 3.

Describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

The percentage of families in 1 BR units has increased since the baseline year as a result of families aging in place.

The variance in households served shown in Tables 3 and 9 is due in part to the methodology used to populate each table. Table 3 represents the total number of unit months leased divided by 12, and therefore is an average of total households served; whereas Table 9 represents all households that have been served through the fiscal year. In addition, Table 3 now includes Special Purpose Vouchers, whereas Table 9 does not.

iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year

Table 10: Transition to Self-Sufficiency

MTW Activity Name and Number	Number of Households Transitioned to Self-Sufficiency*	MTW PHA Local Definition of Self-Sufficiency
Family Economic Stability (FES) Program, Activity 2000-1	5	Participants who graduate from the program.
Youth Transition to Success Program (YTTSP), Activity 2011-5	10	Participants who graduate and complete the program.
Family Self-Sufficiency (FSS) Program Enhancements, Activity 2012-5	101	Participants who graduate from the program.
	0	Households Duplicated Across MTW Activities
	116	Total Households Transitioned to Self-Sufficiency

*Figures should match the outcome reported for all activities where the goal of increased self-sufficiency is used in Section IV of this Annual MTW Report.

III. Proposed MTW Activities

All proposed MTW activities that were granted approval by HUD are reported in Section IV as “Approved Activities”. As required, this section also includes summary information on MTW activities that have not yet been implemented, activities placed on hold by EOHLC, and closed out activities.

IV. Approved MTW Activities

A. Implemented Activities

Activity 2000-1: Family Economic Stability (FES) Program

Plan Year Approved, Implemented, Amended

Approved FY 2000 and implemented FY 2001.

Description/Impact/Update

The Family Economic Stability (FES) Program is an assistance model which provides a fixed annual stipend to eligible families for five years, regardless of future income or family composition changes. Within certain guidelines, participants exercise considerable decision-making in the utilization of the funds, including unit selection and use of support funds. Case management and program coordination is provided by Metro Housing|Boston staff. Participants may select any housing unit, which they deem affordable and appropriate for their needs and which passes a Housing Quality Standards or NSPIRE inspection. The FES program also assists participants in reaching their goals related to increasing earned income, career progress, improving credit and financial literacy skills, increasing asset base, and developing a three-year housing stability plan.

Eligibility for the FES Program is targeted to low-income working families who meet the following criteria:

- Are committed to maintaining employment and agree to provide information to assess the effectiveness of the program;
- Are working at least part-time, are imminently employed, or are enrolled in a full-time job-training program; and
- At voucher issuance, household income must be sufficient to ensure that the tenant share of rent, with the subsidy, is no more than 40% of the monthly income.

FES provides participants with a “flat subsidy” that is not tied to household income. When a participant increases their earned income, as required by the program, their rent subsidy will not decrease. Conversely, if participants lose their jobs, their subsidy will not increase. FES staff and participants work closely to manage employment stability to avoid sudden loss of income. Participants are supported in their housing search and selection to determine the most affordable unit based on family size and counseled to consider the challenges of a flat subsidy when selecting potential housing. Participants are able to participate in financial coaching to assist them in managing their household funds.

EOHLC reviews and adjusts subsidy levels for consistency with housing costs. In each program year, EOHLC reviews expansion of support funds options to include incentive payments for completion of goals such as retaining employment, removal from TANF, or completion of a job-training program. Any approved incentive payments are part of the \$1,800 annual cap.

Metro Housing|Boston is the only RAA that operates the FES Program. During FY 2025, EOHLC assessed the strengths and challenges of the program model and completed a rigorous analysis of data and outcomes. As a result, EOHLC has decided to sunset the program. Current participants will continue to

receive assistance until their scheduled end of participation (or earlier exit from the program due to other circumstances). The FES waitlist, which was temporarily closed as EOHLC conducted its analysis, will remain closed permanently.

Program Extensions

EOHLC, on a case-by-case basis, may extend the rental subsidy for an additional six months following a loss of earned income as a result of an economic/health/natural disaster emergency as declared by the Governor or his/her designee.

Hardship Policy

The hardship criteria below relate to hardships caused by economic/health/natural disaster emergencies as declared by the Governor or his/her designee and are only applicable during such emergencies.

- **Subsidy:** In the event of job loss and a resulting rent burden greater than 40% of household income, participants may request to have their subsidy temporarily returned to their enrollment subsidy level. EOHLC will review and approve these requests in consultation with Metro Housing|Boston.
- **Support Funds:** EOHLC will waive the policy prohibiting the use of support funds for rent share in the event of job loss. Note: in order to maintain the availability of flexible support funds to meet other needs, all other available financial supports will be reviewed before releasing support funds.
- **Escrow Funds:** EOHLC will allow the use of accrued escrow funds to make payments for essential expenses such as rent and utilities, including internet access if enrolled in online classes. Note: in order to maintain the availability of escrow funds to maintain an asset base, all other available financial supports will be reviewed before releasing escrow funds.

In FY 2025, the FES Program continued to assist participants in reaching goals related to increasing earned income, progressing in their careers, improving credit and financial literacy skills, increasing their asset base, and developing a three-year housing stability plan.

The FES Program supported 37 total households during the fiscal year. Of those, 27 received services for the full fiscal year, while 10 households exited the program at other points during the year. A total of 5 households successfully graduated from the program at the end of their subsidy.

One of the FY 2025 graduates, “LR,” used her time in the program to further her education, receiving a bachelor’s degree in human services from Lesley University and a certificate in alcohol and substance use counseling from UMass Boston. Noting that her participation in the program motivated her to leverage the resources available to her, LR said: “I got the opportunity to save money for a rainy day. The FES Program helped me develop budgeting skills and [learn] how to save.”

LR saved \$4,400 during her time in FES and received a total of \$11,200 from the program upon graduation. During the last months of her participation, she was able to secure an affordable rental unit, helping to further solidify her family’s stability for the long term.

Actual Non-Significant Changes

No non-significant changes were made during FY 2025. EOHLC had considered adjusting the program model to assist certain priority populations. However, as reported in the FY 2024 Annual Report, after a

rigorous analysis of data and outcomes, EOHLC decided to sunset the FES Program. EOHLC and Metro Housing are committed to supporting the remaining participants for the duration of their time-limited subsidies.

Actual Significant Changes

No significant changes were made.

Activity 2010-2: Payment Standard Exceptions

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2010, amended FY 2024.

Description/Impact/Update

Under this MTW initiative, EOHLC is authorized to approve any documented and reasonable exception to payment standards as a reasonable accommodation for HCV households with disabled household members without HUD approval.

This policy is utilized without regard to the percentage increase requested over the payment standard. Generally, EOHLC will not impose a limit on the number of exception payment standards; however, EOHLC reserves the right to limit the number of payment standard exceptions when and if budgetary issues arise.

EOHLC will continue to utilize its MTW authority to approve payment standard exceptions without prior HUD approval. EOHLC does not anticipate any significant changes to the volume of requests and outcomes for reasonable accommodation payment standard exceptions in FY 2025.

In FY 2024, EOHLC received approval to use MTW flexibility, as authorized in Attachment C, Section D.2.a of the Amended and Restated MTW Agreement, to adopt reasonable payment standards that may differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. This may include setting EOHLC's HCV payment standards based on certain percentages of HUD's Small Area Fair Market Rents to align with current local rental markets, to increase voucher utilization, and to expand housing choice.

In FY2024, EOHLC updated its HCV payment standards to reflect 120% of Small Area Fair Market Rents rather than 120% of Large Area Fair Market Rents. As mentioned above, the goal of this policy change was to better align payment standards with local rental markets, to increase voucher utilization, and to expand housing choice for voucher holders. The new SAFMR-based payment standards went into effect in March 2024. In February 2025, EOHLC adjusted payment standards to 110% of SAFMR due to budgetary constraints.

In FY 2025, EOHLC received eight requests for reasonable accommodation (RA) payment standard (PS) exceptions. EOHLC approved seven requests and denied one request. All seven households with approved PS exceptions were able to locate and lease units using their voucher as a result. EOHLC's updated payment standards provide disabled households with greater flexibility in locating units and ultimately reduces the number of requests for RA payment standards.

Actual Non-Significant Changes

No non-significant changes were made in FY 2025.

Actual Significant Changes

No significant changes were made.

Activity 2010-4: Development of Local Forms

Plan Year Approved, Implemented, Amended

Approved FY 2010 and implemented FY 2013.

Description/Impact/Update

Under this initiative, EOHLC develops local versions of forms, as needed, to streamline processing, utilize “plain language,” address MTW policies, and address local housing market features. New forms are rolled out to RAA contractors as they are completed.

To date, EOHLC has developed an addendum to the PBV HAP contract to reflect EOHLC’s MTW policies, a local version of the FSS Contract of Participation and Individual Training and Service Plan, and a local version of the Privacy Act and Release of Information Form.

In January 2024, EOHLC modified its local version of the Privacy Act and Release form to reflect HOTMA Final Rule changes. Specifically, the updated form indicates that all applicants aged 18 and over must sign the consent form at admission and participants must sign the consent form no later than their next interim or regularly scheduled income reexamination. After an applicant or participant has signed and submitted a consent form on or after January 1, 2024, they do not need to sign and submit subsequent consent forms at the next interim or regularly scheduled income reexamination except under the following circumstances: (1) When any person 18 years or older becomes a member of the family; (2) When a member of the family turns 18 years of age; and (3) As required by HUD, EOHLC, or the RAA in administrative instructions. Executed consent forms remain effective until the family is denied assistance, the assistance is terminated, or if the family provides written notification to the owner revoking consent. Revoking consent or failure to provide consent may result in termination or denial of assistance.

In FY 2025, EOHLC continued to use local versions of the PBV contract addendum, the FSS Contract of Participation and Individual Training and Service Plan, and the Privacy Act and Release Form. Due to time constraints and competing priorities, EOHLC did not complete local versions of the HCV Tenancy Addendum, the Project Based Tenancy Addendum, or the PBV Statement of Family Responsibility. EOHLC will continue to look for new ways to streamline processing and enable greater staff efficiency while maintaining required data elements and transparency.

Actual Non-Significant Changes

No non-significant changes were made in FY 2025.

Actual Significant Changes

No significant changes were made.

Activity 2011-2: Supporting Neighborhood Opportunity in Massachusetts (SNO Mass)

(Formerly Your Choice Program & Opportunity Neighborhoods)

Plan Year Approved, Implemented, Amended

Approved FY 2011 and implemented FY 2020.

Description/Impact/Update

Under this initiative, EOHLC established the Supporting Neighborhood Opportunity in Massachusetts (SNO Mass) Program. The purpose of EOHLC's SNO Mass MTW initiative is to provide significant supports and encouragement to existing voucher participants and/or new voucher holders who wish to move to areas with empirically documented high-quality schools, healthy environments, and other opportunities. These communities have historically been "off-limits" to voucher holders due to market and administrative restrictions. Through SNO Mass, EOHLC is increasing housing choice for its voucher holders.

