



COMMONWEALTH OF MASSACHUSETTS
Department of Housing & Community Development

Moving to Work Program
Annual Plan for Fiscal Year 2023

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

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I. Introduction

The Massachusetts Department of Housing and Community Development (DHCD) is a participant in the Moving to Work (MTW) Demonstration. MTW is a program authorized by Congress through which a limited number of Public Housing Authorities are provided with the flexibility to waive certain provisions of the US Housing Act of 1937 and related federal regulations, and to design and test approaches for providing housing assistance that address one or more of the following statutory objectives:

- 1) Reduce cost and achieve greater cost effectiveness in federal expenditures;
- 2) Provide 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.

The terms and conditions of DHCD's participation in the MTW program are defined in its MTW Agreement with the US Department of Housing and Urban Development (HUD), which extends through 2028.

DHCD administers HUD-funded Housing Choice Voucher (HCV) programs, along with other state-assisted rental assistance programs, through a statewide network of Regional Administering Agencies (RAA). See Appendix A for a listing of current RAAs. Subject to HUD approval in the MTW Annual Plan, MTW designation allows DHCD to test out new or modified programmatic approaches to administering HCV programs; to implement "local, non-traditional" housing and service activities for the benefit of low-income residents; and to utilize HCV Housing Assistance Payments (HAP) funds in a more flexible manner.

MTW flexibility applies to the HCV programs administered by DHCD and which are part of the MTW Block Grant. DHCD may apply MTW operating flexibilities to special purpose vouchers which are not part of the block grant in accordance with HUD's published guidance. In general, HUD allows special purpose vouchers to be administered in accordance with MTW agreements unless MTW provisions are inconsistent with the appropriations act or requirements of the NOFA. Enhanced/Tenant Protection Vouchers will be rolled into the MTW Block Grant upon renewal of funds resulting in application of MTW flexibility to these vouchers.

DHCD is required by HUD to prepare an MTW Annual Plan in a format defined in the MTW Agreement. This Annual Plan, which is subject to HUD approval, reflects the current Plan requirements including use of standard metrics and benchmarks. For purposes of the Annual Plan, an "MTW activity" is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements. Conversely, a "non-MTW activity" is an activity that does not require MTW funding or programmatic flexibility to implement.

DHCD's FY 2023 MTW Annual Plan summarizes planned activities for the period from July 1, 2022 through June 30, 2023. HUD provides HAP funding on a calendar year basis; thus, the Annual Plan covers parts of two distinct funding periods. As of the date of this Annual Plan publication, DHCD has not received confirmation of its 2023 HAP funding. If decreases in funding occur, DHCD may need to modify, delay or cancel the proposals herein and/or take other necessary measures, including deferring issuance of turnover vouchers.

Prior to submission to HUD, DHCD makes the Annual Plan available for public review and comment including conducting public hearings. DHCD reviews and considers written and verbal comments that are received during the public review period. Appendix C provides information on the public comment period for this Annual Plan.

A. Overview of Short-Term Annual Goals and Objectives

Highlights of FY 2023 MTW activities are summarized below.

- DHCD projects that rental assistance and related services will be provided to 21,249 MTW households.
- In FY 2023, DHCD is proposing a new activity, the Housing Navigator Initiative. Specifically, DHCD plans to utilize MTW Block Grant funding to support the Housing Navigator Massachusetts (HNM), whose goal it 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. The Housing Navigator Massachusetts (HNM) is a non-profit agency that addresses the glaring digital divide around the important choice of where families live. HNM develops technology that promotes housing equity and develops data that brings transparency to the affordable housing market.
- Rent Simplification: DHCD's Rent Simplification activity provides self-sufficiency incentives to participating households and administrative efficiencies in the processing of program transactions. In FY 2023, in response to current inflationary trends and to the economic impact of the COVID-19 pandemic, DHCD will implement an earned income exclusion for working families. For working families, DHCD will provide up to \$5,000 as an earned income exclusion. If the total earned income is less than \$5,000, all earned income will be excluded. DHCD will provide this exclusion for an initial two-year period at which time DHCD will review economic indicators and make a determination whether to continue or discontinue the income exclusion.
- Affordable Housing Preservation & Development (AHPD) Fund: Under this activity, AHPD funds support development and preservation of rental units targeted for households earning less than 80% of Area Median Income. Specifically, AHPD funds are used to provide loans and grants to eligible projects to leverage private equity and state-aided public housing capital resources. Two projects, one in partnership with Cambridge Housing Authority and the other with Boston Housing Authority have been completed and provide housing to 97 families. In FY 2023, funding will support rehab and improvements to two projects designated for elderly families: Lakeview Ave in Lowell and Balch Apartments in Beverly. Substantial completion of rehab is anticipated by the end of FY 2023 for both projects with the ultimate outcome of rehab of 46 units. Also in FY 2023, MTW funding under this activity will support the development and preservation of 100 units in the 705 Scattered Site program, rehab of 400 state funded units in preparation for acceptance into HUD's public housing portfolio and 86 units to support the preservation of six Section 8 New Construction/Substantial Rehab properties.
- Expanding Housing Opportunities – Relocation Assistance: Under this Activity, DHCD will use MTW funding flexibility to support a comprehensive redevelopment program that will preserve existing state-aided low-income housing. Construction and long-term operating funding will be from state and private equity sources. MTW funds will primarily support rental subsidies and relocation costs associated with short-term housing for low-income residents during construction. DHCD anticipates that two of the projects which were awarded funding under this activity (Chelsea and Somerville projects) will close and relocation will begin in late FY22. Construction is scheduled to begin in FY 2023; however, completion of construction will not take place until FY 2024.

- **MTW Utility Allowances:** Under this initiative, DHCD established a simplified Utility Allowance (UA) schedule and eliminated Utility Allowance Payments under \$25. In FY 2023, DHCD will update its schedule of allowances for other electricity to more closely reflect current rates for electricity. Additionally, in response to the continuing impact of the pandemic and resulting inflation, DHCD will provide utility allowances for cooking and hot water heating to address some of the additional financial pressures placed on low-income families. The UA schedule for cooking and hot water heating will be based on normal consumption by energy-conscious households. The UA schedule will not vary by geographical area or building type. DHCD will add the cooking and hot water heating UA to any household who pays for heat or other electricity for a period of two years. At the end of the two-year period, DHCD will evaluate utility costs and inflationary trends and will determine whether to maintain the UA for cooking and hot water heating or to discontinue it.
- **Fair Housing Initiative:** DHCD utilizes MTW funding of up to \$500K per year for a three-year period to provide to non-profit agencies with financial supports to identify fair housing compliance and enforcement issues across DHCD’s jurisdiction. The funding will be used to investigate discriminatory practices and provide enforcement assistance (including through voluntary resolution efforts and litigation) for households with a housing subsidy or voucher. DHCD awarded funding to four agencies who are each developing plans to address fair housing education and training, outreach and compliance services. In FY 2023, each agency will complete the hiring process to bring on staff to provide support services and to survey the local RAAs and PHAs to determine fair housing needs. Outreach will be directed at housing seekers, property owners and renters. Finally, as part of the compliance-related services, each agency will conduct fair housing testing and undertake enforcement actions as needed.
- **Supporting Neighborhood Opportunity in Massachusetts:** Under this initiative, DHCD established the Supporting Neighborhood Opportunity in Massachusetts (SNO Mass) Program. The purpose of DHCD’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. The communities have historically been “off-limits” to voucher holders due to market and administrative restrictions. Through SNO Mass, DHCD is increasing housing choice for its voucher holders. DHCD anticipates providing program orientation to 120 interested households in FY 2023 and enrolling and providing counseling to 100 households. DHCD’s goal is to engage 75 households in housing search and ultimately move or lease up 50 households in identified opportunity neighborhoods.
- **Multi-Year Recertifications:** DHCD will continue the biennial and triennial recertification process as well as the limit on voluntary interim recertifications. However, DHCD’s hardship policies continue to provide relief to families with verified hardships by either temporarily removing the limit on voluntary interim recertifications or by conducting recertifications on a more frequent basis.
- **Youth Transition to Success Program (YTTSP):** This time-limited program provides continued support to and build upon the successes of youth currently participating in the Family Unification - Aging Out of Foster Care Program who are facing the expiration on their subsidy, as well as youth referred by other agencies. YTTSP also includes program features which address the hardships faced by participants in light of economic and health related conditions. Forty-five households are anticipated to be served in FY 2023.

- **Family Self-Sufficiency Program Enhancements:** DHCD’s Family Self-Sufficiency (FSS) Program continues to provide training, job support and case management services to FSS families. DHCD anticipates 121 households will graduate from the FSS program in FY 2023 with an average escrow balance of \$4,700. DHCD will also continue to enroll applicable families in the FSS Savings Match Homeownership Program. This component of DHCD’s FSS program provides higher income households with the opportunity to supplement the traditional escrow model with a DHCD match of individual savings. In FY 2023, in order to encourage additional households to enroll in FSS, DHCD may implement a \$500 sign-on bonus. DHCD will review new enrollment numbers in the early part of FY 2023 and make a final determination on the sign-on bonus at that time.
- **Family Economic Stability (FES) Program:** The FES program 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. FESP is an assistance model, which provides a fixed annual stipend for five years to eligible families, regardless of future income or family composition changes. Within certain guidelines, participants exercise considerable decision-making in the utilization of the funds in terms of housing choice and the use of flexible support funds. Case management and program coordination are also provided. In FY 2023, it is anticipated that 50 households will receive services under the FES program.
- **Residential Assistance to Families in Transition (RAFT)/Emergency Rental and Mortgage Assistance (ERMA):** In response to the COVID-19 pandemic, to prevent homelessness resulting from either eviction or foreclosure, DHCD provides assistance for rental and mortgage arrears as well as assistance with homeownership expenses such as property taxes, condo fees and insurance. Eligible low-income households may receive financial assistance of up to \$10,000 in any 12-month period.
- **Support for Secure Jobs:** DHCD works with eight partnering agencies who provide case management and employment support services to an estimated 450 participants. In FY 2023, DHCD anticipates providing Housing Choice Voucher assistance for 43 households who participate in the Support for Secure Jobs program.
- **A Better Life (ABL):** This program is intended to provide eligible families with the skills necessary for meaningful employment and effectively remove barriers to obtaining self-sufficiency. Three agencies are actively providing case management services to eligible families, including the assistance of Family Life Coaches who conduct outreach and assist families with coaching support to set personal goals in the area of work, education, family health and stability, and asset building. It is anticipated that 460 families will be assisted in FY 2023.
- **Moving to College Program (formerly Massachusetts Student Housing Security Pilot):** Under this activity, DHCD works with the Department of Higher Education (DHE), the Executive Office of Health and Human Services (EOHHS), the Department of Elementary and Second Education (DESE) and local colleges on this pilot program which provides scholarships for housing and other college-related expenses to income eligible, homeless college students. Through December 2021, fourteen (14) students were enrolled in the Moving to College Program. In FY 2023, DHCD will continue to meet with DHE and ICHH to determine the continued feasibility of this program given the supports available for this vulnerable population. While DHCD intends to fully fund the housing-related costs of the scholarships for two years, some of the existing participants are struggling academically and socially.

- **Enhanced Local Project-Based Voucher (PBV) Program:** Through its Enhanced Local Project-Based Voucher (PBV) Program, DHCD partners with for-profit and non-profit housing providers to expand the supply of affordable housing to low-income families. In FY 2023, DHCD anticipates adding approximately two hundred and fifty new PBV units throughout its jurisdiction with owner-managed waiting lists employed at all new projects.
- **Launch:** Under the Launch program, DHCD will use up to \$2M per year for three years, in MTW Block Grant funding flexibility to connect low-income youth ages 18-24, living in subsidized housing in the Boston area, to programs and services that help them obtain employment and a sustaining wage. This activity supports integration of the existing system of supports for disconnected youth to be a part of the network that catches this vulnerable population and gets them on a path towards self-sufficiency. Phase II of the Launch partnership will continue in FY 2023 with an anticipated new enrollment of 120 participants. Also in FY 2023, DHCD will continue to support 200 existing Launch participants through its partnerships with Jewish Vocational Services and the Boston Private Industry Council.
- In FY 2023, DHCD will continue to implement and modify an array of previously approved MTW activities that impact Leased Housing programs and low-income families across its jurisdiction, as further described in this Annual Plan. Additionally, in FY 2023, DHCD will continue to explore new initiatives that will further the MTW statutory objectives and DHCD's long-term MTW goals. DHCD is committed to reviewing and exploring activities to support self-sufficiency, administrative efficiency and housing choice. DHCD will work with RAAs to develop and implement MTW activities in its efforts to improve customer service for applicants, program participants and property owners.

B. Overview of Long-Term Goals

DHCD's participation in the MTW program supports a wide range of positive housing and supportive service outcomes 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 and has been instrumental in our ability to flexibly respond to the COVID-19 pandemic.

DHCD's long-term MTW strategy is designed to demonstrate that: 1) housing stabilization can provide low-income households with a foundation for achieving economic self-sufficiency; and 2) administrative costs savings can be redirected to provide meaningful assistance to additional program participants and owners. DHCD believes that affordable housing can provide the essential support that allows low-income households to enter the economic mainstream and access good jobs and education. Maximizing the value of limited federal program dollars to help families achieve important economic goals, enabling them to move on so that program dollars can help serve additional families, is a key goal.

Additional principles that continue to guide DHCD's MTW strategy include:

- MTW activities must relate to one or more of the three statutory objectives, i.e. reducing cost and/or promoting administrative efficiency, increasing housing choice, and supporting families in achieving economic self-sufficiency.

- MTW flexibility will be utilized to promote tighter linkages and synergy between the HCV Program and other related Commonwealth programs and policy goals such as preventing or reducing homelessness; supporting self-sufficiency and economic independence initiatives; preserving and expanding state-assisted public housing and project-based affordable housing; supporting those who have one or more disabilities; and stabilizing neighborhoods. DHCD will also consider the goals of the MTW Annual Plan in the context of the Consolidated Plan and as a resource and tool to Affirmatively Further Fair Housing opportunities.
- By identifying and addressing administrative efficiency opportunities, MTW flexibility will be used wherever feasible to increase the number of extremely and very low-income households served and the overall quality of leased housing units.
- MTW program initiatives will respond to differences among regional and local housing markets.

DHCD is committed to continuing to provide opportunities for broad-based input from its RAA contractors, program participants, housing advocates, and other stakeholders to inform the design of DHCD's MTW initiatives.

II. General Operating Information

A. Housing Stock Information

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

i. Planned New Public Housing Units

DHCD does not administer a federal public housing program.

Table 1: Planned New Public Housing Units in FY 2023

AMP Name and Number	Bedroom Size						Total Units	Population Type*	# of UFAS Units	
	0/1	2	3	4	5	6+			Fully Accessible	Adaptable
N/A	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	N/A	0	0
Total Public Housing Units to be Added in the Plan Year							0			

*Population Type: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type is "Other" please describe:

N/A

ii. Planned Public Housing Units to Be Removed

DHCD does not administer a federal public housing program.

Table 2: Planned Public Housing Units to Be Removed in FY 2023

AMP Name and Number	Number of Units to be Removed	Explanation for Removal
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A
Total: Public Housing Units to be Removed in the Plan Year		0

iii. Planned New Project Based Vouchers

Table 3: Planned New Project Based Vouchers*

*The 50900 requires reporting of planned PBVs, which will be either under AHAP or HAP during the Annual Plan fiscal year. DHCD'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 related funding announcements made upon award. Given that DHCD’s MTW Plan is due to HUD prior to the award of FY 2023 PBV funding, DHCD cannot identify which projects will be awarded PBVs at this time. Further, of the awards made, DHCD cannot determine at this time which proposals will pass all screening thresholds and enter into AHAP or HAP contracts. DHCD will report on all projects and PBVs committed, issued and leased in the FY 2023 Annual Report.

Property Name	# of Vouchers to be Project-Based	RAD?	Description of Project
See explanation above			
Total; Planned new Project-Based Units in Plan Year			

iv. Existing Project Based Vouchers

Table 4: Planned Existing Project Based Vouchers

The projects listed on the table below represent the existing projects which are committed, issued or leased in DHCD’s PBV portfolio.

