

**Commonwealth of Massachusetts Department of Housing & Community Development (DHCD)  
Second Substantial Amendment to the 2021 Action Plan -- HOME Investment Partnerships Program**

HOME Jurisdiction: Massachusetts	Contact Person: Rebecca Frawley Wachtel, Department of Housing & Community Development
Jurisdiction Web Address: <a href="http://www.mass.gov/dhcd">www.mass.gov/dhcd</a>	Address: 100 Cambridge Street, Suite 300 Boston, MA 02114
	Email: <a href="mailto:Rebecca.frawley@mass.gov">Rebecca.frawley@mass.gov</a>
	Telephone: 617.573.1318

Beginning on March 1, 2022 the Department of Housing and Community Development has received \$1,613,093.40 in HOME loan payments from approximately nine HOME-funded portfolio development projects. This HOME Program Income was collected similarly to the \$859,741.95 received between April 1, 2021 and February 28, 2022 that is referenced in a previous Substantial Amendment to the 2021 Action Plan.

Despite the pandemic, DHCD's rental development pipeline has been moving along well. DHCD anticipates committing all of its 2021 allocation funds available for non-CHDO Reserve activities and previously referenced HOME Program Income to new HOME rental development activities prior to the approval of the 2022 Annual Action Plan. As with the prior receipt of HOME Program Income, DHCD intends to make this additional HOME Program Income available for commitment to new HOME rental development activities. The need for affordable rental housing units has only intensified during the pandemic. This additional HOME Program Income will leverage at least 22 additional HOME-assisted rental development units and will provide additional funding until the FY22 federal HOME appropriation is signed into law and the 2022 Annual Action Plan is submitted to and approved by HUD.

Beginning with this Second Substantial Amendment to the 2021 Annual Action Plan, all program income deposited in the local trust account will be committed to projects prior to committing funds in the HOME Investment Trust Fund Treasury Account for the applicable program year, in accordance with the HOME Interim final rule effective 1/31/17. Once these funds are committed, program income from the local account will be disbursed before HOME funds are drawn from the Treasury for those projects funded with both HOME Program Income and HOME Investment Trust Treasury account funds. Any program income that is received during the program year that is uncommitted at the end of the program year will be carried over into the subsequent program year and committed to projects prior to HOME Investment Trust Fund Treasury account funds. It is estimated that an additional \$4,000,000 in program income will be received during the 2022 program year; however, if DHCD receives more than this estimated amount, these funds will be allocated to rental housing development activities and their use will not require an additional substantial amendment.

Amendment to the 2021 Action Plan HOME Budget:

<b>Funding Category</b>	<b>Budget Amount</b>
Rental Development	Increased by an estimated \$4,000,000 in HOME Program Income
Administration	n/a (We plan to program the full amount to new rental development activities.)

TOTAL	\$An estimated \$4,000,000 in HOME Program Income added to the current 2021 Action Plan, as amended previously.
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DHCD has published this document on its website on May 27, 2022 and has provided notice of its posting through both the 'News' section of the website and the Housing Development division listServ. DHCD is utilizing a 30-day public comment period for this Second Substantial Amendment to the 2021 Action Plan.

Comments may be submitted in the following ways:

- Written comments via email to Rebecca Frawley Wachtel at: [Rebecca.frawley@mass.gov](mailto:Rebecca.frawley@mass.gov)
- By telephone: contact 617.573.1318 and leave a clear message with a phone number for a prompt return call.

Comments will be accepted until June 28, 2022 at 2pm.