Existing participants and/or voucher holders interested in moving into opportunity neighborhoods are provided with counseling both before and after the move through the participating RAAs. Participating households are eligible to receive up to \$4,500 for allowable pre- and post-move expenses to assist families with accessing services and educational and extracurricular activities for their children in their new neighborhood.

SNO Mass is offered at all RAAs statewide with SNO Mass Mobility Specialists available at each RAA. Mobility Specialists complete family assessments to determine priorities and establish a housing plan that meets each family's needs. Once families are situated in their new neighborhoods, Mobility Specialists remain engaged for two years to provide post-move counseling. EOHLC is currently focused on support for existing voucher holders; however, the program may be expanded in future fiscal years to offer services to new voucher holders.

In FY 2025, SNO Mass continued to operate statewide, following the program's expansion in FY 2021. EOHLC works closely with the RAAs to address and resolve any programmatic challenges and continues to develop policy changes that address the current rental market trends and help families overcome barriers when looking to relocate to Opportunity Areas. In FY 2025, SNO Mass updated the post-move process to include more check-ins throughout the 2-year post-move phase, with revised check-in questions that aim to help support families as they settle into their new communities.

In FY 2025, the RAAs provided program orientation to 147 interested households, provided housing counseling to 132 households, and enrolled and engaged 104 additional households in housing search. Of these households, 60 successfully leased a unit in an Opportunity Area.

Actual Non-Significant Changes

To help facilitate moves to SNO Mass Opportunity Areas, EOHLC continued to set special payment standards for SNO Mass participants moving to Opportunity Areas, using the higher of 120% of area-wide Fair Market Rent and 120% of Small Area Fair Market Rent.

Actual Significant Changes

No significant changes were made.

Activity 2011-4: Multi-Year Recertifications

(Formerly Biennial Recertification Process)

Plan Year Approved, Implemented, Amended

- Biennial Recert and Limit on Interim Recerts: Approved FY 2011; implemented and modified FY 2012.
- Triennial Recert: Approved FY 2020 and implemented FY 2021.

Description/Impact/Update

Under this initiative, the following recertification policies apply:

- Triennial recertifications for elderly/disabled households with fixed income only (SS/SSI/pension);
- Annual recertification for zero-income households; and
- Biennial recertifications for all other MTW households.
- Any household that believes they would benefit from an annual recertification may request an annual income recertification. If a household has requested and is approved for an annual recertification frequency, EOHLC will allow one voluntary interim recertification between annual recertifications.

The following policies apply to interim recertifications:

- Limit on voluntary interim recertifications: the number of voluntary interim recertifications that a family may complete between regular recertifications is one per annual cycles, two per biennial cycle, and three per triennial cycle.
- Required interim recertifications do not count against the limit.

The following households are exempt from this provision and are able to complete an interim recertification at any time: elderly and disabled households, households that live in an Expiring Use project on the conversion date and select a PBV, households participating in the SNO Mass program, and FSS households.

Hardship

To respond to hardships which are beyond the tenant's control (no-fault hardships), MTW households who have exceeded the limit on interim reexaminations may request an emergency interim reexamination if the loss of household income is greater than 30% and beyond the control of the family.

During a state of economic/health/natural disaster emergency declared by the Governor or his/her designee, EOHLC will temporarily lift the limit on voluntary interim rent reductions for non-exempt families. EOHLC will make determinations as to when to re-impose the limit.

In FY 2025, EOHLC continued to benefit from overall cost and time savings for processing biennial and triennial recertifications. As families generally do not have to report increases in income between biennial and triennial recertifications, this activity also has a positive financial impact for families.

Actual Non-Significant Changes

In its FY 2025 Plan, EOHLC proposed the following non-significant changes, consistent with its existing MTW Agreement, to this activity, which HUD approved. EOHLC noted that any provisions of the 1937 Act and its implementing regulations that are amended by HOTMA and already explicitly waived by the MTW Agreement will continue to be waived by the relevant provisions of the MTW Agreement. Accordingly, the changes below do not require additional waivers and are part of provisions which have been explicitly waived under EOHLC's MTW Agreement and which have been previously approved by HUD.

Limit on Interim Recertifications:

- EOHLC will continue to apply the previously approved limit on interim recertifications and related hardship policy.
- EOHLC's MTW interim recertification policy supersedes the HOTMA provision whereby EOHLC may decline to conduct an interim recertification if the change in the family's adjusted income is less than an EOHLC established percentage.

Reporting Increases in Income Between Regular Recertifications:

- As an alternative to the HOTMA provision regarding required interim recertifications for applicable increases in income, EOHLC, using its MTW flexibility, will retain its current policy whereby increases in income between regular recertifications do not need to be reported until the next regular recertification.
- Exceptions to this requirement include: required reporting of increases in income between regular recertifications for families reporting zero income and for households who have had a prior interim rent reduction since their last regular recertification.

Rent Increase Effective Dates:

As an alternative to the HOTMA provision regarding rent increase effective dates for interim recertification, EOHLC, using its MTW flexibility, will retain its current policy whereby if a change is reported late, the increase will be retroactive to the date it would have been effective had the information been provided on a timely basis.

Actual Significant Changes

No significant changes were made.

Activity 2011-5: Youth Transition to Success Program (YTTSP)

Plan Year Approved, Implemented, Amended

Approved FY 2011 and implemented FY 2013. Amended in FY 2021.

Description/Impact/Update

EOHLC initially designed and implemented a time-limited program to provide continued support to and build upon the successes of youth currently participating in its Family Unification - Aging Out of Foster Care Program that are facing the expiration on their subsidy. As the demand for FUP vouchers continued to grow, EOHLC has expanded the YTTSP throughout the years. YTTSP now provides subsidies and support to a broader group of youth, which includes both FUP AOP referrals and “College” referrals from DCF. Participants receive a shallow, short-term, and time-limited subsidy; supportive services; funds for education, training, and employment-related expenses; an escrow account; and case management. Where DCF services are required for participation in this program, participation in the program ends when DCF services end.

EOHLC continues to review program eligibility requirements, subsidies, and incentives and may modify such program features in order to better serve program participants and enhance efforts for self-sufficiency. Any such modifications will be included in future MTW plans.

The following outlines eligibility requirements:

FUP AOP Referrals

- Referred by DCF
- Participated in FUP AOP for no less than 18 months
- Employed for at least 12 hours per week
- Enrolled in an education or training program at the time of referral. This includes individuals who are currently enrolled in a GED program as well as those who have completed nine (9) college level credits, but who may not have completed a full year of college
- Participant in good standing under FUP AOP, including no tenancy violations and current on rent
- Income eligible for the HCV Program; and
- Meet other EOHLC eligibility screening requirements.

College Referrals

- Referred by DCF
- Enrolled in a full-time or part-time moving to full-time post-secondary degree or Associate’s Degree program at the time of referral. This includes individuals who have completed 9 college level credits, but who may not have completed a full year of college
- Income eligible for the HCV Program; and
- Meet other EOHLC eligibility screening requirements.

YTTSP will provide participants with:

- A flat rental subsidy that holds steady for the first two years and then steps down annually by 15% for the final three years.
- A matched savings account up to \$800/year; and
- An annual support budget of \$500 for expenses related to sustaining employment and meeting educational goals.

During periods of economic/health/natural disaster emergencies, as declared by the Governor or his/her designee, the following activity changes will be in effect:

Program Extensions

- Any participant who is scheduled to graduate from the program during the six-month period starting from the Governor's declaration of emergency will be eligible to receive rental subsidy for an additional six months from their planned graduation date. EOHLC may consider longer extensions if necessary, to allow participants to complete their educational program.

Employment Requirements

- Employment requirements are suspended (but not requirements to pay tenant share of rent) if a participant experiences a job loss or reduction in hours as a result of the emergency. In the event that third party verification is not available, EOHLC will process the change using a self-certification and will follow up with third party verification and confirmation from DCF staff.

College Enrollment/Job Training Enrollment

- If a current participant can document that they are unable to meet online enrollment requirements of their educational institution and/or the enrollment requirements of their job training program, EOHLC will waive enrollment in an education or job training program as a requirement for ongoing participation until the next semester after the declared emergency has been lifted. If in-person classes resume earlier, this waiver will end.
- In the event that third party verification of education/training enrollment status is not available, EOHLC will process the enrollment using a self-certification and will follow up with third party verification and confirmation from DCF staff.

Hardship Policy

- **Subsidy:** In the event of job loss, participants may request in writing to have their subsidy returned to their enrollment subsidy level. In the event that third party verification is not available, EOHLC will process the change using a self-certification and will follow up with third party verification and confirmation from DCF staff.
- **Subsidy:** Until the state of Emergency is lifted, rent subsidies will not be reduced in Years Three and Four.
- **Support Funds:** EOHLC will waive the policy prohibiting the use of support funds for rent share, in the event of job loss. Note: in order to maintain the availability of flexible support funds to meet other needs, all other available financial supports will be reviewed before releasing support funds.

- Escrow Funds: EOHLC will allow the use of accrued escrow funds to make payments for essential expenses such as rent, utility payments including internet access if enrolled in online classes. Note: in order to maintain the availability of escrow funds to maintain an asset base, all other available financial supports will be reviewed before releasing escrow funds.

In FY 2023, EOHLC began providing graduating College Track and YTTSP participants with an option to extend the existing subsidy for six months to provide time to search for and obtain employment. In this way, graduating participants are provided with a short-term financial “cushion” on their way to economic self-sufficiency. Additionally, EOHLC adjusted the flat rental subsidies provided to YTTSP participants to reflect 120% of the applicable Fair Market Rent.

During FY 2025, a total of 36 participants were served as part of this activity. As of January 2025, there were 44 youth enrolled in YTTSP; of those, thirty-six (80%) were enrolled in four-year colleges, the remaining eight (20%) were attending community colleges. Most students are enrolled in the state college system, which offers a more predictable financial assistance package, but four students are attending elite private colleges including Tufts, Northeastern, and Emerson.

In FY 2025, EOHLC and DCF worked closely to increase enrollment in this program and increase referrals and lease-ups. Participants graduating from YTTSP were also referred to EOHLC’s FYI voucher program as appropriate. In January 2025, EOHLC and DCF staff prepared and presented a detailed summary of the program, its outcomes, and its successes. A YTTSP participant assisted with the presentation and shared his story about the program and its supports. Findings shared during the presentation include:

- YTTSP’s educational outcomes are significantly better than national outcomes.
- Since 2020, 25% of youth referred to YTTSP have obtained a four-year college degree (whereas just 3-4% of former foster youth nationally obtain a four-year degree).
- Since 2020, 14% of youth referred to YTTSP have obtained a two-year college degree (whereas just 2-6% of former foster youth nationally obtain a two-year degree, and less than half of foster youth persist through their first year of college).
- YTTSP and College Track have a 48% graduation rate, closing in on the national general population college graduation rate of 59%.
- Since 2020, 9% of youth referred to YTTSP have completed a job training program.