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
1005 Broadway	8	Issued	No	New construction Family
1060 Belmont Street	7	Leased	No	Family and Elderly/Disabled units
108 Newbury Street	4	Leased	No	Family - New construction of four-story building
109 Gilman Street	1	Leased	No	Family unit
1129 Dorchester Avenue	8	Leased	No	Family and Elderly/Disabled units
1202 Commonwealth Avenue	6	Leased	No	Units for homeless individuals
126 Chandler Street	8	Leased	No	Family - new construction
1285-1291 Mass Avenue	4	Leased	No	Family units
132 Chestnut Hill Ave.	8	Leased	No	New construction/ Elderly
140 East Street	2	Leased	No	Elderly/Disabled units
14-24 Roach Street	8	Leased	No	Family units
154-168 Eagle Street	8	Leased	No	Family units; supportive services
1599 Columbus	8	Committed	No	New Construction – Family housing

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
165 Winter Street	3	Leased	No	Family - Substantial rehab of historic former school
1-7 Piedmont Street	3	Leased	No	Elderly/Disabled units
1740 Washington Street	8	Leased	No	Units for homeless individuals
181 Chestnut	8	Leased	No	Rehab – Family Housing
181 Washington Street	8	Leased	No	Family - New construction of four-story, mixed-use building
19 Hancock Street	3	Leased	No	Units for homeless individuals
191-195 Bowdoin	8	Leased	No	New construction/family
2 Hardy Street	6	Leased	No	Family-new construction 2 & 3-BR
2147 Washington Street	8	Committed	No	New Construction – Family housing
25 Amory Street - Jackson Square	8	Leased	No	Family - new construction 1, 2, 3-BR
25 Sixth Street	8	Committed	No	New Construction – Family housing
250 Centre Street	8	Issued	No	New Construction – Family housing
250 Gull Pond Road, Wellfleet	2	Leased	No	Family - New construction of three two-unit townhouses
28 Mount Pleasant Street	2	Leased	No	Units for homeless individuals
288 Harrison Residences	8	Committed	No	New Construction – Family housing
32 Kent Street	8	Leased	No	Family and Elderly/Disabled units
32 Old Ann Page Way	2	Leased	No	Family and Elderly/Disabled units
370 Essex Street	8	Leased	No	New construction/family
370 Harvard Street Brookline	8	Leased	No	New Construction/elderly
40A Nelson Avenue	3	Leased	No	Family units
430-436 Dudley Street	3	Leased	No	Units for homeless individuals
447 Concord Road	4	Leased	No	Family units
4-6 Ashland Street	3	Leased	No	Units for homeless individuals
46-48 School Street	2	Leased	No	Family units
470 Main Street	7	Leased	No	Family and Elderly/Disabled units
48 & 52 Franklin St & 348 Chestnut St	24	Leased	No	Family - Rehab with 1, 2, and 3 BR units

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
48 Water Street	6	Leased	No	Units for homeless individuals
48-64 Middlesex Street	6	Leased	No	Family units
5 Benefit Street	4	Leased	No	Family units
525 Beach Street	7	Leased	No	Family and Disabled - Three units reserved for disabled - new construction of four-story building
555 Merrimack	8	Committed	No	New Construction – Family housing
57 Main Street	4	Leased	No	Family - PHA-owned rehab of three-story, mixed-use building
571 Revere Street	8	Leased	No	Family-new construction
58 Harry Kemp Way	4	Leased	No	Family units
580 South Summer Street	12	Leased	No	Family - Rehab with 1, 2, and 3 BR units
6 Fort Street	8	Leased	No	Family and Elderly/Disabled units
66 Hudson at One Greenway	8	Leased	No	Disabled - PBV units reserved for disabled; new construction of 10-story high-rise
75 Amory Avenue	8	Leased	No	Family - New construction rental PBVs at 30% AMI
75 Cross Street	8	Leased	No	Supportive services
82 Green Street	10	Leased	No	Units for homeless individuals
86 Dummer Street	2	Leased	No	Family - New construction of rental in a three-story building
885C State Highway	1	Leased	No	Family - New construction - 40B project
9 Leyland Street	8	Issued	No	New Construction – Elderly housing
9 May Street	8	Leased	No	Family and Elderly/Disabled units
910 Main Street/Windrush	8	Issued	No	New Construction – Elderly housing
98 Essex	7	Leased	No	New construction/family
Acre High School Apartments	8	Leased	No	Family and Elderly/Disabled units
Acushnet Commons	3	Leased	No	Family units
Ames Privilege 2	4	Leased	No	Family - Substantial rehab of historic mill complex

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Ames Shovel Works/Main and Oliver Streets	8	Leased	No	Family - Substantial rehab of historic factory complex
Anchor Point I	8	Issued	No	New Construction – Family housing
Appleton Mill Apartments	8	Committed	No	New Construction – Elderly housing
Amory Street/10 and 20 Amory Avenue	10	Leased	No	Family units
Armory Street Apartments	1	Leased	No	Disabled - PBV unit reserved for disabled; new construction of four-unit building
Austin Corridor II	5	Leased	No	Family - Substantial rehab of six separate buildings
Baker Street	20	Leased	No	Family units
Barnstable Family/Kimber Woods	7	Leased	No	Family units
Barnstable Senior/Lombard Farm	8	Leased	No	Elderly/Disabled units
Bartlett Station (Building A) Boston	8	Leased	No	New construction/family
Baystate Place Apartments	8	Issued	No	New Construction – Family housing
Bellingham Hill Family Homes	7	Leased	No	Supportive - Individual Service Plans (ISP) tailored to tenant needs. Services vary and can include: GED, parenting classes, employment training, financial management, referrals to other provider agencies
Benfield Farms/South Street	5	Leased	No	Elderly - New construction facility for the elderly
Bentley Apartments	8	Leased	No	Family-new construction
Berkshire Peak (formerly Riverview Homes)	8	Leased	No	Disabled - Units reserved for disabled; new construction
Bethany Hill School	10	Leased	No	Family units
Blanchard School	6	Leased	No	Adaptive reuse family units
Bliss School	8	Leased	No	Family units
Borinquen Apartments (formerly Villa Borinquen)	8	Leased	No	Family and Elderly/Disabled units
Boston YWCA	20	Leased	No	Units for homeless individuals

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Bostwick Gardens	8	Leased	No	New construction and Rehab, elderly, at 50% AMI
Bowers Brook	4	Leased	No	Elderly/Disabled units
Breezy Acres Expansion/Great Cove Community	8	Leased	No	Family - New construction of five duplex buildings
Brewster Woods	7	Issued	No	New Construction – Family housing
Bridgeview Center	8	Leased	No	Family and Disabled - New construction of mixed-use, multi-story building
Briscoe Village	8	Committed	No	New Construction – 55+ Senior Housing
Broadway Building	4	Issued	No	New construction/Family
Brockton South TOD	8	Committed	No	New Construction – Family housing
Brook Ave.	4	Leased	No	Rehab/family units
Burbank Gardens	8	Leased	No	Rehab/family units
Burbank Terrace	7	Committed	No	New Construction – Family housing
Cabot Housing Beverly	8	Leased	No	New Construction SRO
Cabot Street Homes	8	Leased	No	Elderly/Disabled units
Canal Bluffs III (Highmeadows)	7	Leased	No	Family- new construction 2 + 3 bedroom units
Capen Court	8	Leased	No	Elderly/Disabled units
Capital Square Apartments	8	Leased	No	Family units
Carpenters Glen	8	Leased	No	Family - Rehab of existing townhouse-style development
Carter School	8	Leased	No	Substantial Rehab-- Adaptive Reuse, Family units at 50% AMI
Casa Familias Unidas (Formerly Familias Unidas)	8	Leased	No	Supportive services
Central Building	8	Leased	No	Substantial Rehabilitation of an historic building creating mixed-income rental units; 50 affordable, 5 market rate
Chapin School Veterans Housing	43	Leased	No	Adaptive reuse of former school for Veterans
Chestnut Crossing	8	Leased	No	Mod Rehab, 0-BR units at 50%

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Chestnut Park Apartments	8	Leased	No	Family - Adaptive reuse of former church and school; 85, 95, 57-60 Chestnut Street, 218 Hampden Street
Clay Pond Cove	8	Leased	No	Family units
Cliftex Phase II	8	Issued	No	Historic rehab 55+ project
Cole Ave. Williamstown	8	Leased	No	Family supportive housing - new construction
Colonel Lovell's Gate Apartments	44	Leased	No	Family - Preservation
Commonwealth Apartments	88	Leased	No	Expiring Use Project - Family - 88 out of 106 EVs converted to PBVs
Conant Village	15	Leased	No	Family units
Congress Street Residences	8	Leased	No	Family - New construction; Dow, Palmer, Congress, Perkins, Ward Streets
Conifer Hill Commons II	8	Leased	No	Family - Six units have disabled preference; new construction of three-story townhouse
Conifer Hill Commons Phase I	8	Leased	No	Family - Six units have disabled preference; new construction of three-story townhouse
Coolidge at Sudbury	8	Leased	No	Age-Restricted (55+ older) - New construction of four-story building
Coolidge at Sudbury Phase II	8	Leased	No	New construction/Family
Coolidge School Apts.	4	Leased	No	Elderly/Disabled units
Coppersmith Village Apartments, Boston	8	Leased	No	New Construction/Family
Cordovan at Haverhill Station	8	Leased	No	Family units
Cottage Square	8	Leased	No	Family - Adaptive reuse of former mill (four stories)
Counting House Lofts	6	Leased	No	Family - Adaptive reuse of historic mill (six stories)
Cumber Homes Apartments/Cumberland and Dwight	8	Leased	No	Family units
Cutler Heights	7	Leased	No	Family and Elderly/Disabled units
Dalton Apartments	8	Leased	No	Family - Substantial rehab of existing multifamily

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
				housing; 11 separate buildings
Depot Crossing	8	Leased	No	Family units
Depot Village I Hanson	5	Leased	No	Family - new construction
Doe House	5	Leased	No	Units for homeless individuals
Downing Square Broadway Initiative	3	Leased	No	Family-new construction
Duck Mill/Union Crossing Phase II	8	Leased	No	Family - Adaptive reuse of historic mill; PBVs serve 30% AMI families
Eagle Mill Phase I	8	Committed	No	New Construction – Family housing
Earle Street	15	Leased	No	Family units; supportive services
East Howard Street/Veterans Housing	8	Leased	No	Supportive Housing - Veterans preference; new construction, one building
Edmands House	59	Leased	No	Expiring Use Project - Family - 59 out of 68 EVs converted to PBVs
Elias Brookings Apartments	8	Leased	No	New Construction – Family housing
Fina House	7	Leased	No	Family units
Firehouse Place	4	Leased	No	Family and Elderly/Disabled units
First Lowell	30	Leased	No	Expiring Use Project - Family - 30 out of 37 EVs converted to PBVs
Fitchburg Place	8	Leased	No	Elderly/Disabled units
Fitchburg Yarn Mill	8	Leased	No	Family units
Forest Springs, Great Barrington	5	Leased	No	Family - New construction
Founders Court/979 Falmouth Road	2	Leased	No	Family units
Four Addresses in Arlington/Summer Broadway Bow Webster	4	Leased	No	Family units; 29 Bow Street, 288B Summer Street, 77 Webster Street, 222 Broadway
Four Corners Plaza Boston	8	Issued	no	New construction/family
Freedom Village	6	Leased	No	Family and Elderly/Disabled units
Gateway Residences on Washington	8	Leased	No	Family - New construction mixed-use building

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
General Heath Square Apartments	8	Leased	No	New construction, family units
Gerson Building, Haverhill	8	Leased	No	New construction, family
Glen Brook Way I	8	Leased	No	New construction/family
Glen Brook Way Phase 2	8	Committed	No	New Construction – Family housing
Golda Meir House Expansion	20	Issued	No	New Construction/elderly 62+
Goshen Senior Housing, Goshen	6	Leased	No	Elderly - New construction
Grandfamilies House	8	Leased	No	Supportive services
Grand Street Commons	8	Issued	No	New Construction – Family housing
Granite Street Crossing	8	Committed	No	New Construction – Family housing
Granite Street Housing	5	Leased	No	Supportive services
Greater Four Corners Stabilization - Pilot, Boston	2	Leased	No	Family - Scattered site rehab of four buildings
Hadley Building	8	Leased	No	Family - Historic rehab of former furniture store
Harbor and Lafayette Homes	4	Leased	No	Rehabilitation with existing tenants
Harbor Cove/63 Washington Avenue	24	Leased	No	Supportive services
Harbor Village Gloucester	8	Leased	No	Family-new construction
Hayes	4	Leased	No	Elderly/Disabled Units
Haywood House	8	Issued	No	New Construction/elderly
Hearth at Four Corners	8	Leased	No	Elderly - new construction
Hearth at Olmstead Green	15	Leased	No	Elderly/Disabled units
Herring Brook Hill (River Street)	4	Leased	No	New construction
High Rock Homes	8	Leased	No	Family units
Highland Terrace	8	Leased	No	Family and Elderly/Disabled units
Highland Village	110	Leased	Yes	RAD (Rent Supp) - Existing Family Housing - two-story, townhouse-style buildings
Hillcrest Acres	8	Committed	No	New Construction – Family housing
Hillside Avenue	5	Leased	No	Family and Elderly/Disabled units
Hillside Village	16	Leased	No	Family units

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Holbrook Center Senior Housing	8	Issued	No	New Construction – Elderly housing
Holcroft Park Apartments	8	Leased	No	Family and Elderly/Disabled units; 30 Mill Street; 10, 22, 30 Grant Street
Holcroft Park Homes Phase II	8	Leased	No	Family and Elderly/Disabled units
Holtzer Park	8	Issued	No	Family - new construction
Holyoke Farms Apartments Holyoke	8	Leased	No	Rehab/family units
Home Together	4	Leased	No	Family - New construction of two duplex buildings
Hope in Action	49	Leased	Yes	RAD (Rent Supp) - Existing Family Housing - seven scattered sites/two towns
Indigo Block	8	Leased	No	New Family – Family housing
Ingraham Place	8	Leased	No	Supportive services
Island Creek North	8	Leased	No	Age-Restricted (55+ older) - New construction; one four-story building
Island Creek North/Age Unrestricted	8	Leased	No	New construction - One four-story building;
Island Parkside Phase 1	8	Issued	No	New Construction – Family housing
Ivory Keys Apartments	8	Leased	No	Family - Substantial rehab of historic former piano factory
Jackson Commons	8	Leased	No	Family - New construction of four-story building
Janus Highlands	8	Leased	No	Family units
Jewel Crossing, North Attleboro	8	Leased	No	Family - New construction; mixed income
Julia Bancroft	8	Issued	No	New Construction – Elderly housing
Kaszanek House, Malden	8	Leased	No	Rehab of 11-unit SRO facility with a homeless preference
Kendrigan Place	8	Leased	No	Family - Rehab of existing six-story building
Kennedy Building Apartments, Hanover	4	Leased	No	Family - Adaptive reuse of old school building
Kensington Court @ Lakeville Station	8	Leased	No	Family units

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
KGH Phase 4	5	Leased	No	Family and Elderly/Disabled units
King Street	5	Leased	No	Supportive services
Kings Landing	78	Leased	No	Expiring Use Project - Family - 78 out of 108 EVs converted to PBVs
King's Lynne Apartments	176	Leased	No	Existing family housing
Knitting Mills	8	Leased	No	New construction, elderly housing
Knox Residence I	8	Committed	No	New Construction – Family housing
Lafayette Housing	8	Leased	No	Family units; 10 Congress Street, 3-13 Prince Street Place
Lawson Green Apartments Scituate	8	Leased	No	Elderly - new construction
Lenox Schoolhouse, Lenox	4	Leased	No	Age Restricted (55+ older) - Existing project changing from Assisted Living to 55 and older
Library Commons	5	Leased	No	Rehab/family units
Lighthouses	8	Issued	No	New construction family
Lincoln Hotel	63	Leased	No	Family units
Little Pond Place	4	Leased	No	New Construction/family
Littleton Drive Senior	8	Committed	No	New Construction – Elderly housing
Loft @ 30 Pines (formerly Heywood Wakefield 4)	8	Leased	No	Family - Substantial rehab of historic former mill
Loring Towers	8	Leased	No	Family units
Loring Towers 2	138	Leased	No	Expiring Use – Family housing
Lower Winter Street	8	Issued	No	New Construction – Units for homeless individuals
Ludlow Mill, Ludlow	8	Leased	No	Age Restricted (55+ older) - Adaptive reuse of historic mill building
Lunenburg Senior Living	8	Leased	No	New construction 55+ senior housing
Lydia Square Apartments Phase 1	8	Leased	No	Elderly - new construction
Malden Mills Phase II	7	Leased	No	Family - Adaptive reuse of historic mill building into 62 units
Marion Village Estates/Front Street/Route 105	8	Leased	No	Family - New construction of two buildings/two stories
Marshall Place Apartments	8	Leased	No	Elderly/Disabled units

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Mary Stone	8	Leased	No	Elderly - new construction 62+
Mashpee Village Phase II	8	Leased	No	Family - Rehab of existing affordable housing; 51 garden-style buildings
Mashpee Wampanoag Housing	8	Leased	No	New construction, family housing, 30% AMI
Mason Square Apartments II	8	Leased	No	Family-new construction 2 & 3-BR
Mattapan Station 4%	6	Leased	No	Family - new construction
Mattapan Station 9%	2	Leased	No	Family - new construction
Mayhew Court	12	Leased	No	Family units
McCarthy Village/Whittlesey Village	12	Leased	No	Family - New construction of six duplexes on surplus housing authority land
McElwain School Apartments	8	Issued	No	New Construction – Family housing
Mechanic Mill	8	Leased	No	Substantial Rehab- Adaptive Reuse, Family units at 30%
Melpet/Route 134 Community Housing	7	Leased	No	Family - New construction of eight farmhouse-style buildings
Merrimack Place	8	Committed	No	New Construction – Elderly housing
Middlebury Arms	49	Leased	No	Expiring Use Project - Family - 49 out of 62 EVs converted to PBVs
Mildred Hailey Building 1B	4	Committed	No	New Construction - Family housing
Mill 8 Apartments	8	Committed	No	New Construction – Elderly housing
Montello Welcome Home	8	Leased	No	Supportive Housing - Homeless preference; new construction of 20-unit building (+1-2units)
Montello Welcome Home II	8	Leased	No	New construction. Supportive housing services- homeless preference.
Moran Square Redevelopment Fitchburg	8	Issued	No	New construction/family
Morgan Woods/Pennywise Path	6	Leased	No	Family units
Moseley Apartments	6	Leased	No	Substantial Rehab-- Adaptive Reuse, Family units at 30% AMI
Noquochoke Village	8	Leased	No	Family- New construction

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
North Bellingham Veterans Home	8	Leased	No	Supportive Housing - Veterans preference; substantial rehab of legion post
North Square at the Mill District	8	Leased	No	New construction, family units at 30% AMI
North Village	134	Leased	Yes	RAD (Rent Supp) - Existing Family Housing; 12 townhouse-style buildings
Northampton Lumber Yard Apts.	8	Leased	No	New Construction/family
Ocean Shores	8	Leased	No	Elderly/Disabled units
Old High School Commons	6	Leased	No	Family and Elderly/Disabled units
Olmsted Green 100	8	Leased	No	New construction, family
Olmsted Green Affordable Rental IV Boston	8	Leased	No	Family-new construction
Olympia Oaks	8	Leased	No	Family - New construction; 11 buildings
One Beach	8	Leased	No	Age-Restricted (55+ older) - New construction; four stories/elevator
Oscar Romero	8	Leased	No	Family and Elderly/Disabled units
Outing Park I	94	Leased	Yes	RAD (Mod Rehab) - Families - Existing multi buildings
Outing Park II	81	Leased	Yes	RAD (Mod Rehab) - Families - Existing multi buildings
Oxford Ping on 3-4 Ping Street	4	Leased	No	Disabled - New construction of 10-story (w/elevator) building: PBV units reserved for disabled
PAC 10 Lofts Phase II	8	Committed	No	New construction, family
Paige Apartments	8	Leased	No	Supportive - Individual Service Plans (ISP) tailored to tenant needs.
Palmer Cove	6	Leased	No	Family and Elderly/Disabled units, supportive services
Paradise Pond Apartments	8	Leased	No	Family units
Parcel 25 Phase 1A, Boston	8	Leased	No	Family - New construction; five-story, mixed-use building

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Parcel 25 Phase II	8	Leased	No	New Construction/family
Parcel 8 & 9 Lowell	8	Leased	No	Family - new construction 0 & 1-BR
Pelham House	3	Leased	No	Elderly/Disabled units
Pilot Grove Apartments II	7	Leased	No	Family - New construction of five townhouse buildings
Pine Woods	5	Leased	No	Family and Elderly/Disabled units
Plaza Apartments	8	Committed	No	New Construction – Family housing
Powderhouse Village	8	Leased	No	Elderly/Disabled units
Prichard Academy	2	Leased	No	Family - Rehab of two four-story buildings
Prospect Hill	4	Leased	No	Family units
Puerta de la Esperanza	27	Leased	No	Family - Rehab with 1, 2, and 3 BR units
Putnam Green	8	Leased	No	Family units
Reed House Annex	8	Leased	No	Supportive services
Renwood-PWA Ltd. Part./158 Walnut Avenue	8	Leased	No	Supportive services
Renwood-PWA Ltd. Part./36 Edgewood Street	3	Leased	No	Supportive services
Renwood-PWA Ltd. Part./526 Mass. Avenue	7	Leased	No	Supportive services
Residences at Yarmouth Gardens	8	Committed	No	New Construction/Family
Residences at Brighton Marine	8	Leased	No	New construction, family units 100% preference for veterans
Residences at Canal Bluff	3	Leased	No	Family units
Residences at Fairmount Station	6	Leased	No	New Construction/family
Residences at Stonybrook	4	Leased	No	Family units
Residences at Stonybrook Phase II	8	Leased	No	Family - New construction of seven townhouse-style buildings
Residences off Baker	8	Committed	No	New Construction – Family housing
Reviviendo	3	Leased	No	Units for homeless individuals; 105 Newbury Street, 105 Haverhill Street, 60 - 62 Newbury Street, 10 Jackson Terrace
Rice Silk Mill	5	Leased	No	Family units
Robert Hill Way Senior Apartments	8	Leased	No	Elderly - new construction

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Rosewood Way Townhouses	8	Committed	No	New Construction – Family housing
RTH Riverway	8	Leased	No	Disabled - Units reserved for disabled; new construction of 10-story building
Ruggles Assisted Living	35	Leased	No	Supportive services
Russell Terrace	2	Leased	No	Units for homeless individuals
Sacred Heart	8	Leased	No	Elderly/Disabled units; 23 Hawley Street, 30 Groton Street, 32 Groton Street
Salem Harbor	4	Leased	No	Family units
Salem Heights	72	Leased	No	Family units
Salem Point LP/Harbor, Ward, Peabody Streets	7	Leased	No	Family units; 43, 57-59, 64 Harbor; 43 Ward; and 38 Peabody Street
Sally's Way	4	Leased	No	Family - New construction of six buildings on town-owned land (99-year lease)
Sanford Apartments	5	Leased	No	Family units
Saunders School Apartments	16	Leased	No	Supportive services
Senior Residences at Machon Swampscott	8	Leased	No	55+ new construction
Shoe Shop Place	5	Leased	No	Family - Adaptive reuse of an old mill creating rental housing
Simon C. Fireman Expansion	8	Committed	No	New Construction – Elderly housing
Sirk and Chestnut Redevelopment Lowell	8	Leased	No	Existing housing rehab/family
Sirk Building	8	Leased	No	Family units
Sitkowski School	8	Leased	No	Elderly - Substantial rehab of former school
Southbridge Mills	5	Issued	No	New Construction – Family housing
Southgate Place	6	Leased	No	Family and Elderly/Disabled units
Spencer Green	8	Leased	No	Family and Elderly/Disabled units
Spencer Row	8	Leased	No	Family and Elderly/Disabled units
Spring Gate	181	Leased	Yes	RAD (Rent Supp) - Existing Family Housing - two-story, townhouse-style buildings

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Spring Hill	37	Leased	Yes	RAD (Rent Supp) - Existing Family Housing - two-story, townhouse-style buildings
Spring Meadow	52	Leased	No	Expiring Use Project - Family - 52 out of 98 EVs converted to PBVs
Squirrelwood Cambridge	2	Leased	No	Rehab & new construction, family
Squantum Gardens/The Moorings	39	Leased	No	Elderly/Disabled units
St. Joseph's Apartments	4	Leased	No	Family units
St. Joseph's Redevelopment	8	Leased	No	Family (3 units) and Disabled (5 units) - New construction of four-story, mixed-use building
St. Polycarp I	8	Leased	No	Family and Elderly/Disabled units
St. Polycarp-Phase II	8	Leased	No	Family units
St. Polycarp-Phase III	8	Leased	No	Family and Disabled - Three units reserved for disabled - New construction of three-story building
St. Theresa Condo I Everett	8	Leased	No	New construction/elderly, 62+
St. Theresa Condo II Everett	8	Leased	No	New construction elderly, 62+
Stable Path Residences	5	Leased	No	Family - New construction of 10 buildings (2- and 3-bedroom townhouses)
Stage Coach Residences	6	Leased	No	Family (4 units) and Disabled (2 units) - New construction/surplus PHA land
Steven's Corner	8	Leased	No	Family and Elderly/Disabled units
Stone Mill	8	Committed	No	New Construction – Family housing
Sudbury	11	Leased	No	Family units; 41 Great Road, 56 Great Road, 11 Ford, 19 Greenwood, 10 Landham
Summerhill Glen	89	Leased	No	Expiring Use Project - Family - 89 out of 120 EVs converted to PBVs
Sycamore on Main	8	Leased	No	New Construction – Family housing

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Tapley Court	8	Leased	No	Family and Elderly/Disabled units
Tavernier Place	7	Issued	No	New Construction – Elderly housing
Tenney Place Phase I	8	Leased	No	Family - New construction of two buildings
Tenney Place Phase II	8	Leased	No	New Construction/family
Terrapin Ridge Sandwich	8	Leased	No	New Construction/family
Thankful Chase	5	Leased	No	Family and Elderly/Disabled units
The Flats @ 22 (formerly Standard Box Apartments)	5	Leased	No	Family and Disabled - Four units reserved for disabled; new construction/townhouse style
The Kendall	8	Leased	No	Existing SRO; six units at 50% AMI and two units at 30% AMI
The Pryde	8	Committed	No	New Construction – Elderly housing
The Residences at Salisbury Square	8	Leased	No	Family - New construction of affordable rental housing
The Residences at Yarmouth Gardens Yarmouth	8	Leased	No	New construction, family
Ticoma Green Workforce Housing	8	Committed	No	New Construction – Family housing
TILL Building	5	Leased	No	Family units
Tri-Town Landing	8	Leased	No	Family - New construction on site of former drive-in
Tri-Town Landing I	8	Leased	No	Family units
Tri-Town Landing II	8	Leased	No	Family - New construction of three-story building; former drive-in
Twelve Summer Street	4	Leased	No	Family units
Union Crossing	8	Leased	No	Family units
Union Street Lofts New Bedford	5	Leased	No	Existing/family housing
Unity House	8	Leased	No	Family units; supportive services
Unquity House	139	Leased	Yes	RAD (Rent Supp) - Existing Elderly Housing - one high rise

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Veteran's Supportive Housing/1323 Broadway Street	7	Leased	No	Supportive Housing - Homeless veterans; rehab of former nursing home
Veterans Park Apartments/Schoolhouse Green	8	Leased	No	Elderly/Disabled units
Village at 815 Main	5	Leased	No	Family units
Village at Hospital Hill	8	Leased	No	Elderly/Disabled units
Village at Hospital Hill II Part of Phase I	8	Leased	No	Elderly/Disabled units
Village at Lincoln Park	3	Leased	No	Family - New construction on former amusement park site
Village at Lincoln Park Senior, Dartmouth	8	Leased	No	Elderly - New construction
Village at Nauset Green (formerly Campbell-Purcell)	8	Leased	No	New construction, family units at 30% AMI
Village Center/Haydenville	6	Leased	No	Family - Rehabilitation of seven scattered site buildings: 11, 13 South Main Street; 1 North Main Street; 148 Main Street; 12 Williams Street; 397 Main Road; Chesterfield
Village Green Phase I	6	Leased	No	Family - New construction of two, three-story buildings
Village Green Phase II	8	Leased	No	Family - New construction - Phase II - PBVs are at 30% AMI
Wadleigh House	7	Leased	No	Supportive services
Washington Square	8	Leased	No	Family and Elderly/Disabled units
Washington Street SRO, Malden	4	Leased	No	Rehab of SRO facility (three-story building) preference for disabled
Washington Westminster House Boston	8	Leased	No	New Construction/family
Water Mill (formerly Whitney Carriage)	8	Leased	No	Family and Elderly/Disabled units
Wells School Apts Southbridge	8	Issued	No	New construction, 55+ senior
Westfield Hotel	5	Leased	No	Supportive services
Westhampton Senior	3	Leased	No	Elderly/Disabled units
Westhampton Woods/Senior Housing-Phase II	2	Leased	No	Elderly - New construction of four duplex buildings
Westport Village Apartments	12	Leased	No	Elderly/Disabled units

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Whipple School Annex	8	Leased	No	Elderly/Disabled units
Wilber School	8	Leased	No	Family units
Wilkins Glen	82	Leased	No	Expiring Use Project - Family - 82 out of 103 EVs converted to PBVs
Winter Gardens	6	Leased	No	Family and Elderly/Disabled units
Winter Street	13	Leased	No	Family - Workforce rental housing
Winthrop Apartments	8	Leased	No	Elderly - New construction of four-story building
Woodland Cove I	8	Issued	No	New Construction – Family housing
Woodland Cove II	8	Committed	No	New Construction – Family housing
Woods at Wareham	19	Leased	No	Expiring Use Project - Family - 19 out of 22 EVs converted to PBVs
Worcester Loomworks 2	8	Leased	No	Family - New construction (55 units); former mill site
Yarmouth Green	7	Leased	No	New construction, family housing at 30% AMI
YMCA	30	Leased	No	Elderly/Disabled units; two units for homeless individuals
YWCA Market Street	4	Leased	No	Family - Rehab of an existing building plus a new addition for five units
Zelma Lacey Mishawum	20	Leased	No	Supportive services
Total: Planned Existing Project-Based Vouchers	4572			

v. *Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year*

Table 5: Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

Description
DHCD does not own or manage any federally funded public housing.

vi. *General Description of All Planned Capital Expenditures During the Plan Year*

Table 6: General Description of All Planned Capital Expenditures During the Plan Year

Description
DHCD does not own or manage any federally funded public housing nor does it receive public housing capital funds from HUD.

B. Leasing Information

i. Planned Number of Households Served

Table 7 below provides information only on MTW households that DHCD plans to serve during FY 2023. In total, DHCD expects to serve 21,249 MTW households

Table 7: Planned Number of Households Served

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to Be Served
MTW Public Housing Units Leased	N/A	N/A
MTW Housing Choice Vouchers (HCV) Utilized	251,310	20,943
Local, Non-Traditional: Tenant-Based	2,113	176
Local, Non-Traditional: Property-Based	1,566	130
Local, Non-Traditional: Homeownership	N/A	N/A
Planned Total Households Served	254,989	21,249

Table 7A: Local, Non-Traditional Housing Programs

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to Be Served
Tenant-Based	Family Economic Stability Program (FESP)	464	39
Tenant-Based	Youth Transition to Success Program (YTTSP)	487	40
Tenant-Based	Expanding Housing Opportunities: Relocation Assistance	756	63
Tenant-Based	Residential Assistance for Families in Transition/ERMA (RAFT/ERMA)	250	21
Tenant-Based	Massachusetts Student Housing Security Pilot	156	13
Property-Based	Affordable Housing Preservation and Development Fund	1,566	130
Homeownership	N/A	N/A	N/A
Planned Households Served – Local Non-Traditional Programs		3,679	306

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Table 8: Anticipated Issues and Possible Solutions Related to Leasing

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	N/A
MTW Housing Choice Voucher	DHCD does not anticipate any leasing issues in the MTW HCV program.

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Local, Non-Traditional	Vouchers issued under the FES Program generally serve clients in the Boston area. Leasing all of the issued vouchers has affected the success rate of voucher holders due to the lack of availability of affordable housing options in the Boston housing market.