The presentation also identified barriers faced by foster youth. Despite the potential of foster youth, and their determination to continue their educations, young people face significant challenges in accessing resources to post-secondary education:

- Financial Constraints – limited access to supports for housing and living expenses
- Lack of Mentorship – Absence of guidance and support from mentors, role models, and/or family members
- Emotional Instability – challenges in maintaining emotional well-being due to past traumas and transition
- Academic Preparedness – uneven educational experiences and gaps in academic readiness

- Systemic Challenges – inadequate support systems within the foster care and education systems

All YTTSP participants, regardless of their decision to remain in YTTSP and their education program, report the following benefits of participation:

- Increased independence
- Improved understanding of and access to community resources
- Greater emotional support
- Financial stability
- Improved access to mental health support
- New life skills
- Greater academic preparedness

Actual Non-Significant Changes

As planned, in FY 2025, EOHLC did not accept any referrals from agencies other than DCF. In 2018, referrals were accepted from another provider for individuals enrolled in a full-time designated employment program. The five-year subsidies for those individuals ended in FY 2024, so that group was no longer served in FY 2025.

Actual Significant Changes

No significant changes were made.

Activity 2012-1: MTW Utility Allowances

Plan Year Approved, Implemented, Amended

UAP \$25 or less

- Approved FY 2012
- Implemented FY 2012

Discretionary Periodic UA Review

- Approved FY 2019
- Implemented FY 2019

Simplified UA Schedule – Heat only

- Approved FY 2014
- Implemented FY 2014

Introduction of UAs for Cooking and Hot Water

- Approved FY 2023
- Implemented FY 2023

Other Electricity

- Approved FY 2016
- Implemented FY 2017

Description/Impact/Update

Under this initiative, EOHLC established a simplified Utility Allowance (UA) schedule and eliminated Utility Allowance Payments under \$25. In FY 2014, EOHLC designed a UA model that eliminated all utility allowances except for heat. However, in FY 2017, in response to concerns about rising electricity costs, EOHLC implemented a revision to the UA model to include a utility allowance for other electricity. In addition, under this activity, EOHLC modified its UA policy to reflect discretionary periodic review of HCV utility allowance schedules to determine if adjustments are required. Annual updates are no longer required. Finally, in FY 2023, EOHLC began piloting allowances for cooking fuel and hot water; however, EOHLC ended this pilot in May 2025 due to budgetary constraints.

EOHLC maintains UA schedules for tenant-paid heat and other electricity that are based upon normal consumption by energy-conscious households as well as by unit size. EOHLC's UA schedules do not vary by geographical area and/or building type. Utility allowances for any other tenant-paid utilities are not provided. EOHLC determines reasonable accommodations for utilities on a case-by-case basis.

Approximately 16,700 households received a utility allowance in FY 2025.

Actual Non-Significant Changes

In FY 2025, EOHLC discontinued the utility allowance pilot for cooking and hot water fuel that went into effect February 1, 2023. The cooking and hot water allowances for any family receiving those allowances will be removed at the family's next transaction (of any type) effective May 1, 2025, or later.

Actual Significant Changes

No significant changes were made.

Activity 2012-4: Expiring Use Preservation Initiative

Plan Year Approved, Implemented, Amended

Approved FY 2012 and implemented FY 2013.

Description/Impact/Update

This initiative was designed to preserve the long-term affordability of expiring use properties. EOHLC will make use of the resources provided by HUD in the form of Enhanced and Tenant Protection Vouchers to continue the affordability of the units in these projects by converting eligible units immediately to Project-Based Units with a 15-year affordability period.

Since its approval, this initiative has been modified so that MTW flexibilities may extend to units converted to PBV under RAD. Additionally, EOHLC modified the income eligibility requirements for tenants who occupy units at the time of a RAD conversion to the PBV program.

EOHLC is working with Moderate Rehabilitation owners who are interested in converting their properties via the RAD process. To date, EOHLC has 11 expiring use contracts with a total of 730 units under HAP contract. Additionally, EOHLC has completed 11 Rental Assistance Demonstration (RAD) conversion projects and currently provides a subsidy for 851 units under this program.

In FY 2025, EOHLC added 1 additional development to its RAD and expiring use inventory.

Actual Non-Significant Changes

No non-significant changes were made in FY 2025.

Actual Significant Changes

No significant changes were made.

Activity 2012-5: Family Self Sufficiency Program Enhancements

Plan Year Approved, Implemented, Amended

Approved FY 2012 and implemented FY 2013.

Description/Impact/Update

EOHLC uses MTW funds to enhance the existing Family Self-Sufficiency (FSS) Program. These features will encourage participation and successful completion of the program. Features include, but are not limited to:

- Providing matched savings for clients who would otherwise be ineligible for the escrow component of FSS due to their level of earned income at the time they join the program (Savings Match Homeownership Program, SMHP);
- Providing flexible funds for expenses that would otherwise present barriers and thus prevent participants from maintaining or starting employment and/or enrolling in education or job training; and
- Establishing a \$5,000 incentive payment for FSS graduates that choose to withdraw from the HCV Program within 2 years of completion of the FSS Program and who apply and are approved for homeownership.

In November of 2013, EOHLC also began providing “gap” funding to address financial barriers to employment and increase long-term economic capacity by providing participants with incentives to complete education and training programs before entering the workforce.

In January 2014, EOHLC implemented revisions to the enhanced FSS program, including:

- Placement of an absolute cap on the amount of escrow regardless of prior FSS participation at any of EOHLC’s RAAs statewide. The cap was set at \$25,000 per household. Education and job training incentive payments provided under the FSS program were counted toward the escrow cap. Homeownership incentive payments, Jump Start awards, and earned interest were not applied to the escrow cap. In FY 2025, EOHLC removed the absolute escrow cap in order to provide FSS participants with more opportunities to escrow. EOHLC resumed allowing participants to escrow above the cap effective September 1, 2024.

To encourage the goal of homeownership for applicable households in the FSS Program, EOHLC obtained approval to modify its current FSS Program to allow certain households to define a path to homeownership by utilizing individualized homeownership education, financial coaching, required workshops, and a modified savings/escrow component. EOHLC continues to offer the previously approved goal-specific incentive payments as well as the matched savings homeownership incentive. This component of EOHLC’s FSS program provides higher income households with the opportunity to supplement the traditional escrow model with an EOHLC match of individual savings. In this way, EOHLC is able to assist more families to realize the goal of homeownership.

EOHLC has implemented local versions of the FSS Contract of Participation (COP) and Individual Training and Services Plan (ITSP). The local versions of the COP and ITSP allow EOHLC to reflect MTW program requirements and incentives for FSS participants.

In FY 2024, EOHLC proposed and implemented the following modifications to its MTW FSS program and related policies except where noted otherwise:

- Term of the CoP: EOHLC will continue to utilize a 5-year term on all FSS CoPs, with the effective date of the CoP to be the first day of the month following the date the contract is executed (rather than the first reexamination of income after the CoP execution date) and the initial expiration date to be five years from the first day of the month following CoP execution. This will enable participants to enroll and begin escrowing more quickly and will provide greater clarity on the start and end dates for the 5-year term of the contract.
- Mandatory Goals: EOHLC has established the following additional mandatory goals for all FSS participants, as applicable:
 - For participants enrolled in the Savings Match Homeownership Program, graduation will also be incumbent on the participant completing five homeownership-focused workshops.
 - All other FSS participants will be required to complete a financial budgeting workshop as a condition of graduation from FSS.
 - All FSS participants are required to maintain quarterly communication with the FSS Case Manager throughout the term of the CoP.
- Preliminary Escrow Credit: EOHLC proposed to modify the calculation of preliminary escrow credit to reflect 30% of the growth in monthly earned income without consideration of the growth in monthly rent. This will allow households to escrow based on the increase in their earned income, regardless of whether or not there has been a change in TTP. EOHLC conducted an impact analysis to determine the projected impact of this change on household escrow. The change is projected to result in an overall increase in participant escrow amounts, and EOHLC has budgeted funding to accommodate these changes. EOHLC decided to delay the implementation of this activity, so it was not implemented in FY 2025
- Maximum Escrow Amount: EOHLC has modified the FSS escrow credit calculation to remove the maximum escrow amount, which caps the escrow at the lower of the Payment Standard or Gross Rent minus the Baseline Rent. This will streamline the calculation of escrow and provides participants with greater opportunity to increase their escrow.

In FY 2025, 250 households joined the FSS Program, and 101 households graduated. Eleven (11) FSS participants purchased homes in FY 2025, with an average price of \$348,697, for a total asset base of \$3.8 million for these households.

In FY 2025, EOHLC conducted its first comprehensive survey of the impact of the program on participants. The anonymous surveys were sent to current participants and graduates of the program. Among the highlights were the following:

Graduates

- The majority of graduates reported that the FSS program made them feel more hopeful about their futures and helped them feel more financially secure and able to reach their goals.

- FSS graduates most appreciated the escrow that they saved during the program; the support that they received from their coaches to keep them from feeling discouraged; and the information about educational resources, employment, and other community supports for themselves and their families.
- FSS graduates reported that the program helped them improve their credit, helped them be more prepared for emergencies, and feel better about their ability to manage day-to-day expenses.
- FSS graduates reported that they used their escrow to pay old debts and overdue bills, to establish emergency savings accounts, and to continue saving for a home.

Current Participants

- The majority of respondents said that they were already employed when they joined FSS.
- The most common goals held by FSS participants were to purchase a home, improve their credit, and to save money.
- Most FSS participants reported that FSS is helping them feel more positive about their futures; helping them learn more about resources available in their communities, and helping them set more goals for themselves and their families.
- Current FSS participants believe that the FSS program could be improved through increased cash assistance to handle emergencies, additional information and resources for their families, and easier access to information about their escrow balances.

The results of the survey are being used to shape program direction, staff training, and resource development. Our MTW flexibilities assist us in our work to shape the program to meet local needs.

Actual Non-Significant Changes

In FY 2025, EOHLC proposed, and HUD approved, an elimination of the previously approved \$25,000 cap on escrow. This will increase the financial asset base and long-term financial stability of households, increase reengagement and reenrollment of graduates, and increase reenrollment of higher income families who may have previously reached the \$25,000 cap on escrow.

Additionally, EOHLC opted to allow the use of Forfeited FSS Escrow funds for qualifying expenses of other adult household members within the FSS household. FSS participants wishing to access these funds for a household member must have an ITSP goal indicating that overall family economic stability is central to their participation in FSS, and the expenses must be tied to the household member's own economic stability outcomes. EOHLC also opted to allow FSS Forfeited Escrow funds to be used for FSS participants' short-term family emergency expenses (such as diapers, groceries, medical co-pays, and prescriptions) to prevent longer-term crises and financial instability. EOHLC acknowledges that the uses of Forfeited FSS Escrow described in this paragraph do not require MTW flexibilities.