C. Waiting List Information

i. *Waiting List Information Anticipated*

Table 9: Waiting List Information Anticipated

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Federal MTW Housing Choice Voucher Program, Federal Non-MTW Housing Choice Voucher Units	Other*	48,001	Open	Yes
Tenant-Based Local Non-Traditional MTW Housing Assistance Program	Other**	210	Open	Yes

**DHCD combines site-based and centrally managed wait list features. All of DHCD's Section 8 programs (including MTW and Non-MTW vouchers) use a regional, centrally managed wait list with the exception of Project Based developments. The number on the Federal WL is drastically reduced from the last plan year as a result of a WL purge, which was completed during the last fiscal year.*

*** The Tenant-Based Local Non-Traditional MTW Housing Assistance Program is the Family Economic Stability Program. The waitlist for this program is managed by Metro Housing|Boston. Applicants must meet certain requirements such as working at least part-time or participating in a full-time job training program.*

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.
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ii. *Planned Changes to Waiting List in the Plan Year*

DHCD does not have any planned changes to the waiting list:

Waiting List Name	Description of Planned Changes to Waiting List
No Changes	No Changes

III. Proposed MTW Activities

DHCD is proposing one (1) new MTW activity for FY 2023:

1. Housing Navigator Initiative

Activity 2023-1: Housing Navigator Initiative

Activity Description

DHCD plans to utilize MTW Block Grant funding to support the Housing Navigator Massachusetts (HNM), whose goal it 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. The Housing Navigator Massachusetts (HNM) is a non-profit agency that addresses the glaring digital divide around the important choice of where families live. Specifically, HNM develops technology that promotes housing equity and develops data that brings transparency to the affordable housing market.

Massachusetts, as a whole, ranks 3rd highest in the nation for rent-burdened households (rents exceed 30% of income), making it all the more important that low-income individuals get a fair chance at affordable housing opportunities. Access to high-quality information helps not just renters, but owners, housing advocates, homelessness providers, and housing funders. The MA Department of Housing and Community Development has mandated Navigator participation for the roughly 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. The 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 will be low-income families 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 (Notice) and will conform to the General Parameters detailed in part 5.A. of the Notice.

Leveraging other state and private dollars, DHCD proposes to use up to \$1M per year in MTW Block Grant funds to support the costs to maintain and update the HNM's Navigator software; however, DHCD reserves the right to review and adjust the funding for the Housing Navigator as needs dictate and/or to expand the functions of the Housing Navigator.

Statutory Objective

This initiative will support the MTW statutory objective of increasing housing choice for low-income families.

Anticipated Impact

The funding for the Housing Navigator Initiative will provide low-income families with a resource to assist them in finding and applying for affordable rental housing in Massachusetts.

Anticipated Timeline

Upon HUD approval, DHCD will work with HNM to determine the timeline for funding.

Activity Metrics Information

<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice	3,800	4,000		

Cost Implications

DHCD projects that the cost associated with this activity will be \$1M per year and has budgeted accordingly to cover this cost.

Need/Justification for MTW Flexibility

MTW Agreement Attachment D, Broader Uses of Funds. DHCD is seeking Attachment D flexibility in order to provide housing search resources and services to eligible low-income households that are not otherwise permitted under the Housing Choice Voucher and public housing programs established in Sections 8 and 9 of the US Housing Act of 1937.

Rent Reform/Term Limit Information

Not applicable

IV. Approved MTW Activities

This section of the Annual Plan summarizes and provides a status update on MTW activities that have been previously approved by HUD and implemented by DHCD. As required, this section also includes summary information on MTW activities that have not yet been implemented, closed out activities, or activities placed on hold by DHCD.

DHCD has updated the metrics in the approved activities to reflect HUD's guidance that *MTW PHAs are required to track **all applicable** "Standard HUD Metrics" under each implicated statutory objective for each MTW activity.* Accordingly, standard metrics which DHCD determined were not applicable to the identified statutory objective were removed.

A. Implemented Activities

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

Plan Year Approved, Implemented, Amended

Approved FY 2000 and implemented FY 2001.

Description/Update

FESP is an assistance model, which provides a fixed annual stipend for five years to eligible families, 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 fund. 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 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;
- Families who are working at least part-time, who are imminently employed, or who 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 also required to participate in financial coaching. DHCD will continue to review and adjust subsidies levels for consistency with housing costs.

Metro Housing|Boston is the only RAA which operates a FES program and anticipates serving 50 households in their FES Program in FY 2023. The FES Program currently has a waitlist of 210 households.

Program Extensions

DHCD, 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 emergencies as declared by the Governor or his/her designee.

Hardship Policy

All of 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. DHCD will review and approve these requests in consultation with Metro Housing|Boston.
- Support Funds: DHCD 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: DHCD 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 on-line 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.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect the anticipated outcomes in FY 2023. The metric for SS #2 will only be reported for graduates of the program during the plan year to more accurately reflect program outcomes. Additionally, the baseline for SS #3 was updated to reflect the baseline participation numbers for the one agency that is administering the FES program. At initial implementation there were two agencies administering the FES program.

Metrics

<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$18,937	\$30,000		
<i>SS #2: Increase in Household Savings*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Average amount of escrow of households affected by this policy in dollars (increase).	\$0.00	\$1,150		
Average amount of savings of households affected by this policy in dollars (increase).	\$0.00	\$2,500		
<i>*These metrics are reported only for graduates of the program during the plan year.</i>				
SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
Unemployed	1 participant	20 participants		
	1% of participants	40% of participants		
Employed Part-Time or Full-Time	50 participants	30 participants		
	99% of participants	60% of participants		
Enrolled in an Educational Program or Job Training**	0 participants	4 participants		
	0% of participants	8% of participants		
<i>*Baseline numbers represents data from when the program switched from two administering agencies to two FES program. Currently only 1 agency administers the FES program and the target participation is 50 households</i>				
<i>**Participation in education is required only at some point in the program. Totals will vary based on when current participants participate in their required education component.</i>				
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	4 households in FY 2015	7 households		
SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	50 households		
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	7 households*		
<i>*Self-sufficiency is defined as graduation from the FES Program.</i>				

Planned Significant Changes

No significant changes are planned.

Activity 2010-2: Payment Standard Exceptions

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2010.

Description/Update

Under this MTW initiative, DHCD 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, DHCD will not impose a limit on the number of exception payment standards; however, DHCD reserves the right to limit the number of payment standard exceptions when and if budgetary issues arise.

DHCD will continue to utilize its MTW authority to approve payment standard exceptions without prior HUD approval. DHCD does not anticipate any significant changes to the volume of requests and outcomes for reasonable accommodation payment standard exceptions in FY 2023.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection are planned.

Metrics

<i>HC #5: Increase in Resident Mobility*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	5 households		
<i>*These metrics include payment standard exception requests that were granted as a reasonable accommodation.</i>				

Planned Significant Changes

No significant changes are planned.

Activity 2010-3: Owner Incentive Fund

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2010.

Description/Update

An Owner Incentive Fund pilot initiative was established in January 2010 to promote upgrades to the housing stock in areas of the state with a large percentage of older, deteriorated housing stock. DHCD's goals for this activity are:

- Leasing higher quality units including incentivizing owners to upgrade existing housing;
- Increasing the number of units that are accessible to persons with disabilities;
- Expanding the number of units leased in currently underserved neighborhoods; and,
- Encouraging new owner participation.

The program continues to be implemented by the Berkshire Housing Development Corporation (BHDC). Participating owners are eligible for a flat fee financial incentive payable over the first year of the HAP contract, provided that their unit is compliant with HQS at all times during this initial term. At the end of the first year under HAP contract, owners are eligible for an additional one-time payment under certain conditions.

DHCD has the flexibility to adjust the program criteria and payment amounts as needed to respond to local market conditions, particularly when planning an expansion of this program to additional RAAs. DHCD will continue to assess the feasibility of expanding the program to other regions using the same program parameters, with a focus on increasing the number of new landlords participating in the program and increasing the number of units available in high opportunity communities.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Metrics

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	5 households		

Planned Significant Changes

No significant changes are planned.

Activity 2010-4: Development of Local Forms

Plan Year Approved, Implemented, Amended

Approved FY 2010 and implemented FY 2013.

Description/Update

Under this initiative, DHCD 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, DHCD has developed an addendum to the PBV HAP contract to reflect DHCD’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 Form.

In FY 2023, DHCD anticipates finalizing and implementing local versions of the HCV Tenancy Addendum, the Project Based Tenancy Addendum and PBV Statement of Family Responsibility to reflect differences between the provisions in the documents and DHCD’s MTW policies. While the new forms do not result in agency savings, the new forms more accurately reflect DHCD’s MTW program and policies.

DHCD will continue to look for new ways to streamline processing and enable greater staff efficiency while maintaining required data elements and transparency.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023.

Metrics

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline*	Benchmark**	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Total Cost Prior to Implementation: \$243,302 Number of Assisted Households: 22,351 Total Time per Form: .5 hours Avg. Hourly Rate: \$21.77	Total Cost: \$113,988 Number of Assisted Households: 20,943 Total Time per Form: .25 hours Avg. Hourly Rate: \$21.77		
* <i>Baseline reflects the revised metric methodology implemented in FY 2022.</i>				
** <i>Benchmark reflects the number of planned HCV assisted households.</i>				
<i>CE #2: Staff Time Savings</i>				

Unit of Measurement	Baseline*	Benchmark**	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total staff time required prior to implementation: 11,176 hours Number of Assisted Households: 22,351 Total Time per Form: .5 hours	Total staff time required after implementation: 5,236 hours Number of Assisted Households: 20,943 Total Time per Form: .25 hours		
<i>* Baseline reflects the revised metric methodology implemented in FY 2022. ** Benchmark reflects the number of planned HCV assisted households.</i>				

Planned Significant Changes
 No significant changes are planned.

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/Update

Under this initiative, DHCD established the Supporting Neighborhood Opportunity in Massachusetts (SNO Mass) Program. The purpose of DHCD’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, DHCD 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 one month’s approved contract rent to assist with security deposits plus up to \$2,500 for other 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 in place in their new neighborhoods, Mobility Specialists remain engaged for two years to provide post-move counseling. In FY 2023, DHCD will continue to focus on support for existing voucher holders; however, the program may be expanded in future fiscal years to offer services to new voucher holders. DHCD anticipates providing program orientation to 120 interested households in FY 2023 and providing counseling to 100 households. DHCD’s goal is to enroll and engage 75 households in housing search and ultimately move or lease up 50 households in identified opportunity neighborhoods.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023.

Metrics

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	50 HHS		
<i>*While RAAs will provide orientation to 120 interested households, DHCD expects only 50 households will move/lease up a unit in a better neighborhood in FY 2023.</i>				
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0 households	120 HHs		

Planned Significant Changes

No significant changes are planned.

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/Update

Under this initiative, the following recertification policies apply:

- Biennial recertifications for all MTW households;
- Annual recertification for zero-income households;
- Triennial recertifications for elderly/disabled households with fixed income only (SS/SSI/pension);
- Limit the number of voluntary interim recertifications that an MTW family may complete between regular biennial recertifications to two (2). 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;
- Any household that believes they would benefit by an annual recertification may request an annual income recertification. If a household has requested and is approved for an annual recertification frequency, DHCD will allow one voluntary interim recertification between annual recertifications.

In FY 2023, DHCD will continue the biennial recertification process and triennial recertification process for elderly/disabled households on fixed income. DHCD continues 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.

Hardship

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

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023.

Metrics

<i>CE #2: Staff Time Savings*</i>

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total Time Spent on Activity Prior to Implementation: 50,745 hours Number of vouchers: 20,298 Time per Recertification: 2.5 hours	Anticipated Total Time Spent on Activity in FY 19,006 hours Anticipated Number of Recertifications: 8,447 Time per Recertification: 2.25 hours		
<i>*Accounts for time savings from Biennial/Triennial Recertifications & Rent Simplification</i>				

Planned Significant Changes

No significant changes are planned.

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/Update

DHCD 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, DHCD has expanded the YTTSP throughout the years. YTTSP now provides subsidies and support to a broader group of youth, which includes FUP AOP referrals, “College” referrals from DCF and referrals for individuals enrolled in a full-time designated employment program, referred from other providers outside of 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.

DHCD 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 DHCD 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 DHCD eligibility screening requirements.

Other Agency Referrals:

- Enrolled in a full-time designated employment program;
- Income eligible for the HCV Program; and
- Meet other DHCD 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. DHCD 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, DHCD 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 on-line enrollment requirements of their educational institution, and/or the enrollment requirements of their job training program, DHCD 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, DHCD 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, DHCD 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: DHCD 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: DHCD 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 on-line 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, DHCD anticipates a total of 45 households will be served by this activity.

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect the anticipated outcomes in FY 2023.

Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0.00	\$380,000*		
<i>*This number is tied to the number of participants.</i>				
<i>SS #1: Increase in Household Income*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$9,492 for current YTTSP participants at time of enrollment	\$35,000		
<i>*Benchmark and outcome reflects only those participants from other agency referrals</i>				
<i>SS #2: Increase in Household Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	\$0	\$1,500 savings		
<i>SS #3: Increase in Positive Outcomes in Employment Status*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Enrolled in an Educational Program or Job Training	7 participants	17 participants		
	100% of participants	83% of participants		
Unemployed	0 participants	6 participants		
	0% of participants	22% of participants		

Employed Part-Time or Full-Time	7 participants	19 participants		
	100% of participants	78 % of participants		
*For employment and unemployment, benchmark and outcome reflect only those participants from other agency referrals. For education and job training the benchmark and outcome reflect only FUP AOP and college track referrals.				
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	0 households	4 households		
SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	45 households		
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	25 households		
*Self-sufficiency is defined as graduation from the YTTS Program.				

Planned Significant Changes

No significant changes are planned.

Activity 2012-1: MTW Utility Allowances

Plan Year Approved, Implemented, Amended

- UAP \$25 or less
 - Approved FY 2012
 - Implemented FY 2012

- Simplified UA Schedule – Heat only
 - Approved FY 2014
 - Implemented FY 2014

- Other Electricity
 - Approved FY 2016
 - Implemented FY 2017

- Discretionary Periodic UA Review
 - Approved FY 2019
 - Implemented FY 2019

Description/Update

Under this initiative, DHCD established a simplified Utility Allowance (UA) schedule and eliminated Utility Allowance Payments under \$25. In FY 2014, DHCD designed a UA model that eliminated all utility allowances except for heat. However, in FY 2017, in response to concerns about rising electricity costs, DHCD implemented a revision to the UA model to include a utility allowance for other electricity. Finally, under this activity, DHCD 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. DHCD 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. DHCD's UA schedules do not vary by geographical area and/or building type. Utility allowances for any other tenant paid utilities are not provided. DHCD determines reasonable accommodations for utilities on a case-by-case basis.

Planned Non-Significant Changes

DHCD will implement the following changes to its MTW Utility Allowance activity in FY 2023:

- DHCD will implement an updated utility allowance schedule for other electricity which reflects changes in electricity rates.

- In response to the continuing impact of the pandemic and resulting inflation, DHCD will provide utility allowances for cooking and hot water heating to address some of the additional financial pressures placed on low income families. The UA schedule for cooking and hot water heating will be based on normal consumption by energy-conscious households. The UA schedule will not vary by geographical area or building type. DHCD will add the cooking and hot water heating UA to any household who pays for heat or other electricity for a period of two years. At the end of the two-year period, DHCD will evaluate utility costs and inflationary trends and will determine whether to maintain the UA for cooking and hot water heating or to discontinue it.

DHCD has conducted an impact analysis to illustrate the impact on HAP and tenant costs when adding the utility allowance for cooking and hot water heating and increasing the UA schedule for other electricity. Please note this impact analysis reflects the changes in HAP and tenant rent related to the Utility Allowance

changes only. This change does not require additional waivers nor does it result in a negative financial impact for any household. DHCD expects to fund these additional costs using unspent HCV reserves. See Appendix F for an aggregate impact analysis which reflects the changes to the UA and Rent Simplification activities.

**Impact Analysis:
Additional UA for Cooking & Hot Water Heating
Increase in Other Electric UA**

# of All Households	19,001
Annual Total HAP	
Baseline	\$262,775,940
Proposed	\$275,186,220
Change in Annual HAP vs Baseline	\$12,410,280
Average Tenant Rent to Owner	
Baseline	\$366
Proposed	\$318
Change in Tenant Costs vs Baseline	
# of HH with no impact	6,203
% of HH with no impact	33%
Average increase	N/A
# of HH with increase	0
Average decrease	\$81
# of HH with decrease	12,798
% of HH with decrease	67%
# of HH with decrease from \$1 to \$25	470
# of HH with decrease from \$26 to \$50	593
# of HH with decrease from \$51 to \$75	4,123
# of HH with decrease from \$76 to \$100	4,294
# of HH with decrease from \$101 to \$125	2,787
# of HH with decrease from \$126 to \$150	530
# of HH with decrease from \$151 to \$175	1
# of HH with decrease from \$176 to \$200	0
# of HH with decrease from \$201 and up	0

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect the changes in MTW utility allowances.