In FY 2025, EOHLC proposed plans to further streamline the Forfeited Escrow policy, implementing a more unified approach that divides the forfeited escrow funds equitably among the nine agencies and allows for expenditures in three areas:

- Training for FSS staff;

- Individualized incentives for participants (a maximum of \$175 per participant); and
- Technology mini-grants for participants interested in accessing a remote education/employment planning tool, Credentials to Careers (C2C), but who have inadequate or no computer access at home.

Actual Significant Changes

No significant changes were made.

Activity 2015-1: Rent Simplification

Plan Year Approved, Implemented, Amended

Approved FY 2012; Implemented FY 2012; Modified FY 2016 and FY 2023.

Description/Impact/Update

In FY 2012, HUD approved EOHLC's Rent Simplification activity. The components of rent simplification that are currently in effect are as follows:

- Minimum Rent of \$50;
- Streamlined Earned Income Disregard;
- Streamlined Asset Verification and Calculation;
- Application of the Payment Standard in effect on the effective date of the regular recertification, regardless of any change in the Payment Standard from year to year;
- Application of the Payment Standard used at the last regular recertification during an interim recertification with the following exception:
 - Where households on biennial and triennial recertification cycles have interim recertifications related to increases in contract rents, EOHLC will apply the payment standard in effect at the time of the interim recertification. Where the payment standard in effect at the time of the applicable interim recertification reflects a decrease when compared to the payment standard applied at the last regular recertification, EOHLC will not update the payment standard at the interim recertification and will wait until the next regular recertification to update the payment standard.
- Streamlined approach for calculation of unreimbursed medical expenses by using the prior year's paid, unreimbursed medical expenses plus prospective medical insurance premiums. Over-the-counter medications must be accompanied by a physician's prescription and paid receipt.

Exclusion of 100% of income received from EOHLC reviewed and approved guaranteed income programs which is paid to support financial stability and economic equality.

In FY 2025, EOHLC proposed the following changes, consistent with its existing MTW Agreement, which HUD approved. EOHLC noted that any provisions of the 1937 Act and its implementing regulations that are amended by HOTMA and already explicitly waived by the MTW Agreement will continue to be waived by the relevant provisions of the MTW Agreement. Accordingly, the changes below did not require additional waivers and are part of provisions which have been explicitly waived under EOHLC's MTW agreement and which had been previously approved by HUD.

- **Income Calculation:**
 - Using its MTW flexibility, EOHLC will continue to calculate annual income by adding the income the family expects to receive during the 12-month period following the family's admission or regular reexamination effective date. Accordingly, annual income is calculated by projecting current income forward for a 12-month period.

- This method of income calculation will be used for new admissions, regular and interim reexaminations. Exceptions to this policy include but are not limited to families with seasonal income. For these families, retrospective income will be used.
- If an estimate can be made for those families whose income fluctuates from month to month by income averaging, this estimate will be used so that the housing payment will not change from month to month.
- If there are bonuses or overtime, which the employer cannot anticipate for the next twelve months, bonuses and overtime received the previous year will be used.
- **Assets:** As an alternative to the HOTMA asset regulations, EOHLC will apply MTW flexibility and will not implement the HOTMA \$100,000 asset and real property limitations for continuing occupancy participants and instead will retain its existing MTW policy on asset verification, asset income calculation, and asset exclusion for those participants. Accordingly, there are no imputed returns for assets valued at \$50,000 or less. Additionally, EOHLC's MTW asset policies are predicated around market/face value of the asset and not the net cash value of the asset. Self-certification of assets valued at \$50,000 or less will be accepted at admission and at all certifications thereafter. Third-party verification is not required. EOHLC will not require households to verify the amount of their federal tax refund or refundable tax credits, regardless of the total amount of family net assets.
- **Modified Deductions:** As an alternative to the HOTMA deduction regulations, EOHLC proposes the following deduction amount:
 - \$650 for Elderly/Disabled households

For EOHLC's revised deduction and expenses policies, EOHLC will consider exceptions to these policies on a case-by-case basis for families whose overall expenses (medical or child care) exceed \$5,000 and who can demonstrate a long-term hardship that will result from application of the policies to them. Families granted an exception may, at maximum, deduct expenses over the \$5,000 threshold. EOHLC may reevaluate and modify these amounts and policies periodically as needed.

EOHLC continued to experience time and cost savings in FY 2025 as a result of its rent simplification policies.

Actual Non-Significant Changes

The \$5,000 exclusion of earned income for working families, implemented in FY 2023, was discontinued in February 2025 due to budgetary constraints.

In addition, the exclusion of all earned income by a full-time student was discontinued effective May 1, 2025, due to budgetary constraints. EOHLC will revert to the HUD regulation (24 CFR 5.609(b)(14)) and will count as income the first \$480 in earned income for a full-time student.

EOHLC previously proposed and HUD approved a rent formula where mixed status families would pay an additional 10% of TTP regardless of the number of family members without citizenship or eligible immigration status. EOHLC implemented this policy in September 2024; however, EOHLC will not apply

this policy to any new households and will discontinue its application in all instances where previously approved.

Actual Significant Changes

No significant changes were made.

Activity 2018-1: Expanding Housing Opportunities: Relocation Assistance

Plan Year Approved, Implemented, Amended

Approved FY 2018 and implemented FY 2020.

Description/Impact/Update

HUD approved EOHLC's Expanding Housing Opportunities activity in FY 2018. Under this activity, EOHLC uses MTW funding flexibility to support a comprehensive redevelopment program that preserves existing state-aided low-income housing. Construction and long-term operating funding will be from state and private equity sources. MTW funds are primarily supporting rental subsidies, moving expenses, and start-up costs (e.g., security deposits, vacancy payments) associated with short-term housing for low-income households during construction. No MTW funds will be used to support construction. Relocation assistance under this activity is provided to eligible families at or below 80% of AMI.

EOHLC issued a request for proposals and awarded planning grants to two Local Housing Authorities (LHAs), Somerville Housing Authority (SHA) and Chelsea Housing Authority (CHA), for the preservation and redevelopment of public housing.

The Chelsea project (formerly known as Innes Apartments, now known as DUO) closed and broke ground in May of 2022, with relocation beginning that spring. Fourteen households were temporarily relocated to private, market-rate units and received ongoing MTW-funded rent subsidies. The number of households in private units was reduced to 12, following the exit of two from public housing. An additional 51 households temporarily relocated to other types of housing and did not require a rent subsidy but received MTW-funded assistance with moving costs and/or other relocation-related expenses during the first phase of the project.

Both phases of construction at DUO are now complete, with the second phase concluding during the spring of 2025. EOHLC assisted the 12 households residing in market-rate units with MTW-funded rent subsidies until November of 2024. These households were prioritized when relocation to the new DUO units began. By May 2025, all market-rate households had returned to DUO. In addition to those receiving market-rate subsidies, EOHLC assisted nearly 40 additional households returning to the renovated property with other relocation-related expenses during FY 2025.

The Somerville project (Clarendon Hill) closed and broke ground during the first quarter of calendar year 2023. Phase 1A of the project involved the demolition of 72 public housing units and the construction of 168 units, of which 130 represent public housing replacement units and 38 represent net-new affordable housing units. Most tenants were temporarily relocated to other parts of the Clarendon Hill development or to other Somerville Housing Authority public housing units. MTW funds were used to assist 48 households with relocation-related expenses. Eleven households temporarily relocated to privately-owned units and are receiving an MTW-funded rent subsidy.

Relocation in preparation for Phase 1B and Phase 2 construction, which will result in all remaining existing buildings being vacated, began during the fourth quarter of FY 2024. Most of the impacted households have moved or will move directly into the new Building E, completed during Phase 1.

In addition to the 11 households receiving ongoing MTW-funded subsidies for market-rate units, EOHLC assisted approximately 35 other households with relocation-related expenses during FY 2025.

Actual Non-Significant Changes

No non-significant changes were made.

Actual Significant Changes

No significant changes were made in FY 2025.

Activity 2018-3: Vouchers for Special Populations

(Formerly Support for the Secure Jobs Initiative: Vouchers and Services)

Plan Year Approved, Implemented, Amended

- Secure Jobs Initiative: Approved FY 2018 and implemented FY 2019.
- Inclusion of other vulnerable populations: Approved and implemented FY 2024.

Description/Impact/Update

In FY 2018, HUD approved EOHLC's Support for the Secure Jobs Initiative: Vouchers and Services activity. Under this activity, EOHLC utilized MTW vouchers and MTW funding flexibility to support and expand on the Secure Jobs Initiative (SJI), which provides integrated case management, employment supports, and housing assistance for homeless and low-income families.

EOHLC provided Housing Choice Vouchers to up to 50 eligible families referred from the SJI Program by the Department of Transitional Assistance. Supportive services were provided to participants using MTW funding flexibility, and referrals from SJI were made upon completion of training or job placement. EOHLC screened SJI referrals per its Administrative Plan screening policies, and income, rent, and subsidy were calculated per EOHLC's MTW income and rent policies. As of the end of FY 2023, 48 of the Secure Jobs vouchers were actively leased up. EOHLC does not anticipate that any new vouchers will be issued to Secure Jobs participants. As participants leave the program, EOHLC will reissue these vouchers as regular MTW program vouchers and they will no longer be allocated to a participant in the Secure Jobs Program.

In FY 2024, EOHLC received approval to expand this activity to allow vouchers to be set aside for other vulnerable populations in our communities. In response to unprecedented demand on the Massachusetts family shelter system, EOHLC set aside approximately 1,200 HCV and state-funded vouchers for families experiencing homelessness, with the exact voucher distribution depending on need and eligibility.

As of the end of FY 2025, a total of 748 families had been issued HCV vouchers during FY2025, and 726 of those families had successfully leased up in a unit. By providing vouchers to households directly referred from EA family shelters (and other types of shelters, as needed), EOHLC was able to help relieve the pressure on our state's shelter capacity and provide stable, affordable housing to some of the state's most vulnerable families.

Actual Non-Significant Changes

As the vulnerable populations contemplated in this activity face the same or similar challenges to households referred for HUD's Emergency Housing Voucher (EHV) program, in FY 2025, EOHLC requested a non-significant change to this activity to apply relevant programmatic waivers and alternative requirements set forth in section 9 of [PIH Notice 2021-15](#), the EHV operating requirements. EOHLC intended to apply flexibilities that are not already covered in other approved MTW activities, namely regarding denial of assistance (9(g)), income verification (9(h) and 9(k)), and Social Security and citizenship verification (9(i)). HUD approved this change.

Actual Significant Changes

No significant changes were made.

Activity 2018-7: Enhanced Local Project-Based Voucher Program

Plan Year Approved, Implemented, Amended

- Enhanced Local PBV: Approved and implemented FY 2018.
- PBV Site-Based Waiting Lists: Approved in FY 2010 and implemented in FY 2013.