Metrics

<i>CE #1: Agency Cost Savings*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$31,476,912	\$37,611,396		
<i>*Represents total utility allowances with additional UAs added back.</i>				
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total staff time prior to implementation: 2,256 hours Time required to calculate UA: 8 minutes Number of UA calculated in FY 13: 16,919	Anticipated total staff time after implementation: 1,340 hours Time required to calculate UA: 5 minutes Anticipated number of UAs: 16,078		
<i>CE #3: Decrease in Error Rate of Task Execution</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	10%	4%		
<i>CE #5: Increase in Agency Rental Revenue*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average Tenant Rent Share (increase).	\$382 per household in FY 2014	\$323 per household		
<i>*DHCD does not have any rental revenue and has been instructed by HUD to report on Average Tenant Rent to Owner.</i>				

Planned Significant Changes

No significant changes are planned.

Activity 2012-4: Expiring Use Preservation Initiative

Plan Year Approved, Implemented, Amended

Approved FY 2012 and implemented FY 2013.

Description/Update

This initiative was designed to preserve the long-term affordability of expiring use properties. DHCD 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, DHCD modified the income eligibility requirements for tenants who occupy units at the time of a RAD conversion to the PBV program.

In FY 2023 DHCD does not anticipate any additional developments will be added to its expiring use or RAD inventory. To date, DHCD has 9 expiring use contracts with a total of 546 units under HAP contract. Additionally, DHCD has completed 8 Rental Assistance Demonstration (RAD) conversion projects and currently provides a subsidy for 825 units under this program.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

No changes to metrics or data collection methods are planned.

Metrics

<i>HC #2: Units of Housing Preserved</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0 housing units	1,371 housing units*		
<i>*Previously DHCD has included only Expiring Use units when setting benchmarks and determining outcomes for this metric. This figure includes all RAD and Expiring Use units and DHCD will continue to use this methodology going forward and does not include any additional units for FY 2023.</i>				

Planned Significant Changes

No significant changes are planned.

Activity 2012-5: Family Self Sufficiency Program Enhancements

Plan Year Approved, Implemented, Amended

Approved FY 2012 and implemented FY 2013.

Description/Update

DHCD 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 the FSS due to their level of earned income at the time they join the program (Savings Match Homeownership 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, DHCD 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, DHCD implemented the 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 DHCD’s RAAs statewide. The cap, which may be periodically reviewed and updated at DHCD’s discretion, will be set at \$25,000 per household; and
- Modification to the requirement that an FSS applicant must have an interim or annual recertification within 120 days prior to FSS enrollment.

To encourage the goal of homeownership for applicable households in the FSS Program, DHCD 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. FY 2022 was the first year where DHCD’s FSS Saving Match Homeownership Program was fully implemented. This component of DHCD’s FSS program provides higher income households with the opportunity to supplement the traditional escrow model with a DHCD match of individual savings. In this way DHCD is able to assist more families to realize the goal of homeownership.

DHCD anticipates that approximately 50 to 75 new participants will join the FSS Program with a total participation of 900 FSS participants in FY 2023. Additionally, DHCD anticipates 132 households will graduate from the FSS program in FY 2023 with an average escrow balance of \$4,700.

Planned Non-Significant Changes

In FY 2023, in order to encourage additional households to enroll in FSS, DHCD may implement a \$500 sign-on bonus. DHCD will review new enrollment numbers in the early part of FY 2023 and make a final determination on the sign-on bonus at that time.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023.

Metrics

<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$20,554	\$24,478		
<i>SS #2: Increase in Household Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of escrow of households affected by this policy in dollars (increase).	\$0.00	\$4,700		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	501 participants	360 participants		
	57% of participants	40% of participants		
Employed Part-Time or Full-Time	372 participants	540 participants		
	43% of participants	60% of participants		
<i>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	162 households	75 households		
<i>SS #5: Households Assisted by Services that Increase Self-Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0	900		
<i>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	\$931 in FY 2014	\$1,018		
<i>SS #7: Increase in Agency Rental Revenue*</i>				

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance (increase).	\$388 FY 2014	\$492		
<i>*Represents Average Tenant Rent to Owner.</i>				
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	132 households		
<i>*Self-sufficiency is defined as graduation from the FSS program.</i>				

Planned Significant Changes

No significant changes are planned.

Activity 2015-1: Rent Simplification

Plan Year Approved, Implemented, Amended

Approved FY 2012 implemented FY 2012, and modified FY 2016.

Description/Update

In FY 2012, HUD approved DHCD's Rent Simplification activity. In FY 2016, DHCD received HUD approval on changes to the Rent Simplification activity; however, DHCD has not implemented any of the changes except for the provisions outlined below. The components of rent simplification, which are currently in effect are as follows:

- Minimum Rent of \$50;
- Exclusion of all Full-Time Student Income;
- 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, DHCD 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, DHCD 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 DHCD reviewed and approved guaranteed income programs which is paid to support financial stability and economic equality.

In addition to the provisions above, there are a number of rent simplification policies which HUD has approved and DHCD has not yet implemented. DHCD may implement these previously approved provisions in FY 2023.

- Revised Mixed Families rent formula where mixed families will pay an additional 10% of TTP regardless of the number of family members without citizenship or eligible immigration status;
- The income disregard for households with children who returned to the unit after completing two- or four-year post-secondary degree or accredited technical school programs.

Finally, in FY 2023 DHCD will also review the current approved rent simplification activity and consider alternative models such as tiered rents or rents based on household size. Any such changes will be included in a subsequent MTW Plan Supplement or Annual Plan.

Planned Non-Significant Changes

In FY 2023, in response to current inflationary trends and to the economic impact of the COVID-19 pandemic, DHCD will implement an earned income exclusion for working families. For families who have earned income, DHCD will provide up to \$5,000 as an earned income exclusion. If the total earned income is less than \$5,000, all earned income will be excluded. The Earned Income Exclusion for Working Families

will not apply to any income that is already excluded (or eligible to be excluded) by way of the MTW Earned Income Disallowance (EID) for Persons with Disabilities. If a family remains eligible for the Working Families exclusion upon the expiration of the EID, the Working Family exclusion may be implemented at that time.

This exclusion further does not apply if the only earned income for the family is earned income from an adult full-time student, as this income is already fully excluded. Additionally, DHCD will give FSS families the option whether or not to accept the earned income exclusion as it will impact escrow. DHCD will provide this exclusion for an initial two-year period at which time DHCD will review economic indicators and make a determination whether to continue or discontinue the income exclusion.

DHCD has conducted an impact analysis to determine the impact on tenant rent and HAP when providing an earned income exclusion. Please note this impact analysis reflects the changes in HAP and tenant rent related to the Earned Income Exclusion for Working Families only. This change does not require additional waivers nor does it result in a negative financial impact for any household. DHCD expects to fund these additional costs using unspent HCV reserves. DHCD expects to fund these additional costs using unspent HCV reserves. See Appendix F for an aggregate impact analysis which reflects the changes to the UA and Rent Simplification activities.

**Impact Analysis:
Earned Income Exclusion for Working Families**

Description	Results
# of All Households	19,001
Annual Total HAP	
Baseline	\$262,775,940
Proposed	\$270,724,812
Change in Annual HAP vs Baseline	\$7,948,872
Average Tenant Rent to Owner	
Baseline	\$366
Proposed	\$332
Change in Tenant Costs vs Baseline	
# of HH with no impact	13,489
% of HH with no impact	71%
Average increase	N/A
# of HH with increase	0
Average decrease	\$120
# of HH with decrease	5,512
% of HH with decrease	29%
# of HH with decrease from \$1 to \$25	63

Description	Results
# of HH with decrease from \$26 to \$50	79
# of HH with decrease from \$51 to \$75	102
# of HH with decrease from \$76 to \$100	120
# of HH with decrease from \$101 to \$125	4,801
# of HH with decrease from \$126 to \$150	347
# of HH with decrease from \$151 to \$175	0
# of HH with decrease from \$176 to \$200	0
# of HH with decrease from \$201 and up	0

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023.

Metrics

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Total Cost of Activity Prior to Implementation: \$922,037	Anticipated Total Cost of Activity in FY: \$413,761**		
	Number of vouchers: 20,298	Anticipated Number of Recertifications: 8,447		
	Time per Recertification: 2.5 hours	Time per Recertification: 2.25 hours		
	Average Hourly Staff Rate: \$18.17	Average Hourly Staff Rate: \$21.77		
<i>*Baseline represents the metrics used when this activity was initially proposed.</i>				
<i>** Accounts for cost savings from Biennial/Triennial Recertifications & Rent Simplification</i>				
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline*	Benchmark**	Outcome	Benchmark Achieved?
Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Total Time Spent on Activity Prior to Implementation: 50,745 hours	Anticipated Total Time Spent on Activity in FY 19,006 hours		
	Number of vouchers: 20,298	Anticipated Number of		

	Time per Recertification: 2.5 hours	Recertifications: 8,447 Time per Recertification: 2.25 hours		
<i>*Baseline represents the metrics used when this activity was initially proposed.</i>				
<i>**Accounts for time savings from Biennial/Triennial Recertifications and Rent Simplification.</i>				
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease)	21% Average error rate for income and rent errors	19%		
CE #5: Increase in Agency Rental Revenue*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in agency rental revenue in dollars (increase)	\$382	\$308		
<i>*DHCD does not have any rental revenue and has been instructed by HUD to report on average tenant rent to owner.</i>				

Planned Significant Changes

No significant changes are planned.

Activity 2018-1: Expanding Housing Opportunities: Relocation Assistance

Plan Year Approved, Implemented, Amended

Approved FY 2018 and implemented in FY 2020

Description/Update

In FY 2018, HUD approved DHCD's Expanding Housing Opportunities activity. Under this Activity, DHCD will use MTW funding flexibility to support a comprehensive redevelopment program that will preserve existing state-aided low-income housing. Construction and long-term operating funding will be from state and private equity sources. MTW funds will primarily support rental subsidies and relocation costs associated with short-term housing for low-income residents during construction. No MTW funds will be used to support construction. Relocation assistance under this activity will be provided to eligible families at or below 80% of AMI and may include, but not be limited to, providing security deposits and up to 60 days of vacancy payments to ensure retention of units in the PHA's jurisdiction for relocated families.

DHCD issued an RFP 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.

DHCD anticipates that both the Chelsea and Somerville projects will close and relocation will begin in late FY 2022. The Chelsea project will break ground in the early part of FY 2023 with construction about 30% complete by the end of FY 2023. The Somerville project has not yet secured an equity partner; however, DHCD will allow Somerville to move forward with the all-affordable portion of the project. In FY 2023, it is anticipated that the all-affordable POAH side of the Somerville project will be under construction with some modules in place on site. The first building will have 130 replacement public housing units and 38 net new units. Construction is not anticipated to be completed in FY 2023.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect the outcomes in FY 2023.

Metrics

<i>HC #2: Units of Housing Preserved</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	0	63		
<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units	0	63		

reach a specific type of household, give that type in this box.				
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Planned Significant Changes

No significant changes are planned.

Activity 2018-2: Residential Assistance for Families in Transition (RAFT)/ Emergency Rental and Mortgage Assistance (ERMA)

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2018, amended in FY 2020

Description/Update

In view of changing circumstances and need as a result of COVID-19, DHCD reversed the planned close-out of this activity as reported in the FY 2019 MTW Annual Report. Accordingly, to prevent homelessness resulting from either evictions or foreclosures, DHCD works to address the short-term housing needs of both low-income renters and homeowners impacted by ongoing related economic dislocation.

DHCD will allocate up to \$10 million in MTW funds for eligible low-income families which are financially impacted and at risk of housing instability. DHCD will work with its regional administering agencies (RAAs) to qualify and administer RAFT/ERMA rental/mortgage assistance. Assistance may include rental and mortgage arrearages and homeownership expenses such as property taxes, condo fees and insurance. Eligible low-income households may receive financial assistance of up to \$10,000 in any 12-month period; however, as funding is available and where the housing instability exists for a prolonged period of time, DHCD reserves the right to increase the \$10,000 assistance limit.

DHCD will screen applicants consistent with PIH Notice 2011-45 including use of third-party verification of income which will be supplemented with information obtained from Massachusetts state databases where applicable.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

DHCD has removed HC #5 and HC #7 from the metrics for this activity. DHCD does not feel these metrics are applicable to this activity because the funding is used for rent/mortgage arrears and is not used to assist families in moving from one neighborhood to another. Additionally, funding does not increase housing choice, but is used to prevent displacement.

Metrics

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	0	50		

Planned Significant Changes

No significant changes are planned.

Activity 2018-3: Support for the Secure Jobs Initiative: Vouchers and Services

Plan Year Approved, Implemented, Amended

Approved FY 2018 and implemented FY 2019.

Description/Update

In FY 2018, HUD approved DHCD's Support for the Secure Jobs Initiative: Vouchers and Services activity. Under this activity, DHCD utilizes MTW vouchers and MTW Block Grant 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.

DHCD will provide Housing Choice Vouchers to up to 50 eligible families referred from the SJI Program. Supportive services will be provided to participants using MTW Block Grant funds and referrals from SJI will be made upon completion of training or job placement. DHCD will screen SJI referrals per its Administrative Plan screening policies, and income, rent and subsidy will be calculated per DHCD's MTW income and rent policies. As participants leave the program, DHCD will reissue these vouchers as regular MTW program vouchers and they will no longer be allocated to a participant in the Secure Jobs Program.

The administering agency, Department of Transitional Assistance, via a lottery, refers eligible families to DHCD for these vouchers. In FY 2023, DHCD anticipates that approximately 43 vouchers will be leased up and administered under this program.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023.

Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase)	\$0	\$180,000		
<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$4,341	\$15,000		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	21	17		
	86%	40%		
Employed Part-Time or Full-Time	4	26		
	14%	60%		

Enrolled in an Educational Program or Job Training	Not available	6		
	Not available	15%		
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	4	11		
SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	43 households		
SS #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	\$1,264	\$1,450		
SS #7: Increase in Agency Rental Revenue*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance (increase).	\$150	\$400		
<i>*Represents Average TTP.</i>				
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	43 households		
<i>* Self-sufficiency is defined as participants who have secured subsidized or market rate housing.</i>				

Planned Significant Changes

No significant changes are planned.

Activity 2018-4: Support for the Secure Jobs Initiative: Services Only

Plan Year Approved, Implemented, Amended

Approved FY 2018 and implemented FY 2019.

Description/Update

In FY 2018, HUD approved DHCD's Support for the Secure Jobs Initiative: Services Only activity, and DHCD began implementation planning. Using MTW Block Grant funding flexibility, this activity builds upon the services portion of the Secure Jobs Initiative (SJI) Program. The clients served under this activity are not participants in the Housing Choice Voucher Program or residents of federal public housing. Low-income participants in this activity receive supportive services, but not vouchers. Leveraging other state and private dollars, MTW Block Grant funds partially support recruitment and referral, intake and assessment, completion of IEPs, job readiness training, career counseling, job development and connecting participants to employers and post-employment placement services. MTW Block Grant service dollars are used flexibly to pay for small expenses such as licensure tests, RMV fees, transportation passes, uniforms and other expenses that may act as barriers to successful employment.

Currently, there are executed contracts with 8 partnering agencies which provide services to SJI participants. It is anticipated that MTW Block Grant funds will support up to 450 participants in FY 2023.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023. Additionally, the definition of self-sufficiency was updated to reflect the most representative outcome for self-sufficiency.

Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase)	\$0	\$1,820,000		
<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$4,341	\$16,600		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	630	221		
	74%	49%		
Employed Part-Time or Full-Time	177	229		
	22%	51%		
	642*	288**		

Enrolled in an Educational Program or Job Training	78%	64%		
*Represents SJI participants who have a high school level education or less. ** Represents SJI participants who have a high school level education or less and who enroll in an education or job training program.				
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	477	122		
SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	450 households		
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	100 households		
*Number of participants "whose wage income is equal to or exceeds \$14,820, the estimated wages earned annually if the participant is working 20 hours a week at minimum wage.				