Description/Impact/Update

Through its Enhanced Local Project-Based Voucher (PBV) Program, EOHLC partners with for-profit and non-profit housing providers to expand the supply of affordable housing to low-income families. To meet the evolving needs of the Agency and the residents served, EOHLC enhanced and expanded its existing PBV program as follows:

- EOHLC authorized owners/managers of PBV developments to be responsible for all PBV waiting list intake and management functions for their developments. Applicants contact the owner/manager of a specific development in order to file an application. Applicant files and the waiting list itself are maintained at the development site. Owner/managers are responsible for contacting and screening applicants who come to the top of the waiting list, collecting all needed information from the applicant, and then forwarding the applicant to the RAA for eligibility determination and processing.
- Increase the 20% cap on PB units in EOHLC's portfolio. EOHLC will use 40% as the cap for budget authority allocated to Project-Based vouchers.
- Project base up to 100% of the dwelling units in any PBV project or building.
- Both initial and re-determined PBV rent to owner will not exceed the lowest of the following:
 - The reasonable rent;
 - The rent requested by the owner; or,
 - Such other amount determined by EOHLC to be appropriate for the unit, based upon the nature of the unit and the RFP from which the owner was selected. For example, in certain cases, EOHLC believes a shallower or higher subsidy may be more appropriate.
- Waive the option that allows PBV participant families to move with a tenant-based voucher after one year of assistance in a project-based unit, which has not yet been implemented.

EOHLC will retain its existing MTW policy and continue to allow project-based participant requests for tenant-based vouchers with EOHLC-designated threshold caps for each RAA each year. In a prior plan year, EOHLC received approval to discontinue providing tenant-based vouchers to project-based participants; however, EOHLC may choose not to implement this portion of the approved activity.

During FY 2024, all PBV waiting lists were transferred to the owner, with the exception of three.

EOHLC's PBVs are allocated through the state's competitive rental round and in concert with the award of Low Income Housing Tax Credits. Proposal rounds are fluid and occur at different times throughout the year with the related funding announcement made upon award. EOHLC reports on all projects and PBVs committed, issued, or leased during the respective fiscal year in its annual MTW Report.

EOHLC awarded 27 new PBV contracts in FY 2025, representing 185 new PBV units. Owner-managed site-based waiting lists are established for all of the new PBV contracts.

In FY 2025, EOHLC continued to use the flexibilities of its local PBV Program and 6 vouchers were issued to PBV opt-outs.

Actual Non-Significant Changes

No non-significant changes were made in FY 2025.

Actual Significant Changes

No significant changes were made.

Activity 2018-9: Affordable Housing Preservation and Development Fund (AHPDF)

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2018.

Description/Impact/Update

HUD approved and EOHLC began the implementation of the Affordable Housing Preservation and Development Fund (AHPDF) activity in FY 2018. Under this activity, EOHLC utilizes MTW funding flexibility to support the development and preservation of affordable rental housing units. AHPDF funds provide loans or grants for eligible projects to leverage state-aided public housing capital resources, private equity, privately raised debt, tax credits, proceeds from land and property disposition, and other applicable local and federal resources in an effort to preserve and modernize units serving low-income households while advancing opportunities for net-new housing production.

AHPDF funds support the development and preservation of rental units targeted for households earning less than 80% of Area Median Income. EOHLC requires deed restrictions or other legally-binding covenants to ensure long-term affordability in conformance with HUD Notice PIH 2011-45 and/or other applicable HUD guidance. Where the AHPDF provides loans to a project, the minimum affordability term is 30 years unless otherwise approved by HUD. Units must meet HQS standards throughout the term.

Under this activity, EOHLC has used MTW funds for several different affordable housing preservation and development initiatives, detailed below.

- **Modernization to Independence (MTI):** EOHLC used MTW funds to support the Modernization to Independence (MTI) initiative. The purpose of MTI is to rehabilitate existing state public housing developments, provided that the rehabilitated development will include the same number of state public housing units as before (serving households of comparable sizes and income levels) and will not require any state public housing capital or operating subsidies following completion of rehabilitation. MTI preserves these units while allowing EOHLC to redirect its state capital and operating subsidies to better support the balance of the state portfolio. Two projects, one at Boston Housing Authority and one at Cambridge Housing Authority, received MTW funding totaling approximately \$5.2 million as part of this initiative.
- **Modernizing Public Housing And Supporting Elders (ModPHASE):** EOHLC used MTW funds for the preservation and development of affordable housing for low-income elderly and disabled households through an initiative called Modernizing Public Housing And Supporting Elders (ModPHASE). Working in partnership with the Executive Office of Elder Affairs, EOHLC provided financial support to preserve Chapter 667 state public housing developments with high capital needs and to facilitate partnerships between LHAs and local service agencies to provide service-rich environments that allow residents to age in their community. EOHLC used approximately \$3.2 million of MTW funding to support housing preservation at two projects, Lowell Housing Authority's Lakeview Avenue Apartments and Beverly Housing Authority's Balch Apartments.
- **Scattered Site Consolidation:** The 705 Scattered Site program is a state-funded family public housing program that aims to provide housing for low-income families in neighborhoods throughout the state. Housing authorities across the state have difficulty maintaining scattered site family units in older one- to three-family homes. Concentrating these scattered sites into

small (10-20 unit) developments with modern construction will preserve the benefits of having small developments integrated into the community while giving residents access to better-maintained, modern homes with accessible and sustainable features. Replacement housing developments will be funded by MTW funds, proceeds from disposition, and local funds. The deadline for applications was in June of 2023. EOHLC received seven applications and awarded funding to Boston Housing Authority, Bridgewater Housing Authority, Haverhill Housing Authority, and Stoughton Housing Authority. EOHLC has expended funds for the Boston project and, in FY 2025, shifted funding for the Bridgewater, Haverhill, and Stoughton projects to state capital due to budgetary constraints. Those three projects will no longer draw on MTW Reserves.

- **Repositioning State Funded Public Housing:** MTW funding is being used to rehabilitate or redevelop public housing units owned by LHAs to HQS or higher standards. Following rehabilitation, these units will be accepted into the HUD public housing portfolio using available Faircloth authority. This may involve a Faircloth-to-RAD transaction at the PHA's discretion. The rolling application process for this activity ended on June 30, 2024. EOHLC awarded funding to the Worcester Housing Authority under this initiative in FY 2023 and to Medford Housing Authority in FY 2024. EOHLC has disbursed the funds for the in-construction Worcester project. In FY 2025, due to budget constraints, EOHLC opted to withdraw the MTW funding from the Medford project and instead use state capital funding for the award.
- **Recapitalizing Multifamily Developments:** EOHLC earmarked approximately \$1 million in MTW funds to support the long-term preservation of one Section 8 New Construction/Substantial Rehab property with a total of up to 10 units. Funds were intended to be used to conduct capital needs assessments and undertake moderate to substantial rehabilitation for properties with poor capital condition, low reserves, and little ability to increase Housing Choice Voucher rents. Contract administration for these properties is being transferred by HUD from EOHLC to MassHousing. The deadline for applications was in February 2023; one application was received with EOHLC making a \$1 million award to Barre Housing Authority. In FY 2025, with the project in the design phase, EOHLC rescinded the MTW award due to budgetary constraints and instead allocated state funding for the work.
- **Gap Financing Initiative:** In its FY 2024 Plan, EOHLC proposed a Non-Significant Change to the AHPDF activity to make funding available for the redevelopment or modernization of public housing and production of new affordable housing through its "Gap Financing Initiative." MTW funds would support state public housing redevelopment projects alongside tax credits, EOHLC capital subsidy, and other funding sources. The intent was to fund projects that had a cost premium over other affordable housing production and preservation projects due to prevailing wage requirements, relocation needs, and/or demolition and abatement costs.

EOHLC set aside up to \$15 million in MTW funding for the FY 2024 funding round and published a NOFA in October of 2023 with pre-applications due in November. This NOFA included both MTW funding and state capital funds. EOHLC received eight proposals in total and invited three housing authorities to submit Round 2 applications, due in February of 2024.

After careful consideration of spending needs, reserve fund projections, and availability of other Public Housing funding, EOHLIC opted not to make funding awards through this initiative. Projects may still go forward absent of MTW funding.

The following projects have been funded under EOHLIC’s **Modernization to Independence** initiative and are now complete.

Housing Authority	Description	Award Amount
Boston Housing Authority	MTW funding helped preserve 72 units at Camden Apartments. Work included renovations to the fire alarm system, kitchens, and bathrooms, accessibility and common area upgrades, and the installation of new, energy-efficient mechanical systems. Construction was substantially completed in FY 2021.	MTW: \$4,070,000, which leveraged ~\$25,000,000
Cambridge Housing Authority	MTW funding was used to substantially rehab 25 units at three state-aided public housing sites for disabled individuals. Construction was completed in FY 2022.	MTW: \$1,129,000, which leveraged ~\$422,000
Total Modernization to Independence Awards		\$5,199,000

The following **ModPHASE** projects were funded through the AHPDF. Construction was completed on both during FY 2024.

Housing Authority	Description	Award Amount
Beverly Housing Authority	Building envelope improvements, door replacements, kitchen and bathroom upgrades, electrical distribution, and site and walkway improvements were completed at Balch Apartments (25 units assisted). Construction began in June of 2022 and finished in April 2024.	MTW: \$1,987,034, which leveraged ~\$1,000,000
Lowell Housing Authority	Funds were used to modernize kitchens and bathrooms and complete fire safety, electrical, and accessibility improvements for 21 units at Lakeview Avenue. Construction began in May of 2022 and was completed in December 2023.	MTW: \$1,252,489, which leveraged ~\$2,000,000
Total ModPHASE Awards		\$3,239,523

The following project was awarded funding under the **Scattered Site Consolidation** portion of the AHPDF activity.

Housing Authority	Description	Award Amount
Boston Housing Authority	Disposition of 25 units of scattered-site housing; construction of 25 replacement units at Anne M. Lynch Homes at Old Colony as part of 89-unit affordable housing development. MTW funds were fully expended during FY 2025.	\$8,750,000
Total Scattered Site Consolidation Awards		\$8,750,000

The following project was awarded funding under the **Repositioning State Funded Public Housing** portion of the AHPDF activity.

Housing Authority	Description	Award Amount
Worcester Housing Authority	MTW award supports the rehabilitation and federalization of 29 state-aided units at Curtis Apartments; 129 units in total project, including 90 replacement units. The entire award was expended during FY 2025. Construction on the MTW-supported units is expected to be complete during FY 2026, with occupancy immediately following.	\$2,175,000
Total Repositioning State Funded Public Housing Awards		\$2,175,000

The following projects originally received awards through the AHPDF activity, but due to budgetary constraints, EOHLIC opted in FY 2025 to use other funding sources for these projects.

Program	Housing Authority	Description	Award Amount
Scattered Site Consolidation	Bridgewater Housing Authority	Disposition of 12 units of scattered-site housing; construction of 12 units at Bridgewater HA's Heritage Circle property	\$4,200,000
	Haverhill Housing Authority	Disposition of 10 units of scattered-site housing; construction of 34 units at Haverhill Housing Authority's Hilldale property	\$3,500,000

	Stoughton Housing Authority	Disposition of 7 units of scattered-site housing; construction of 7 units at Stoughton HA's Veterans property	\$2,450,000
Repositioning State Funded Public Housing	Medford Housing Authority	Redevelopment and federalization of 144 state-aided public housing units through a Faircloth-to-RAD conversion	\$15,800,000
Recapitalizing Multifamily Developments	Barre Housing Authority	Updates to 10 family units at Barre Housing Authority's Bradford Apartments property and the separation of utilities from the family units and elderly/disabled housing units	\$1,000,000

EOHLC is measuring the impact of this activity by reporting on the number of housing units preserved for households at or below 80% AMI that would otherwise not be available. Units are counted upon completion of construction and occupancy at the end of the fiscal year.

Since this activity's onset, EOHLC has preserved 143 housing units for households at or below 80% AMI. As construction is ongoing at Boston Housing Authority's Old Colony complex and Worcester Housing Authority's Curtis Apartments, EOHLC has no additional preserved units to report for FY 2025.

Actual Non-Significant Changes

No non-significant changes were made to this activity during FY 2025. However, EOHLC replaced previously awarded MTW funding for some of the projects (detailed above) with other available funds due to budgetary constraints.

Actual Significant Changes

No significant changes were made.

Activity 2021-1: Fair Housing Initiative

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2021.

Description/Impact/Update

The Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing. EOHLC regularly hears from its voucher holders and others about limited access to housing opportunities.

EOHLC will utilize MTW funding flexibility to award funds to a selected non-profit agency or agencies to address those issues. Additionally, the funding will be used to develop best practices and education for low-income households and owners regarding fair housing including but not limited to advertising and outreach, as well as seminars on protected classes, fair housing rights and responsibilities, reasonable accommodations, and language assistance. The clients served under this activity may include families with housing assistance vouchers outside of the participants in EOHLC's Housing Choice Voucher Program.

In FY 2022, using a competitive bid process, EOHLC selected a partnership (the Fair Housing Alliance of Massachusetts, or "FHAM") made up of four fair housing agencies throughout the state, all of whom, prior to EOHLC's selection, already provided fair housing training, education, and outreach services. Funding and services are focused on limited access to housing opportunities for voucher holders and/or families with children under the age of 6 in housing containing lead paint.

The original three-year contract with FHAM (which totaled \$1.6 million) ended on December 31, 2024. EOHLC signed a new 2-year contract with FHAM (effective January 1, 2025) to continue their work. EOHLC will utilize up to \$1 million of additional MTW funding (approximately \$500,000 per calendar year) to support the Fair Housing Initiative.

During FY 2025, FHAM served 151 households through fair housing investigation and enforcement activities and conducted a total of 86 tests. In addition to successfully securing housing for several tenants, FHAM also provided fair housing training to tenants, housing authority staff, and providers. In addition, they helped increase awareness about relevant laws and resources through their social media, ads on public transit and radio, and distribution of informational flyers at community events and in service provider offices.

Actual Non-Significant Changes

EOHLC signed a new 2-year contract with FHAM, effective January 1, 2025. EOHLC will utilize up to \$1 million of MTW funding (approximately \$500,000 per calendar year) to support this activity.

Actual Significant Changes

No significant changes were made.

Activity 2021-2: Emergency Waivers

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2021.

Description/Impact/Update

The economic impacts of the COVID-19 pandemic on households, businesses, and financial markets were profound. COVID-19 also placed additional burdens on housing authorities which worked tirelessly to respond to the needs of their participants while also maintaining compliance with program requirements. In response to the COVID-19 pandemic, EOHLIC established an emergency waivers activity which addresses the burdens placed on all stakeholders and includes the following emergency waivers in response to economic and/or health-related emergencies and/or natural disasters, as declared by the Governor or his/her designee, including the authority to determine when to place and lift the waivers. EOHLIC may revise, add, and/or remove waivers as needed to address emergency-related conditions.

1. **Delayed Reexaminations:** EOHLIC may waive the requirement to conduct a reexamination of family income and composition at least annually. Currently EOHLIC completes reexaminations on a biennial basis for HCV program households and on a triennial basis for HCV elderly/disabled households on fixed incomes. Where reexaminations have been delayed due to a declared emergency, EOHLIC will complete the reexamination no later than the anniversary month of the year following the close of the emergency declaration. The subsequent reexamination will be scheduled on the same anniversary month using the applicable reexam frequency for the family. For example, if a biennial reexam was due on July 2020, EOHLIC would complete the reexam within one year following the close of the emergency declaration. The next scheduled biennial reexam would be effective 2 years following the effective date of the first recertification after the close of the emergency declaration.
2. **Verification of Income:** During periods of declared emergencies, EOHLIC will waive the requirements of the verification hierarchy but continue to use EIV.
3. **Increase in Payment Standard:** EOHLIC will waive the requirement to apply the increased payment standard back to the regular effective date for delayed regular reexaminations. Instead, during periods of declared emergencies, EOHLIC will apply the increased payment standard at the next interim reexamination after the effective date of the increased payment standard. If EOHLIC delays a reexam, EOHLIC will apply the payment standard in effect on the effective date of the delayed regular reexamination.
4. **Delayed Regular HQS Inspections:** EOHLIC may waive the requirement for completion of regular HQS inspections at least biennially. Where a regular HQS inspection has been delayed, EOHLIC will complete the HQS inspection no later than the anniversary month of the year following the close of the emergency declaration. The next HQS inspection will be scheduled on the same anniversary month using the applicable inspection frequency for the unit. For example, if an HQS inspection was due by July 2020, EOHLIC would complete the inspection within one year following the close of the emergency declaration. EOHLIC will continue to request a self-certification from the owner that no life-threatening conditions exist in the unit as of the originally intended inspection date. Additionally, EOHLIC will continue to conduct complaint inspections.

5. **Interim HQS Inspections:** EOHLC may waive the requirement to conduct re-inspections to confirm repair; however, EOHLC will require that the owner self-certify and provide documentation that a life-threatening deficiency has been corrected within 24 hours of notification and that a non-life-threatening deficiency has been corrected within 30 days of EOHLC notification.
6. **HQS QC Inspections:** EOHLC will waive the requirement to conduct HQS quality control inspections and instead may suspend HQS quality control inspections until the emergency waiver has been lifted.
7. **FSS Contract of Participation:** EOHLC will waive the requirement regarding the maximum extension of an FSS Contract of Participation (COP). During periods of declared emergency, EOHLC may extend a family's COP, using the declared emergency as good cause of the need for extension. For households who were already in the two-year extension period when the emergency was declared, EOHLC may extend their COP beyond the two-year extension threshold.

The Governor of Massachusetts lifted the COVID-19 related state of emergency on June 15, 2021. Accordingly, EOHLC discontinued application of these emergency waivers. The Emergency Waivers activity will be reactivated when and if economic and/or health related emergencies are declared in the future.

Actual Non-Significant Changes

No non-significant changes were made in FY 2025.

Actual Significant Changes

No significant changes were made.

Activity 2023-1: Housing Navigator Initiative

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2023.

Description/Impact/Update

EOHLC is using MTW funding flexibility to support Housing Navigator Massachusetts Inc., whose goal is to make it easier to find and apply for affordable housing by collecting and providing online information on 100% of the affordable rental housing available to the public in Massachusetts. Housing Navigator is a non-profit agency that addresses the glaring digital divide around the important choice of where families live. Specifically, Housing Navigator develops technology that promotes housing equity and develops data that brings transparency to the affordable housing market.

Access to high-quality information helps not just renters, but owners, housing advocates, homelessness providers, and housing funders. EOHLC has mandated Housing Navigator participation for the approximately 2,000 newly developed affordable units it funds annually. This ensures that the housing data will continue to be an up-to-date resource for all. Housing Navigator listings provide critical information on eligibility, waitlists, lotteries, and more – in terms that every user can understand.

The clients served under this activity are low-income households including Housing Choice Voucher participants. This local non-traditional activity falls under the category of Service Provision as defined in HUD PIH Notice 2011-45 and will conform to the General Parameters detailed in part 5.A. of the Notice.

Leveraging other state and private dollars, EOHLC signed a three-year contract of up to \$1 million per year in MTW funds to support the costs of maintaining and updating Housing Navigator’s software. The contract concludes at the end of calendar year 2025.

Housing Navigator maintains a regular cycle of user engagement, including surveys and focus groups of renters, service providers, and owners to solicit user feedback and research to inform adaptations to existing features and the organization’s road map for future updates. EOHLC and Housing Navigator identified the following priorities for improvement of the search tool:

- Increasing adoption of the tool’s Short Waitlist Feature, implemented in FY 2024, which highlights waitlists with shorter wait times for the convenience of users;
- Increasing the overall level of detail for units accessible to persons with disabilities through property owner outreach and the creation of a data system containing information that EOHLC currently collects from architects;
- Simplifying the input tool to reduce the amount of time it takes property owners (particularly first-time users) to enter information into the tool;
- Easing difficulty for users who are searching for housing with a mobile voucher; and
- Collaborating in the creation of a system for the submission of online rental applications that integrates with the search tool.

Housing Navigator continued this fiscal year to advance its efforts in connecting Massachusetts renters to the state’s available affordable units and assisted more than 100 property owners and management organizations in featuring their income-restricted housing on the website.

A total of 400,000 website visitors accessed the search tool during the year. Of the Commonwealth’s 351 cities and towns, a total of 294 are represented in Housing Navigator. There are more than 3,000 affordable units statewide in the database.

The organization continued to increase usage of the tool’s actionable features, including “First Come, First Served” listings, “Short Waitlist” opportunities that highlight all units with a wait of six months or less, and housing lottery availability. Housing Navigator doubled its average number of properties with vacant units and no waiting lists in FY 2025, driving more users to immediately available housing.

In an annual survey distributed to users in the fall of the fiscal year, one respondent referred to Housing Navigator as “the best website for all housing that I’ve found, be it lotteries, waiting lists, or more.” Another user referred to it as “a resource that helps people who are facing housing problems and running out of options,” while one described it as the “ultimate destination for seeking affordable housing.”

Actual Non-Significant Changes

No non-significant changes were made during FY 2025.

Actual Significant Changes

No significant changes were made.

Activity 2024-1: Program Efficiencies

(formerly Alternative Verification Methods)

Plan Year Approved, Implemented, Amended

Approved FY 2024 and implemented FY 2024.

Description/Impact/Update

In FY 2024, EOHLC received approval to utilize an alternative, streamlined method to verify household member income for program applicants and participants. The goal of these alternative verification methods is to streamline program administration and reduce administrative burdens to benefit both clients and the agency. Outlined below are the approved verification changes.