Planned Significant Changes

No significant changes are planned.

Activity 2018-5: A Better Life Program Model

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2018.

Description/Update

In FY 2018, HUD approved and DHCD implemented the A Better Life Program Model initiative. The program is intended to provide eligible families with skills necessary for meaningful employment and effectively remove barriers to obtaining self-sufficiency. Under this activity, four Local Housing Authorities (LHAs), Chelsea, Gloucester, New Bedford and Taunton, received funding from DHCD to plan for the operation of the “A Better Life Self-Sufficiency (ABL) Program” at state-aided public housing developments. Eligibility for the ABL program is limited to low-income applicants and existing residents in the LHA’s state housing programs. In FY 2019, DHCD awarded three implementation grants (Gloucester, New Bedford and Taunton) and all three agencies enrolled and are providing services to program participants.

MTW Block Grant service dollars have gone to support Family Life Coaches and partnerships at each of the LHAs who conduct outreach to residents to inform them about the opportunity to receive coaching support to meet program requirements as well as to set personal goals in the areas of work, education, family health and stability, and asset building. LHAs are leveraging existing relationships with local service providers and using the ABL grant to partner with new ones. Enrollment has tapered off as the LHAs have approached their enrollment goals. Additionally, the work requirement was suspended due to the COVID-19 pandemic; however, it is anticipated that the work requirement will be reactivated at the end of FY 2022 pending review of economic and public health circumstances.

In FY 2023, LHA coaches will continue to meet with participants to connect them to resources to assist with removing barriers to employment. Additionally, coaches will continue to refer participants to education, training and job opportunities. DHCD anticipates that approximately 460 total participants will receive services under this activity.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect the anticipated outcomes in FY 2023. Additionally, the definition of self-sufficiency was revised to reflect a standard which could be tracked.

Metrics

<i>SS #1: Increase in Household Income*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$24,659	\$26,000		
<i>*Metrics reflect avg. earned income of participants who are receiving services under this program.</i>				
<i>SS #2: Increase in Household Savings*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Average amount of savings/escrow of households affected by this policy (in dollars)	\$0	\$900		
<i>*Metric reflects avg. participant escrow which is one of the identified indicators of program success.</i>				
SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	189	267		
	66%	58%		
Employed Part-Time or Full-Time	97	193		
	34%	42%		
Enrolled in an Educational Program or Job Training	0	46		
	0%	10%		
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	73	92 20%		
SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	286	460		
SS #7: Increase in Agency Rental Revenue				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance (increase).	\$439	\$550		
<i>*Represents the avg. tenant rent for the 286 initial participating households.</i>				
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 participants	87 participants		
<i>*Self-sufficiency is defined as at least 35 hours of employment per week for an individual participant.</i>				

Planned Significant Changes

No significant changes are planned.

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 were approved in FY 2010 and implementation began in FY 2013.

Description/Update

Through its Enhanced Local Project-Based Voucher (PBV) Program, DHCD 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, DHCD enhanced and expanded its existing PBV program as follows:

- DHCD 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 DHCD's portfolio. DHCD 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 DHCD 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, DHCD 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.

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

DHCD'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 related funding announcement made upon award. Given that DHCD's MTW Plan is due to HUD prior to the award of FY 2023 PBV funding, DHCD cannot identify which projects will be awarded PBVs at this time. Further, of the awards made, DHCD cannot determine at this time which proposals will pass all screening thresholds and enter into AHAP or HAP contracts. DHCD will report on all projects and PBVs committed, issued or leased in FY 2023 in the FY 2023 Annual Report. For purposes of the metrics in this activity, DHCD estimates that approximately two hundred and fifty new PBV units will be added throughout its jurisdiction in FY 2023.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

HC #4 has been updated to reflect the total of existing PBVs and anticipated new PBVs in FY 2023. The number of anticipated new PBVs is projected based on prior fiscal years.

Metrics

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% of AMI that would lose assistance or need to move (decrease).	0	4,822		

Planned Significant Changes

No significant changes are planned.

Activity 2018-9: Affordable Housing Preservation and Development Fund

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2018.

Description/Update

In FY 2018, HUD approved and DHCD began the implementation of the Affordable Housing Preservation and Development Fund activity. Under this activity, DHCD utilizes MTW Block Grant funds to support the development and preservation of affordable rental housing units through implementation of a new Affordable Housing Preservation and Development Fund (AHPD). AHPD funds will provide loans or grants to eligible projects to leverage state-aided public housing capital resources, private equity, proceeds from land and property disposition and other applicable local and federal resources.

AHPD funds support development and preservation of rental units targeted for households earning less than 80% of Area Median Income. DHCD 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 AHPD provides loans to a project, the minimum affordability term is thirty years unless otherwise approved by HUD. Units must meet HQS standards throughout the term.

Rental units funded through AHPD may be owned by a DHCD instrumentality or other public or private entities. Examples of the types of rental projects eligible for AHPD funds include:

- Existing state-aided public housing developments slated for preservation/redevelopment
- Newly proposed affordable developments involving LIHTC
- At-risk affordable developments nearing the end of their compliance period

DHCD will report on all funded activities through the MTW Annual Report.

AHPD funds will not be utilized to support the development of existing federal public housing. In some cases, projects may be funded that involve the use of Housing Choice Vouchers, Project Based Voucher or Project Based Rental Assistance contracts. Any such projects will be subject to all applicable requirements established by HUD.

Projects funded through a competitive process will be eligible for these funds with a priority for projects that serve public housing residents and/or include supportive services.

Competition applicants will be required to demonstrate experience in affordable housing development and meet other DHCD eligibility requirements. Only projects that demonstrate readiness to proceed will be eligible for funding. DHCD will evaluate the status of necessary zoning and permitting approvals, the status of architectural documents, and the status of other funding commitments as a way to determine project readiness. DHCD will also prioritize projects that produce or preserve a set number of total units for homeless families or individuals, and that incorporate mixed-uses.

The following projects have been funded and are now complete.

- Cambridge HA: MTW funding is being used to substantially rehab three state aided public housing sites for disabled individuals, with a total of 25 units. MTW funding of \$1.129M is being used to leverage another \$903,000. A construction contract was awarded and Notice to Proceed were issued in

FY 2021. Construction was completed in FY 2022 and there is no further work anticipated on this project for FY 2023.

- Boston, HA: MTW funding of approximately \$4,070,000 leveraged approximately \$25,275,000 in other funding sources (including permanent debt, federal 4% LIHTC, state and federal historic tax credits, a seller note, and FHLB soft debt) to preserve an apartment building built in 1949, consisting of 72 units. Relocation of existing tenants and phased, substantial rehabilitation of the property began in FY 2019. The scope of work includes updating the fire alarm system and all kitchens and bathrooms, and completing accessibility and common area upgrades, new energy efficient mechanical systems and landscaping throughout. A certificate of occupancy was issued in June 2019 and the permanent loan was closed in FY 2021. All 72 units are now occupied. No further work on this project is anticipated in FY 2023.

Current projects that are being funded under this activity include:

- DHCD will utilize funds under this activity for the preservation and development of affordable housing for low-income elderly and disabled households. Working in partnership with the Executive Office of Elder Affairs, DHCD will provide financial support to preserve Chapter 667 state public housing developments with high capital needs and facilitate partnerships between LHAs and local service agencies to provide service-rich environments that allow residents to age in their community. DHCD is utilizing MTW funding up to \$5 million to support housing preservation at two projects:
 - Lakeview Avenue in Lowell: To complete kitchen and bath modernizations, fire safety, electrical, and accessibility improvements, MTW funding of up to \$3M is being used to leverage approximately \$1.7M from other funding sources in order to rehabilitate 20 units at Lakeview Avenue. DHCD anticipates that construction on this project will begin in FY 2022 and that substantial completion of construction will be completed by the end of FY 2023.
 - Balch Apartments in Beverly: MTW funding of approximately \$2 million is being used to leverage an additional \$1.5M from other sources in order to complete building envelope improvements, door replacements, kitchen and bathroom upgrades, one ADA unit conversion, electrical distribution, site and walkway improvements in 26 units at Balch Apartments. Construction is expected to begin in April 2022. Substantial completion of construction is anticipated by the end of FY 2023.

In FY 2023 DHCD plans to provide MTW funding under this activity to support the development and preservation of rental units targeted for low-income households for the following projects:

- 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 state-funded 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 positives 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. DHCD will provide approximately \$20 million in MTW funding to support the scattered site consolidation project including disposition and replacement, through new construction, of approximately 100 family housing units.

- Repositioning State Funded Public Housing: MTW funding will be utilized to rehab approximately 400 state-funded public housing units owned by LHAs to HQS or higher standards. Following the rehab, 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 after leaving the state-aided public housing portfolio. DHCD will provide \$25 million in MTW funding to support these repositioning efforts.
- Recapitalizing Multifamily Developments: In FY 2023, DHCD will provide up to \$10 million in MTW funds to support the long-term preservation of six Section 8 New Construction/Substantial Rehab properties with a total of 86 units. Funds will be utilized 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. These efforts will result in improved living conditions and preservation of the least well-resourced project-based Section 8 properties once they no longer have access to DHCD public housing technical assistance and emergency funding. Contract administration for these properties is being transferred from DHCD to MassHousing by HUD.

Planned Non-Significant Changes

DHCD is clarifying that either loans or grants can be provided to projects funded under this activity.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023.

Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0	\$4,839,471		
<i>HC #1: Additional Units of Housing Made Available *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	229		
<i>*Includes all projects funded from the onset of this activity. Units are counted upon completion of construction and occupancy at the end of the fiscal year..</i>				
<i>HC #2: Units of Housing Preserved*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0	229		
<i>*Includes all projects funded from the onset of this activity. Units are counted upon completion of construction and occupancy at the end of the fiscal year.</i>				

Activity 2019-1: Launch
(Formerly Pathways to Prosperity)

Plan Year Approved, Implemented, Amended
 Approved and implemented FY 2019.

Description/Update

Under the Launch program, DHCD will use up to \$2M per year for three years, in MTW Block Grant funding flexibility to connect low-income youth ages 18-24, living in subsidized housing in the Boston area, to programs and services that help them obtain employment and a sustaining wage. DHCD has contracted with The United Way of Massachusetts Bay to recruit, engage and connect targeted youth to employment readiness, job placement, vocational training, certificate programs and/or other post-secondary education programs.

For Launch participants who are also participants in DHCD’s federal HCV Program, DHCD may exclude 100% of the increase in earned income for up to a 3-year period. The exclusion period begins after enrollment in Launch, at the point where earned income increases and continues regardless of employment status, until the end of the period determined by DHCD.

DHCD has connected with other employment training and referral agencies who are responsible for referring low-income adults outside of the 18-24 age range to area job training providers such as Secure Jobs, Jewish Vocational Services and/or One-Stop Career Centers.

Phase II of the Launch partnership began in FY 2021 and will continue through FY 2023. In FY 2023, DHCD anticipates approximately 120 new participants will be enrolled in addition to the estimated 200 participants who were previously enrolled. DHCD will continue to partner with Metro | Housing Boston to recruit and refer current HCV participants to Jewish Vocational Services and Boston Private Industry Council for services and support for obtaining employment. Additionally, DHCD partners with the Boston Housing Authority to recruit and refer low-income youth ages 18-24 currently living in housing subsidized through tax credit and the state rental voucher programs.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023. Additionally, DHCD is removing metric SS #4 – Households Removed from Temporary Assistance for Needy Families. Launch collects data on the receipt of TANF at intake only and not during any subsequent data collection. This metric is not indicative of program success.

Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase)	0	\$0		
<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Average earned income of households affected by this policy in dollars (increase).	\$9,492	\$20,000		
SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	170	234		
	85%	73%		
Employed Part-Time or Full-Time	30	86		
	15%	27%		
Enrolled in an Educational Program or Job Training	20	118		
	10%	37%		
SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0 households	320 households/year		
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0 households	150 households		
*Self-sufficiency is defined as participants who is enrolled in an education program or whose wage income is equal to or exceeds \$14,820, the estimated wages earned annually if the participant is working 20 hours a week at minimum wage.				

Planned Significant Changes

No significant changes are planned.

Activity 2020-1: Moving to College

(Formerly Massachusetts Student Housing Security Pilot)

Plan Year Approved, Implemented, Amended

Approved FY 2020. Implementation FY 2022

Description/Update

DHCD utilizes MTW Block Grant funding flexibility to support a housing stability program for college students who are experiencing homelessness. Specifically, DHCD worked with the Department of Higher Education (DHE), the Executive Office of Health and Human Services (EOHHS), the Department of Elementary and Second Education (DESE) and local colleges to launch Moving to College (MtC) program, which provides scholarships for housing to income-eligible, homeless college students.

DHCD will provide up to \$200,000 in MTW funds to DHE, annually for an initial two years. DHCD will establish an MOU with DHE and/or the Interagency Council on Housing and Homelessness (ICHH) to issue funding directly to designated local colleges. Requirements for compliance, as well as reporting requirements will be part of the MOU. DHE, the ICHH and the local colleges have a standing committee that is responsible for reporting to DHCD both on compliance and MTW reporting requirements. DHCD will approve all program guidance created by the committee, and continued funding will be contingent on compliance with HUD requirements and the MOU.

Designated local colleges and regional teams are responsible for identifying eligible participants, defined as currently admitted, full-time students, who are HCV income eligible, meet HUD's definition of Unaccompanied Homeless Youth or who have recently aged out of foster care and meet HUD's criteria of an independent student. Colleges utilize FASFA applications in order to determine income eligibility as well as the amount of funds needed for housing and college-related expenses such as classes, supplies, etc. DHE is responsible for ensuring that participants meet HUD's criteria of an independent student. Based on individual participant housing needs, DHE will issue up to \$10,000 per participant per year for two years for housing-related costs. Housing-related costs are limited to housing assistance, in the form of rent for dormitory costs. Identified housing is subject to HUD's HQS requirements and participants are permitted to reside in shared housing. DHE contracts with either DHCD's regional administering agencies or a third party to conduct HQS inspections. Inspectors are required to document proper training/certification. HQS inspection records are forwarded to and maintained by DHCD. Participants are also eligible to receive financial aid from other sources for other college-related identified expenses. Housing scholarship funds are not transferrable outside the partner school network.

Participants must continue to remain enrolled full-time and maintain passing grades in order to be eligible for a renewed scholarship each academic year with the goal of earning degrees and/or certificates of value. Every student is required to utilize academic support services and counseling services available at their respective campuses and through community-based service providers who will work with students, providing case management. In the event that a student needs to take a leave from his or her academic program, such a leave would be considered temporary and all efforts will be made to get the student to re-enroll, perhaps in a different academic program, or at another institution.

The clients served under this activity are not participants in the Housing Choice Voucher Program or residents of federal public housing.

Though implementation was initially planned for FY 2021, the COVID-19 pandemic presented challenges to planning and delayed implementation. Through December 2021, fourteen (14) students were enrolled in the Student Housing Initiative. In FY 2023, DHCD will continue to meet with DHE and ICHH to determine

the continued feasibility of this program given the supports available for this vulnerable population and the administrative issues surrounding the funding. Recruitment continues for the Winter semester of 2022; however, if new participants are not identified, DHCD expects to reduce the program commitment from 20 participants to 14 participants.

In FY 2023 DHCD will make a final determination as to whether or not the Moving to College outcomes support the planned objectives and whether to close out the activity, modify it or continue funding. If funding is continued, DHCD will match every private dollar fundraised/donated to the program, up to \$200,000 annually.

Planned Non-Significant Changes

DHCD is updating the maximum participant term to 2 years, which equates to a \$20,000 scholarship max per participant.

Planned Changes to Metrics/Data Collection

DHCD has updated to metrics to reflect anticipated outcomes in FY 2023. Additionally, DHCD has updated the definition of self-sufficiency to reflect completion of two years of post-secondary education.

Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	\$0.00	\$125,093		
<i>SS #3: Increase in Positive Outcomes in Employment Status</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Enrolled in an Educational Program or Job Training	0 households	10 households		
	0%	100%		
<i>* This initiative is not anticipated to increase the number of households employed, as the goal of the Activity is to keep students enrolled in college.</i>				
<i>SS #5: Households Assisted by Services that Increase Self Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0	10 households per year		
<i>SS #8: Households Transitioned to Self Sufficiency*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0	10 households		
<i>*Self-sufficiency is defined as completion of 2 years of post-secondary education.</i>				

Planned Significant Changes

No significant changes are planned.

Activity 2021-01: Fair Housing Initiative

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2021.

Description/Update

The Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Massachusetts further prohibits discrimination on the basis of marital status, military or veteran status, sexual orientation, gender identity and expression, age, ancestry, receipt of public assistance, and age of children (under 6 years) in housing containing lead paint. Despite progress, many challenges remain, and DHCD regularly hears from its voucher holders and others about instances of discrimination, with the Massachusetts Commission Against Discrimination alone having received over 400 housing discrimination complaints in FY 2019.

DHCD will utilize MTW Block Grant funding of up to \$500,000 per year for a three-year period. Funding will be awarded to a selected non-profit agency or agencies to identify fair housing compliance and enforcement issues across DHCD’s jurisdiction, investigate discriminatory practices, and provide enforcement assistance (including through voluntary resolution efforts and litigation) for households with a housing subsidy or voucher. 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 DHCD’s Housing Choice Voucher Program.

DHCD, using a competitive bid process, selected a partnership made up of four fair housing agencies throughout the state, all of whom, prior to DHCD’s selection, provided fair housing training, education and outreach services. The partnership is developing a plan to address fair housing education and training, outreach and compliance services and is also in the process of hiring staff to provide support services and to survey the area RAAs and PHAs to determine fair housing needs. In FY 2023, outreach will be directed at housing seekers, property owners and renters. Finally, as part of the compliance-related services, which have previously commenced, each agency will conduct fair housing testing and undertake applicable enforcement actions. Funding and services will be focused on discrimination against voucher holders and/or discrimination against families with children under the age of 6 in housing containing lead paint.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2023.

Metrics

<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Number of households receiving services aimed to increase housing choice through investigation and enforcement	0 households	60 households over a three-year period		
Number of households receiving services aimed to increase housing choice through education and outreach	0 households	2,667 per year*		
<i>* Education and outreach will be provided to housing providers and landlords, in addition to tenant families.</i>				

Planned Significant Changes

No significant changes are planned.

Activity 2021-02: Emergency Waivers

Plan Year Approved, Implemented, Amended

Approved and Implemented FY 2021

Description/Update

The novel coronavirus is spreading in the United States at a pace that requires significant policy and personal interventions to contain and treat it. The economic impacts on households, businesses, and financial markets are profound. Research speaks directly to ways in which families may be impacted by the effects of COVID-19, as well as how decisionmakers can shape policies to mitigate negative impacts. Additionally, the outbreak of COVID-19 also places additional burdens on housing authorities which are working tirelessly to respond to the needs of their participants while also maintaining compliance with program requirements. While the Coronavirus Aid, Relief and Economic Security (CARES) Act provides the U.S. Department of Housing and Urban Development (HUD) with broad authority to waive or establish alternative requirements for numerous statutory and regulatory requirements for the Public Housing program and Housing Choice Voucher (HCV) programs, the duration of this pandemic, and potentially others in the future, remains unknown and the backlog of transactions, inspections, and delayed reporting requirements grows.

Accordingly, DHCD has 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. DHCD may revise, add, and/or remove waivers as needed to address emergency-related conditions.

1. **Delayed Reexaminations:** DHCD may waive the requirement to conduct a reexamination of family income and composition at least annually. Currently DHCD 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, DHCD 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, DHCD 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, DHCD will waive the requirements of the verification hierarchy but continue to use EIV.
3. **Increase in Payment Standard:** DHCD 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, DHCD will apply the increased payment standard at the next interim reexamination after the effective date of the increased payment standard. If DHCD delays a reexam, DHCD will apply the payment standard in effect on the effective date of the delayed regular reexamination.
4. **Delayed Regular HQS Inspections:** DHCD may waive the requirement for completion of regular HQS inspections at least biennially. Where a regular HQS inspection has been delayed, DHCD 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, DHCD would complete the inspection within one year following the close of the emergency declaration. DHCD 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, DHCD will continue to conduct complaint inspections.

5. **Interim HQS Inspections:** DHCD may waive the requirement to conduct re-inspections to confirm repair; however, DHCD 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 DHCD notification.
6. **HQS QC Inspections:** DHCD 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. program.
7. **FSS Contract of Participation:** DHCD will waive the requirement regarding the maximum extension of an FSS Contract of Participation (COP). During periods of declared emergency, DHCD 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, DHCD may extend their COP beyond the two-year extension threshold.

The Governor lifted the COVID-19 related state of emergency on June 15, 2021. Accordingly, DHCD discontinued application of these emergency waivers and is addressing completion of any outstanding recertifications and inspections. The Emergency Waivers activity will be reactivated when and if economic and/or health related emergencies are declared in FY 2023 and beyond.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2023.

Planned Changes to Metrics/Data Collection

As DHCD does not anticipate another state of emergency will be declared in FY 2023, the metrics have been updated accordingly.

Metrics

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Number of households at or below 80% of AMI that would lose assistance or need to move	0	0		
<i>*The benchmark represents the number of assisted households during the period of declared emergencies who are effectively protected from displacement.</i>				

Planned Significant Changes

No significant changes are planned.

B. Not Yet Implemented Activities

Activity 2011-1: Value Vouchers

Description/Update

DHCD plans to implement a new “MTW value voucher” targeted to the homeless and those with disabilities. This initiative will provide a lower cost subsidy than a conventional voucher. Participants will be offered units in privately assisted housing developments where the rental costs are lower (generally by 25% or more) than current HUD published FMRs, but still not affordable to very low and extremely low-income households. These would generally be units in LIHTC, Section 236, and certain state funded developments, for example, where rents are generally set at or below 60% of AMI.

Timetable for Implementation

This activity was approved by HUD in 2011; however, DHCD has not utilized this flexibility to date and has not established a firm implementation timetable.

Explanation of Non-Significant Changes Since Approval

No changes have been made since approval.

C. Activities on Hold

Currently there are no activities on hold.

D. Closed Out Activities

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

Table 10: 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	DHCD closed out this activity as an MTW initiative due to the 2014 Appropriations Act, which allows DHCD to transition to a biennial inspection schedule without MTW authority.
Project Based Voucher Discretionary Moves (Activity 2012-3)	FY 2012	FY 2012	FY 2018	DHCD 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 was submitted) DHCD 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. DHCD 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	DHCD closed out this activity and consolidated it with the approved Enhanced PBV Program activity (Activity 2018-7). This action will allow DHCD 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, DHCD determined the 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, DHCD decided to close the activity 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, DHCD no longer issues new HSH vouchers.

V. Planned Application of MTW Funds

A. Planned Application of MTW Funds

DHCD's operates an MTW Program that involves only Housing Choice Vouchers. The tables below provide a projection of sources and uses for the MTW Program for FY 2023. Note that no state or local funds are utilized. Note also that HCV funding is allocated on a calendar year (CY) basis. As of the posting of this Plan, DHCD has not been notified of total renewal funding for the CY; thus, the amounts listed below may change based on actual funding levels.

i. Estimated Sources of MTW Funds

Table 11: Estimated Sources of MTW Funding for FY 2023

FDS Line Item Number	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$0
70600	HUD PHA Operating Grants	322,000,000
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$ 41,089
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$3,532,256
70000	Total Revenue	\$325,573,345

ii. Estimated Application of MTW Funds

Table 12: Estimated Application of MTW Funding for FY 2023

FDS Line Item Number	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$4,560,000
91300+91310+92000	Management Fee Expense	\$19,456,123
91810	Allocated Overhead	\$145,560
92500 (92100+92200+92300+92400)	Total Tenant Services	\$5,987,823
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$0

FDS Line Item Number	FDS Line Item Name	Dollar Amount
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$0
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$0
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	HAP + HAP Portability-In	\$295,423,839
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expense	\$0
90000	Total Expenses	\$325,573,345

Please describe any variances between Estimated Total Revenue and Estimated Total Expenses:

N/A

iii. Description of Planned Application of MTW Funding Flexibility

Under the MTW Program, DHCD is authorized to establish an MTW Block Grant budget. Activities that utilize Block Grant single fund flexibility are described below:

- DHCD may use Single Fund Flexibility to fund Housing Innovation Specialist positions to expedite issuance, inspection and leasing processes for special populations or voucher holders participating in specific DHCD programs (e.g. Emergency Housing Vouchers, SNO Mass, etc.). DHCD anticipates that, if adopted, approximately \$950,000 will be spent to fund the staffing positions and provide housing-related services.
- DHCD will use up to \$150,000 in Single Fund Flexibility in FY 2023 to fund MTW program evaluations. Specifically, DHCD will use a third-party to continue program evaluations for two MTW programs, ABL and Launch. Program evaluators will collect data and information on the participant outcomes as a result of the targeted MTW initiatives and assist DHCD in revising program provisions to better serve participants.
- DHCD will use up to \$4.5M over five years in Single Fund Flexibility to support a career navigation initiative for HCV participants. Specifically, the funds will support the cost of hiring new Career Navigators (Navigators) at Career Centers in four regions. Navigators will 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 will 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 will be referred to Navigators by FSS Coordinators. 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 will support the development of resources, such as regional employment maps. The employment resources will assist staff at Career Centers and RAAs in directing participants toward areas of

employment opportunity. Navigators and FSS Coordinators will be brought together quarterly for training and networking.

- Other Supportive Services: DHCD will use approximately \$3 million in MTW funds on activities to support a wide range of supportive services for DHCD program participants including: expansion of FSS programming, job training and placement; educational partnership initiatives; affordable homeownership programs and other economic development and self-sufficiency program activities. This includes funding for case management services to connect targeted HCV youth ages 18-24 to employment readiness, job placement, vocational training, certificate programs and/or other post-secondary education programs under the proposed MTW Launch activities. In FY 2023, DHCD will work with the Massachusetts Department of Treasury to develop ways to support the Massachusetts Baby Steps Program, a child education savings account for all newborns and adopted children. This support could include assisting with promoting the program, assisting HCV families with the account opening process and possibly providing matching funds.

iv. Planned Application of PHA Unspent Operating Fund and HCV Funding

Table 13: Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	\$174,000,000	\$52,330,480
HCV Admin Fee	0	N/A
PH Operating Subsidy	N/A	N/A
Total:		

v. Description of Planned Expenditures of Unspent Operating Fund and HCV Funding

Table 14: Description of Planned Application of PHA Unspent Operating Fund and HCV Funding

Item No	Planned Use	Estimated Amount	Funding Source the Planned Use is Attributable to	Projected Time Line or Time Line Update
1.	MTW Initiatives	\$11,795,332	HAP Reserves	6/30/2023
2.	MTW/Public Housing Initiatives	\$12,000,000	HAP Reserves	6/30/2023
3.	MTW Rent simplification / UTL allowance	\$28,535,148	HAP Reserves	6/30/2023

B. Local Asset Management Plan

i. Is the MTW PHA allocating costs within statute?

Yes

ii. Is the MTW PHA implementing a local asset management plan (LAMP)?

No

iii. Has the MTW PHA provided a LAMP in the appendix?

No

- iv. *If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan year.*

Not applicable

C. Rental Assistance Demonstration (RAD) Participation

i. Description of the RAD Participation

As DHCD does not own or operate any federal public housing units, only Second Component RAD conversions are undertaken. DHCD understands the relevance and inherent housing preservation and expansion benefits related to the conversion of Rent Supplement, Rental Assistance Payments and Mod/Rehab Program units to project-based assistance under the RAD Program. Table 13 below indicates that DHCD does not anticipate any RAD Component 2 conversions in FY 2023.

Table 14 includes those developments that DHCD has converted through the RAD Program. DHCD entered into HAP contracts for RAD conversions beginning in FY 2013. The last conversion entered into was in FY 2015. To date, there were 825 units converted under RAD Component 2 to Project Based Assistance.

Table 13: RAD Conversions Planned in FY 2023

Rental Assistance Demonstration (RAD) Participation
DHCD does not anticipate any RAD conversions will take place in FY 2023

Table 14: RAD Conversions Completed or Projected to be Completed by the End of FY 2023

Rental Assistance Demonstration (RAD) Participation
To date, the following RAD conversions have taken place:

Property Name	No. of Units Converted to PBV	RAD Conversion Type	FY Reported	Description
North Village	134	2 nd Component Rent Supplement	FY 2013	Existing family housing
Hope in Action	49	2 nd Component Rent Supplement	FY 2014	Existing family housing
Spring Hill	37	2 nd Component Rent Supplement	FY 2014	Existing family housing
Unquity House	139	2 nd Component Rent Supplement	FY 2014	Existing elderly housing
Highland Village	110	2 nd Component Rent Supplement	FY 2015	Existing family housing
Outing Park I	94	2 nd Component Mod/Rehab	FY 2015	Existing family housing
Outing Park II	81	2 nd Component Mod/Rehab	FY 2015	Existing family housing
Spring Gate	181	2 nd Component Rent Supplement	FY 2015	Existing family housing
TOTAL	825			

ii. *Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.*

No

iii. *If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment.*

Not applicable

VI. Administrative

A. Board Resolution and Certifications of Compliance

DHCD does not have a Board of Commissioners and, therefore, does not have a Board resolution process in place. DHCD's Undersecretary is the official authorized to sign the attached Certifications of Compliance. The required signed MTW Annual Plan Certifications of Compliance with Regulations is attached in Appendix B.

B. Documentation of Public Process

DHCD provided public notice of the draft Annual Plan. The public comment period extended from March 1, 2022 through April 1, 2022. The plan was made available on DHCD's website and was mailed upon request. A public hearing was conducted, via webinar, on March 16, 2022 with twelve individuals participating. Copies of the public notice, a summary of comments and responses, and listing of hearing attendants are attached in Appendix C.

C. Planned and Ongoing Evaluations

DHCD, in collaboration with its network of Regional Administering Agencies, utilizes internal resources to track and monitor performance of proposed and ongoing MTW activities.

In FY 2020, DHCD selected third party evaluators to begin program evaluations of two MTW programs, ABL and Launch. Program evaluators will continue to collect data and information to assess the performance and success of these targeted MTW initiatives. DHCD anticipates that MDRC, the third-party evaluator for the ABL program, will complete their evaluation and deliver a final report on the program in FY 2023. DHCD will report on the outcome of this evaluation in the FY 2023 MTW Report.

For the Launch program, the Forum for Youth Summary completed their initial evaluation in FY 2021, which included a field scan, a review of participant characteristics, interviews with participants, and a social/emotional survey. DHCD will continue with a more limited evaluation of Phase II of the Launch program, which began in FY 2021 and will continue through FY 2023.

D. Lobbying Disclosures

DHCD does not have any lobbying activities to disclose. DHCD has included the Lobbying Activities (SF-LLL) form in Appendix D and Certification of Payments (HUD-50071) form in Appendix E.

Appendix A: Listing of Regional Administering Agencies

Berkshire Housing Development Corp.

One Fenn Street
Pittsfield, MA 01201
413.499.4887

Community Teamwork, Inc.

155 Merrimack Street
Lowell, MA 01852
978.459.0551

Housing Assistance Corp

460 West Main Street
Hyannis, MA 02601
508.771.5400

NeighborWorks Housing Solutions.