- Extend the time that verification documents are valid. Under existing program requirements, verification documents are acceptable only if they are dated within 60 days from the date of request. The following changes are proposed:
 - Applicants: Verifications may not be dated more than 120 days from the date of voucher issuance.
 - Participants: Verifications for reexaminations may not be dated more than 120 days from the effective date of the transaction.
 - Fixed Sources of Income: Verification documents for fixed income sources such as Social Security, Social Security Disability Insurance (SSDI), and pension income will be valid for the full calendar year in which the income is effective. For example, if a Social Security or SSDI benefit letter is dated February 1, 2023, that benefit letter will be valid for any certification with an effective date in 2023.
- Increase the threshold for when it is mandatory to obtain additional verification documentation when there is a substantial difference in reported income. EOHLC will increase the discrepancy threshold to \$5,000. EOHLC and its designees will continue to identify income discrepancies and take action to process discrepancies which may result in interim or annual correction actions; however, the threshold for the discrepancy will be set at \$5,000.
- Revise the HUD Verification Hierarchy: Under the existing HUD Income Verification Hierarchy, EOHLC is required to request and document attempts to obtain written third-party verification forms and oral verification prior to relying on a participant self-certification. EOHLC's modified Income Verification Hierarchy will allow EOHLC and its designees to rely on any of the third-party verification methods before accepting self-certification. This process will streamline the verification process and allow EOHLC and its designees to repurpose staff time on tasks outside of verification.

EOHLC implemented a new hierarchy of verification in January 2025, which aligns with the rollout of HOTMA changes and EOHLC's updated Administrative Plan.

Level	Verification Technique	Ranking
4	Upfront Income Verification using HUD's EIV and IVT	Highest (Mandatory)
3	Upfront Income Verification using non-HUD system	Highest (Optional)
2	Written Third-Party Verification; Written Third-Party Verification Form; or Oral Third-Party Verification	High (Mandatory) <ul style="list-style-type: none"> ▪ Supplements EIV and UIV ▪ Also used for: <ul style="list-style-type: none"> ○ Non-EIV/UIV reported income sources ○ Disputes of EIV reported information
1	Self-Certification	High (Optional) <ul style="list-style-type: none"> ▪ To supplement EIV when EIV reported sources do not contain verification of the full retrospective period where applicable; or ▪ When participant cannot produce written third-party verification documents.

Actual Non-Significant Changes

EOHLC implemented a new hierarchy of verification in FY 2025, aligning with the rollout of HOTMA changes and EOHLC's updated Administrative Plan.

Actual Significant Changes

No significant changes were made.

Activity 2024-2: Income Eligibility

Plan Year Approved, Implemented, Amended

Approved and implemented in FY 2024.

Description/Impact/Update

Income limits as established by HUD for program eligibility vary by location. As per 24 CFR 982.201(b)(4), the applicable income limit for issuance of a voucher **when the family is selected** for the program is the **highest** income limit (for the family size) for areas in the PHA jurisdiction. The applicable income limit for **admission** to the program is the income limit for the area where the family is **initially assisted** in the program.

Because EOHLC administers vouchers through a statewide network of RAAs and because EOHLC's jurisdiction includes the entire state of Massachusetts, assisted households may utilize their voucher anywhere in the state without needing to exercise portability. Income limits may vary in different regions of Massachusetts, and thus a household that is deemed eligible at issuance (using the highest income limit for the entire Massachusetts jurisdiction) may be ineligible for admission in the community in which they already reside or in a nearby community (even one that may be covered by the same RAA).

Thus, under this activity, EOHLC proposed (and was approved) to waive the second component of 24 CFR 982.201(b)(4) requiring that the household be income eligible in the area in which the household will be initially assisted. Instead, EOHLC will apply the PHA jurisdiction's highest income limit (for the family size) not only at the issuance of a voucher but also at the time of admission to the program. This will reduce administrative burden on EOHLC and RAA staff as well as program participants. Even more importantly, it will also result in additional housing choice for participants, as the two-tiered policy of 24 CFR 982.201(b)(4) may be more relevant in the case of portability or a wider geographical jurisdiction, but internally in Massachusetts, it has the unintended, and contrary, consequence of limiting housing choice across the state but even in participant's own immediate communities.¹

Note: The standard provisions of 24 CFR 982.201(b)(4) will still apply to households who exercise portability outside of EOHLC's jurisdiction and/or to another PHA. Additionally, EOHLC will continue to ensure that at least 75 percent of assisted households are "very low-income," that substantially the same number of low-income persons are assisted under the demonstration as would be without the MTW authorizations, and that a comparable mix of families are assisted under the Agreement as would have been otherwise.

EOHLC implemented this new eligibility policy as of January 1, 2025, aligning with the rollout of EOHLC's updated Administrative Plan.

Actual Non-Significant Changes

No non-significant changes were made during FY 2025.

¹ One example EOHLC has observed is a family residing in Brockton whose income is within the jurisdiction's highest income limit (Boston) but is higher than the Brockton income limit, and thus they are able to receive a voucher but are then unable to lease in their own community.

Actual Significant Changes

No significant changes were made.

B. Not Yet Implemented Activities

EOHLC currently has no activities that have not yet been implemented.

C. Activities On Hold

EOHLC currently has no activities on hold.

D. Closed Out Activities

The following table summarizes previously approved MTW activities that EOHLC has completed, discontinued, or determined do not require MTW authority to implement.

Table 11: Closed-Out MTW Activities

Activity	Plan Year Approved	Plan Year Implemented	Close Out Year	Reason for Close Out
Biennial Inspections (Activity 2011-3)	FY 2011	FY 2013	FY 2015	EOHLC closed out this activity as an MTW initiative due to the 2014 Appropriations Act, which allows EOHLC to transition to a biennial inspection schedule without MTW authority.
Project Based Voucher Discretionary Moves (Activity 2012-3)	FY 2012	FY 2012	FY 2018	EOHLC proposed and received HUD approval for a new Local Project-Based Voucher Program, which includes revisions to the PBV opt out policy.
Rent Reasonableness (Activity 2013-1)	FY 2013	FY 2013	FY 2018 Note: The FY 2019 Plan included this activity; however, prior to the end of FY 2018 (after the FY 2019 Plan was submitted), EOHLC closed this activity.	Under HOTMA, the trigger for reasonable rent redeterminations increased from a 5% decrease to a 10% decrease in FMR from one year to the next. EOHLC determined that a 10% decrease in FMR was such that a reasonable rent redetermination would be warranted to ensure that subsidies paid are in line with market rents.
PBV Rent Reasonableness (Activity 2013-2)	FY 2013	FY 2013	FY 2019	EOHLC closed out this activity and consolidated it with the approved Enhanced PBV Program activity (Activity 2018-7). This action will allow EOHLC to report on all Enhanced PB activity features under one activity.
Equity Builder Program (Activity 2018-8)	FY 2018	Never Implemented	FY 2020	After discussions with for-profit and non-profit owners, EOHLC determined this activity was not financially feasible. Owners relayed lack of interest in pursuing the program and a lack of financial benefits. As the success of the program is dependent on owners providing LTO units, EOHLC decided to close the activity out.

Activity	Plan Year Approved	Plan Year Implemented	Close Out Year	Reason for Close Out
Health Starts at Home (2018-6)	FY 2018	FY 2018	FY 2020	The Health Starts at Home (HSH) activity was a planned three-year initiative implemented in FY 2018; the study has ended. HSH households are permitted to retain their voucher; however, EOHLC no longer issues new HSH vouchers.
Value Vouchers (Activity 2011-1)	FY 2011	Never Implemented	FY 2024	Due to questions about owner interest and the impact of layering subsidies, EOHLC never implemented this activity but will continue to explore ways of addressing affordability gaps.

Activities Closed Out in FY 2025

Activity 2018-5: A Better Life Program Model

Plan Year Approved and Implemented

Activity 2018-5 was approved and implemented in FY 2018.

Activity Description

Under this activity, EOHLC piloted a self-sufficiency program called “A Better Life” (ABL) at three local housing authorities (LHAs). The four main components of ABL were coaching services, a work/participation requirement, escrow, and community partnerships with local service providers. MTW funding flexibility supported coaches at the three LHAs who worked one-on-one with participants to set personal goals in the areas of employment, education, family health and stability, and asset building. MTW funding was also used to cover employment-related expenses that would help participants make progress toward their goals. The ABL work/participation requirements were suspended during the height of the pandemic and later modified to make compliance more achievable.

The ABL pilot program – in particular the coaching and escrow components – had a positive impact on many participants. However, the work/participation requirements proved difficult to monitor and enforce, and the escrow was burdensome to calculate each month. As a result, EOHLC decided not to extend the program beyond the contract end date of April 30, 2024.

Plan Year Closed Out

EOHLC closed out Activity 2018-5 in FY 2025.

Reason Why Activity Was Closed Out

EOHLC closed out this activity when the initial pilot ended because the work/participation requirements proved difficult to monitor and enforce.

Final Outcomes and Lessons Learned

From July 2019 to December 2023, ABL enrolled a total of 710 residents across 535 households. Participant engagement was significantly higher in 2023 after the program requirements were modified and the effects of the COVID-19 pandemic had diminished. By the end of 2023, close to 70 percent of participants had been referred to at least one program or service in the community. The percent of participants without a high school degree or equivalent dropped from 25 percent at baseline to 18 percent after participating in ABL for 30 months. The employment rate increased from 34 percent at baseline to 64 percent, and average earnings increased from \$23,910 to \$31,844 among participants enrolled for 30 months.

The financial offerings of the ABL program – escrow savings and flexible funds – seemed to provide some of the most tangible benefits for residents. When MDRC researchers interviewed ABL participants, many spoke very positively about the escrow component. By the end of the ABL program, 193 (38 percent) of the households that had ever participated in ABL had accrued at least some escrow savings, and 145 of those 193 households (75 percent) ultimately received an escrow disbursement. The most common use (by far) of the ABL escrow funds was to open or add to an emergency savings account. Many participants used their escrow to pay off debt, particularly credit card debt. With the help of their escrow funds, some participants purchased cars or made car repairs, and a few were even able to purchase a house and move out of public housing.

Participants also benefitted from the flexible funds that the ABL program offered. Over 40 households accessed these funds in order to make progress toward their goals. For example, flexible funds were used to cover fees associated with auto school, job training and certification courses, and first-time homebuyer courses.

The ABL pilot program enabled EOHLC to learn which components of the model seem to make a positive difference for residents, which ones do not, and what kinds of policies, systems, resources, and organizational buy-in need to be in place in order for a program like this to achieve its intended outcomes.

Statutory exceptions outside of MTW that would have provided additional benefit

Not applicable.

Summary table of outcomes from each year of the activity

<i>SS #1: Increase in Household Income*</i>				
Unit of Measurement	FY 2018	FY 2019	FY 2020	FY 2021
Average earned income of households affected by this policy in dollars (increase).	\$0	\$0	\$23,020	\$25,433
	FY 2022	FY 2023	FY 2024	FY 2025
	\$29,608	\$35,028	\$35,957	N/A

**Metrics reflect average earned income of employed participants.*

SS #2: Increase in Household Savings*				
Unit of Measurement	FY 2018	FY 2019	FY 2020	FY 2021
Average amount of savings/escrow of households affected by this policy (in dollars).	\$0	\$0	\$1,377 in savings \$1,112 in escrow	\$1,372
	FY 2022	FY 2023	FY 2024	FY 2025
	\$3,217	\$3,804	\$3,275	N/A

**Metrics reflect participant escrow which was one of the identified indicators of program success.*

SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	FY 2018	FY 2019	FY 2020	FY 2021
Unemployed	0 participants	0 participants	259 participants	320 participants
	0%	0%	71%	67%
	FY 2022	FY 2023	FY 2024	FY 2025
	285 participants	133 participants	71 participants	0 participants
	53%	25%	15%	0%
Employed Part-Time or Full-Time	FY 2018	FY 2019	FY 2020	FY 2021
	0 participants	0 participants	108 participants	157 participants
	0%	0%	29%	33%
	FY 2022	FY 2023	FY 2024	FY 2025
	249 participants	390 participants	418 participants	0 participants
Enrolled in an Educational Program or Job Training	47%	75%	85%	0%
	FY 2018	FY 2019	FY 2020	FY 2021
	0 participants	0 participants	8 participants	51 participants
	0%	0%	2%	11%
	FY 2022	FY 2023	FY 2024	FY 2025
73 participants	103 participants	74 participants	N/A	
14%	20%	10%	N/A	

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)*				
Unit of Measurement	FY 2018	FY 2019	FY 2020	FY 2021
Number of households receiving TANF assistance (decrease).	0 households	0 households	92 households	92 households
	0%	0%	31%	19%

	FY 2022	FY 2023	FY 2024	FY 2025
	125 households	110 households	105 households	N/A
	23%	21%	21%	N/A

**Benchmark reflects the number of participants as a percent of the anticipated households.*

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	FY 2018	FY 2019	FY 2020	FY 2021
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	0 households	294 households	477 households
	FY 2022	FY 2023	FY 2024	FY 2025
	416 households 534 participants	423 households 523 participants	392 households 489 participants	N/A

SS #6: Reducing Per Unit Subsidy Costs for Participating Households*				
Unit of Measurement	FY 2018	FY 2019	FY 2020	FY 2021
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	\$0	\$0	N/A	N/A

**Enrollees were public housing households. This metric was removed in FY 2022.*

SS #7: Increase in Agency Rental Revenue				
Unit of Measurement	FY 2018	FY 2019	FY 2020	FY 2021
Total Household contributions towards housing assistance (increase).	\$0	\$0	\$439	\$622
	FY 2022	FY 2023	FY 2024	FY 2025
	\$553	\$624	\$668	N/A

**Represents the average tenant rent for the 286 initial participating households.*

SS #8: Households Transitioned to Self-Sufficiency*				
Unit of Measurement	FY 2018	FY 2019	FY 2020	FY 2021
Number of households transitioned to self-sufficiency (increase).	N/A	N/A	0 participants	64 participants
	FY 2022	FY 2023	FY 2024	FY 2025
	126 participants	227 participants	247 participants	N/A

**The definition of self-sufficiency evolved in the early years of the program but was ultimately defined as at least 35 hours of employment per week for an individual participant.*

Activity 2020-1: Moving to College

(formerly Massachusetts Student Housing Security Pilot)

Plan Year Approved and Implemented

Activity 2020-1 was approved in FY 2020 and implemented in FY 2021.

Activity Description

Under this activity, EOHLC committed MTW funds to support 20 scholarships for housing expenses for students who were homeless or at risk of homelessness and attending one of four state colleges. Despite active outreach and recruitment efforts, these scholarships were never fully utilized, and enrollment failed to meet the goal of 20 scholarships. In addition, because the scholarships were used for housing, the mandatory HQS requirements for the units conflicted with the colleges' needs to move students – sometimes quickly and often multiple times during the academic year – from one housing situation to another. All agencies involved in the partnership agreed that student safety was paramount, and that the MTW funding, while flexible, was not appropriate for this program. EOHLC committed to funding the 16 active scholarships for the remaining year of the program, but opted not to fund additional scholarships. In FY 2024 there was only one active participant still being served. That participant received support through January 2024 at which time the Moving to College program formally ended.

Plan Year Closed Out

EOHLC closed out Activity 2020-1 in FY 2025.

Reason Why Activity Was Closed Out

The needs of the students served by this program ultimately required more flexibility than MTW funding could provide.

Final Outcomes and Lessons Learned

Seventy-five percent (75%) of the MTC participants successfully completed the program as defined by MTC:

- Maintained full-time college enrollment; and
- Maintained passing grades.

Twelve of the sixteen scholarship awardees continued their academic studies at their college in the semester following the end of the EOHLC-supported year. This is a notable achievement, and both EOHLC and program partners are satisfied with this outcome. However, operationally the partnership and program design were challenging, and the funding source proved to be a difficult match for the program. The decision to end the pilot demonstrates the operational challenges but does not negate the benefit of stable on-campus housing to overall student stability and success.

Statutory exceptions outside of MTW that would have provided additional benefit

Not applicable.

Summary table of outcomes from each year of the activity

CE #4: Increase in Resources Leveraged				
Unit of Measurement	FY 2021	FY 2022	FY 2023	FY 2024
Amount of funds leveraged in dollars (increase).	\$0	\$111,620	\$131,075	\$10,923
	FY 2025			
	N/A			

SS #3: Increase in Positive Outcomes in Employment Status*				
Unit of Measurement	FY 2021	FY 2022	FY 2023	FY 2024
Enrolled in an Educational Program or Job Training	0 households	16 households	12 households	1 household
	0%	100%	100%	100%
	FY 2025			
	N/A			
	N/A			

**This initiative was not anticipated to increase the number of households employed, as the goal of the Activity was to keep students enrolled in college. EOHLIC did not track the employment status of students in this program.*

SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	FY 2021	FY 2022	FY 2023	FY 2024
Number of households receiving services aimed to increase self-sufficiency (increase)	0 households	16 households	12 households	1 household
	FY 2025			
	N/A			

SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	FY 2021	FY 2022	FY 2023	FY 2024
Number of households transitioned to self-sufficiency (increase).	0 households	0 households	11 households	1 household
	FY 2025			
	N/A			

**Self-sufficiency is defined as completion of 2 years of post-secondary education.*

V. Application of MTW Funds

A. Financial Reporting

i. Available MTW Funds in the Plan Year

EOHLC will submit all required FY 2025 unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA), or its successor system within the required time frame.

ii. Expenditures of MTW Funds in the Plan Year

EOHLC will submit all required FY 2025 unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA), or its successor system within the required time frame.

iii. Describe Application of MTW Funding Flexibility

Under the MTW Program, EOHLC is authorized to establish an MTW single fund flexibility budget. Activities that utilized single fund flexibility in FY 2025 are described below.

- **Employment Partnerships:** EOHLC utilized Single Fund Flexibility to continue supporting three employment-focused partnerships: MassHire Career Partnership, Generating Economic Mobility, and Credentials to Careers. These partnerships have served over 700 households since services began. As discussed in Activity 2012-5, these services included career planning, access to training funds, flexible funds to address financial barriers, and access to employment placement and support. These programs serve all MTW-supported households and are not restricted to FSS participants.
- Through the MassHire Career Partnership (MCP) and Generating Economic Mobility (GEM) initiatives, EOHLC supports the cost of hiring Career Navigators at Career Centers in four regions and (in the case of GEM) at a metro Boston non-profit affiliated with a Career Center. Navigators meet one-on-one with individuals to help them identify a career path that fits with the available jobs in their region with good wages, benefits, and opportunity for advancement. Navigators also work with participants to identify training or education opportunities, facilitate employer relationships, and support participants through the process of finding a job and post-employment transition. Individuals are referred to Navigators by FSS Coordinators and by program staff at the RAAs. Given the Career Centers' specialized expertise in career navigation/job development and strong employer relationships, they are best suited to support HCV participants in this aspect of self-sufficiency development. Additionally, funds support the development of resources, such as region-specific recruitment and outreach materials, access to training opportunities, and technology.
- In FY 2024, EOHLC and EOLWD agreed to extend their partnership another 18 months (until 12/31/2025), using committed but unexpended funds. As part of this extension, EOHLC committed to support staff positions at the RAAs to improve outreach, enrollment, and overall participant engagement in the Career Center partnership and other economic mobility programs.

These outreach specialist positions proved successful; the number of referrals and enrollments doubled from FY 2024 and FY 2025. The number of new referrals increased from 207 to 416 individuals, and the number of newly enrolled participants increased from 113 to 220. A total of 39 participants obtained jobs in FY 2025.

- **Other Supportive Services:** In FY 2025, EOHLC utilized Single Fund Flexibility on activities supporting a wide range of services and supports related to economic mobility for EOHLC program participants including: expansion of FSS programming; gap funding to support FSS staff positions not funded by the HUD FSS Coordinator funds; and the indirect costs of all FSS staff at the RAAs. The FSS Homeownership track supports FSS participants working towards homeownership with focused high-quality homebuyer education in addition to the traditional FSS support with accessing job training/post-secondary education and other resources. This work is explained in more detail in Activity 2012-5.

The following activities were included as planned potential uses of funds under Single Fund Flexibility in the FY 2025 Plan; however, funds were not utilized for these activities during FY 2025:

- **Housing Innovation Specialists:** In prior plans, EOHLC proposed using Single Fund Flexibility to fund Housing Innovation Specialist positions to expedite issuance, inspection, and leasing processes for special populations or voucher holders in specific EOHLC programs (e.g., Emergency Housing Vouchers, SNO Mass). EOHLC anticipated that, if adopted, approximately \$950,000 would be spent to fund the staffing positions and provide housing-related services. Given current funding constraints, this idea is not under active consideration but may be pursued in the future.

B. Local Asset Management Plan

i. ***Did the MTW PHA allocate costs within statute in the Plan Year?***

Yes

ii. ***Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?***

No

iii. ***Did the MTW PHA provide a LAMP in the appendix?***

No

iv. ***If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.***

Not applicable.

VI. Administrative

A. Reviews, Audits, and Inspections

EOHLC did not have any HUD reviews, audits, or physical inspection issues that required the Agency to take action during FY 2025.

B. Evaluation Results

EOHLC did not complete any evaluations during FY 2025.

C. MTW Energy Performance Contract (EPC) Flexibility Data

Not applicable.

Appendix A: Listing of Regional Administering Agencies

Community Teamwork, Inc.

155 Merrimack Street, Lowell, MA 01852
978-459-0551

Hearthway

(formerly Berkshire Housing Development Corp.)
1 Fenn Street, Pittsfield, MA 01201
413-499-1630

Housing Assistance Corporation

460 West Main Street, Hyannis, MA 02601
508-771-5400

Lynn Housing Authority & Neighborhood Development

10 Church Street, Lynn, MA 01902
781-592-1966

Metro Housing|Boston

1411 Tremont Street Boston, MA 02120
617-859-0400

NeighborWorks Housing Solutions

169 Summer Street, Kingston, MA 02364
781-422-4200

RCAP Solutions

191 May Street, Worcester, MA 01602
800-488-1969

South Middlesex Opportunity Council

7 Bishop Street, Framingham, MA 01702
508-872-4853

Way Finders

1780 Main Street, Springfield, MA 01103
413-233-1500