169 Summer Street
Kingston, MA 02364
781.422.4200

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

RCAP Solutions

191 May Street
Worcester, MA 01602
800.488.1969

South Middlesex Opportunity Council

7 Bishop Street
Framingham, MA 01702
508.620.2336

Way Finders

1780 Main Street
Springfield, MA 01103
413.233.1500

Appendix B: Certification of Compliance with Regulations

OMB Approval No. 2577-0216 (exp. 3/31/2024)

CERTIFICATIONS OF COMPLIANCE	
<p style="text-align: center;"><i>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING</i></p> <p style="text-align: center;">Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan</p>	
<p>Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning July 1, 2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p>	
<p>(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.</p> <p>(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.</p> <p>(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).</p> <p>(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.</p> <p>(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.</p> <p>(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.</p> <p>(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI),Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.</p> <p>(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.</p> <p>(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.</p> <p>(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.</p> <p>(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.</p>	

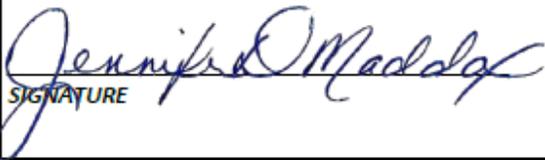
form HUD 50900: Certifications of Compliance (3/2021)

- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Commonwealth of Massachusetts
 Department of Housing & Community Development MA901
MTW PHA NAME MTW PHA NUMBER/HA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Jennifer D. Maddox Undersecretary
NAME OF AUTHORIZED OFFICIAL **TITLE**

 April 13, 2022
SIGNATURE **DATE**

form HUD 50900: Certifications of Compliance (3/2021)

Appendix C: Documentation of Public Process

(Includes Public Notice, Participation List and Summary of Comments and Related Responses)

Public Notice

Massachusetts Department of Housing and Community Development (DHCD)

Funding Agency for the Housing Choice Voucher Program administered regionally by:
Berkshire Housing Development Corporation in Pittsfield, MA; Community Teamwork, Inc. in Lowell, MA;
Housing Assistance Corporation in Hyannis, MA; Lynn Housing Authority and Neighborhood Development in
Lynn, MA; Metro Housing/Boston in Boston, MA; NeighborWorks Housing Solutions in Kingston, MA;
RCAP Solutions, Inc. in Worcester, MA; South Middlesex Opportunity Council in Framingham, MA;
Way Finders in Springfield, MA

**NOTICE OF PUBLIC HEARING
REGARDING DHCD'S HOUSING CHOICE VOUCHER PROGRAM (HCVP)
DRAFT MOVING TO WORK (MTW) PROGRAM ANNUAL PLAN
FOR FY 2023
Wednesday, March 16, 2022
1:00 PM – 2:30 PM**

In accordance with its MTW Agreement, DHCD will hold a public hearing prior to finalizing its FY 2023 Moving to Work Annual Plan. This plan provides details about DHCD's proposed MTW activities that will commence beginning July 1, 2022.

DHCD's draft MTW Annual Plan is available on DHCD's Website at <https://www.mass.gov/service-details/moving-to-work-program-mtw> under *Moving to Work Plans*. Additionally, this document will be mailed upon request, by calling Kristin Haas at DHCD at 857-276-0793 between the hours of 8:00 a.m. and 4:00 p.m. Monday-Friday.

The hearing will be held virtually using Zoom and is accessible using the link below, as well as by phone (audio only).

Webinar ID: 864 3391 2987 Passcode: 017207

To join from a computer or phone using the Zoom app	https://us06web.zoom.us/j/86433912987?pwd=OVdhRUUzUjF4SWdaWjY2cW5UTHZ4Zz09
To join from a phone, audio only	Dial (for higher quality, dial a number based on your current location): US: +1 301-715-8592 or +1 312-626-6799 or +1 929-205-6099 or +1 253-215-8782 or +1 346-248-7799 or +1 669-900-6833 Or One tap mobile: US: +13017158592,,86433912987#,,,,*017207# or +13126266799,,86433912987#,,,,*017207#

DHCD will accept written comments through April 1, 2022. Written comments should be addressed to:

DHCD Division of Rental Assistance
100 Cambridge Street - Suite 300
Boston, MA 02114
Attention: MTW Annual Plan Comments
FAX: 617-573-1345

Emailed comments should be sent to: joanne.mckenna@mass.gov and kristin.haas@mass.gov

If you require an accommodation to review the Annual Plan (materials in Braille/large print, sign language interpreters, etc.), please contact DHCD at 617-573-1198 no later than March 10, 2022.



**Public Hearing Webinar
Participation List**

The public hearing was held via webinar on March 16, 2022 due to the precautions taken as a result of the COVID-19 outbreak. The following individuals participated in the hearing:

No	Name	Affiliation
1.	Kristin Haas	MA Department of Housing and Community Development (DHCD)
2.	Tara O'Neill-Rosales	MA Department of Housing and Community Development (DHCD)
3.	Maryssa Schneider McLean	MA Department of Housing and Community Development (DHCD)
4.	Simon Sandvik	MA Department of Housing and Community Development (DHCD)
5.	Jason Wright	MA Department of Housing and Community Development (DHCD)
6.	Richard Sullivan	MA Department of Housing and Community Development (DHCD)
7.	Adriana Hastie	MA Department of Housing and Community Development (DHCD)
8.	Sofia Stavraki	MA Department of Housing and Community Development (DHCD)
9.	Elizabeth Twomey	MA Department of Housing and Community Development (DHCD)
10.	Judith Liben	Massachusetts Law Reform Institute (MLRI)
11.	Nora Lutz	Housing Navigator
12.	Keri-Nicole Dillman	No Affiliation

Summary of Public Comments & DHCD Responses

The table below is a summary of the oral and written comments received during the public hearing and comment period. The table also reflects DHCD responses to the comments.

No	Topic	Comment	Response
David Hedison, Chelmsford Housing Authority			
1.	Housing Navigator Initiative (Activity 2023-1)	<ul style="list-style-type: none"> While numerous units come on line or become vacant during the year, Housing Navigator is a major force in connecting those in need of housing with the resources that match their needs and situation. The support of Housing Navigator through your plan is outstanding and very much supported. 	<ul style="list-style-type: none"> DHCD appreciates the support and feedback on this initiative.
2.	Affordable Housing Preservation and Development Fund (Activity 2018-9)	<ul style="list-style-type: none"> This is a great opportunity to address the scattered site 705 units that are in significant need of replacement. While funding may be highly limited through your resources, having a local match may expand the number of developments or units that could be completed. It would provide a pathway to many agencies that are seeking these limited resources and pathway to repositioning that is needed. We are very much in support of these new opportunities and activities and wish that would be expanded even more. While you have seen success with the 689 developments, we would request that you consider a plan for these as well in this plan or in the future. A transfer of 689 assets to qualified non-profits or for-profit providers are a possibility as much of this stock no longer meets the needs of the aging residents in those developments. 	<ul style="list-style-type: none"> DHCD appreciates your feedback and will consider funding opportunities for additional developments in future Plan years including those developments associated with Chapter 689 Special Needs Housing.
Judith Liben, Massachusetts Law Reform Institute			
3.	Thank You	<ul style="list-style-type: none"> The MTW program is a really good program and DHCD and the RAAs – especially in the last few years with COVID working remotely, skyrocketing rents, lack of supply, and so much more – have shown a 	<ul style="list-style-type: none"> DHCD worked diligently to address the COVID-19 related challenges and appreciates MLRI’s feedback and recognition.

No	Topic	Comment	Response
		<p>whole lot of vision, heart, and brains, and you have put applicants and tenants first.</p> <ul style="list-style-type: none"> You took really good advantage of the various federal programs and waivers, and you're responsive to advocates even when we're critical, and you're very honest about what you can and can't do. Nothing has been easy and your hard work and that of the RAAs is very much appreciated. 	
4.	Benchmarks / Metrics	<ul style="list-style-type: none"> The benchmark achieved column is blank in most of the activities. So it would be helpful if you would explain why this is. It's very difficult to give useful comments if we don't know how well the activities worked. Were they successful? Were they not successful? Should they be changed? 	<ul style="list-style-type: none"> The benchmark achieved column is populated in the MTW Annual Report and not in the Annual Plan, which is the document currently out for public comment. The MTW Annual Report is the document in which DHCD evaluates and reports on the outcomes and progress of each activity, including activities proposed and approved in prior MTW Plans and is typically completed and sent to HUD each year in September. The MTW Annual Report will have outcome information listed and the benchmark achieved field will be populated accordingly. The MTW Annual Plan is DHCD's opportunity to propose new initiatives that it wishes to undertake in the coming fiscal year as well as to make changes to existing, approved activities.
5.	Housing Navigator Initiative (Activity 2023-1)	<ul style="list-style-type: none"> The Housing Navigator is an invaluable resource that makes affordable housing actually findable. We hear from clients and advocates that the program is working well, that it's useful, that it's easy to use, and it's set up well. These funds should help Navigator as it hopes to expand and it's a very important resource for low-income 	<ul style="list-style-type: none"> DHCD appreciates the support and feedback on this initiative.

No	Topic	Comment	Response
		<p>people who are looking for housing, including people with vouchers who are looking for housing. Thank you for that.</p>	
6.	Planned Existing Project Based Vouchers	<ul style="list-style-type: none"> • The Plan lists all the project-based voucher units in the MTW program, but it doesn't tell us where they are located. It has the name of the development, but that's it, which makes this list not very useful. • Locational information is really important, not just for applicants, but for fair housing purposes. • We can't know how project-based voucher developments contribute to DHCD's goal of Affirmatively Furthering Fair Housing without knowing where they are. Please add the addresses of these developments. That would be very helpful. 	<ul style="list-style-type: none"> • DHCD appreciates this feedback and is committed to geographic and demographic diversity throughout the project-based, tenant-based and other voucher programs. • DHCD continues to work on assembling a PB listing that includes the development name as well as the city/town. Please note that some of the PB projects cover multiple addresses. • Once completed, the PBV city/town information will be incorporated into MTW Plans and Reports under the New and Planned Existing Project Based Voucher tables.
7.	Family Economic Stability (FES) Program (Activity 2000-1)	<ul style="list-style-type: none"> • It would be important to find out what the results are of this alternative model that has been operative for years. Has it been successful? Should it be considered more broadly? How has the model of flat rents actually worked out? Is it a useful model for us to consider or not? And if it's not, why do we keep going with it? 	<ul style="list-style-type: none"> • DHCD reports on the HUD metrics for the FES and all its MTW programs in its MTW Annual Report each year. • In recent years the FES program has met or exceeded the majority of the established benchmarks/metrics. • DHCD regularly evaluates the program and has made changes to policies and procedures as needed; • DHCD will review the feasibility of expanding the FES program and may consider expanding the program to include additional regions. • DHCD, through its strategic planning process, will be examining the impact of each of the MTW activities to ensure that program goals and objectives are

No	Topic	Comment	Response
			being met and to identify processes for developing and implementing applicable changes.
8.	Rent Simplification: Mixed Families (Activity 2015-1)	<ul style="list-style-type: none"> • Mixed families must pay unaffordable “pro-rated” rents and they have less access to HCV than other families in similar circumstances. Under pro-ration, a PHA bases its housing assistance on the number of eligible family members, not on the total number of people in the household. Thus, a six-person family with three eligible members will receive half the amount of voucher assistance than another six-person family with all eligible members and will pay a much higher rent. Because the pro-rated rents are so steep, mixed families are most often advised not to apply for Section 8 vouchers making them effectively unavailable to these households. • HUD previously approved DHCD’s proposed activity related to mixed family tenant rent payment; however, DHCD has not yet implemented this activity. Please implement this activity or at least explain why you are not implementing this activity. 	<ul style="list-style-type: none"> • DHCD continues to monitor the impact of the current mixed family rent policy and will consider implementing the policy as needed. This activity would impact less than 1% of families in DHCD’s portfolio but has broader impacts/implications beyond DHCD’s portfolio that require further study.
9.	Rent Simplification: Earned Income Exclusion (Activity 2015-1)	<ul style="list-style-type: none"> • This is a really good idea. However, given skyrocketing rents, the cost of utilities, and the shrinking supply of units available to voucher holders, an increased income exclusion should be made available to all tenants, not just those who are employed. At the very least the exclusion should be available to people with disabilities who might not have any earned income. That's what Fair Housing law requires, so I'd ask you to expand that earned income exclusion. 	<ul style="list-style-type: none"> • DHCD intends to provide this exclusion for an initial two-year period at which time DHCD will review economic indicators and make a determination whether to continue, discontinue or expand the income exclusion. • When applying the increased earned income exclusion to working families only, it is projected to increase DHCD’s HAP commitment by almost \$8 million. DHCD will need to ensure that this initiative is sustainable after the initial 2-year period,

No	Topic	Comment	Response
			before it can determine whether it is feasible to further expand it to additional households.
10.	Utility Allowance (Activity 2012-1)	<ul style="list-style-type: none"> Thank you so much for the expanded utility allowance for cooking and hot water. You might want to consider even more on this since the cost of heat and electricity have spiked so much. 	<ul style="list-style-type: none"> DHCD appreciates this feedback and recommendation. DHCD regularly reevaluates its utility allowances such that they accurately reflect average consumption and costs to tenants.
11.	RAFT & ERMA Programs (Activity 2018-2)	<ul style="list-style-type: none"> Thank you for directing MTW funds to RAFT and ERAP. We all need to make sure that those programs continue and are funded. 	<ul style="list-style-type: none"> DHCD appreciates the support and feedback on this initiative. As a point of clarification, this activity covers assistance under the RAFT and ERMA programs, and not ERAP.
12.	A Better Life Program (Activity 2018-5)	<ul style="list-style-type: none"> It's not clear from the description if this program of services is still mandatory as originally planned, or is it now voluntary, which I hope it is. Thank you for planning an evaluation of this program. I think that is really important. 	<ul style="list-style-type: none"> The goal of the ABL program is to assist low-income families residing in state-aided public housing to achieve economic self-sufficiency through employment training and education programs. The initial ABL program design included a requirement that workable residents work, attend school, or volunteer for a certain number of hours per week or meet with a coach regularly and make progress toward their goals. This requirement was suspended during the pandemic, and discussions are currently underway to determine what the upcoming year of the program will look like.
13.	Fair Housing Initiative (Activity 2021-01)	<ul style="list-style-type: none"> Thank you. We know from the groundbreaking Suffolk report study on voucher discrimination, how important this work is going to be, so it's very much appreciated. 	<ul style="list-style-type: none"> DHCD appreciates the support and feedback on this initiative.
14.	Emergency Waivers (Activity 2021-02)	<ul style="list-style-type: none"> It seems as though DHCD is lifting the COVID waivers. It would be useful to figure out if you should keep some of them, even if the Governor's declared emergency is over. If they have proven to be useful and it's within your authority 	<ul style="list-style-type: none"> DHCD appreciates this suggestion and will monitor the COVID impacts to determine which, if any waivers, should be continued.

No	Topic	Comment	Response
		to do so, it might be worth taking a second look at those.	
15.	Value Vouchers (Activity 2011-1)	<ul style="list-style-type: none"> • Since 2011 you have proposed Value Vouchers, which has remained in the Not Yet Implemented Activities. It has been approved by HUD and hasn't been implemented by DHCD. Those vouchers would be so useful in these times when market rents are out of sight and it's harder than ever to lease up with vouchers. If you are not going to implement this approved activity, it would be really helpful if you could explain why. 	<ul style="list-style-type: none"> • DHCD will continue to review the feasibility of this activity.
16.	Local Non-Traditional Activities	<ul style="list-style-type: none"> • I would propose that you think carefully about adding to those for two critically important and struggling state housing programs that really need help. • The first is MRVP. Many MRVP families now pay 40% of income for contract rent, and of course, much more for utilities. DHCD plans to change the rent structure for MRVP, but perhaps not enough to ease the housing cost burdens of MRVP. • We urge you to consider dedicating MTW funds in a way that will ensure that under a new system, MRVP will operate more like your Section 8 program, • The other state program that needs a lot of help is CHAMP. Again, DHCD has a plan to fix this important but struggling program for centralized state public housing applications. The applications are very difficult to finish, and it is my understanding that most people who start their applications can't finish them. DHCD has a plan to work on this, but it won't be effective for about two years. I 	<ul style="list-style-type: none"> • DHCD has recently proposed changes to the MRVP program (specifically, switching from maximum rents to a payment standard model) in order to more closely align with the Federal Section 8 program and lessen the burden on tenants. This change is intended to reduce the rent burden on MRVP families. • DHCD continues to work to implement improvements to the CHAMP system in order to improve and streamline the user experience.

No	Topic	Comment	Response
		<p>hope you consider dedicating MTW funds for specific activities that will help CHAMP do a better job as we await the outcomes of DHCD's pilot project for a bigger fix.</p>	
17.	MTW Funds and MRVP Data	<ul style="list-style-type: none"> • MTW resources could enable the Department to track data and provide reports on the MRVP program including maps where voucher holders reside and related data on housing costs. 	<ul style="list-style-type: none"> • DHCD acknowledges this request; however, does not have plans at this time to use MTW funds for this purpose.
Sue Nohl, Metro Housing Boston			
18.	Thank you	<ul style="list-style-type: none"> • Metro acknowledges the extraordinary efforts of DHCD, especially the staff in the Bureau of Rental Assistance, in both the administration of the approved MTW program and the proposed efforts to expand the impact of the MTW program with various adjustments to the existing activities, most notably during the past two years of the pandemic. 	<ul style="list-style-type: none"> • DHCD appreciates the support and feedback on this initiative.
19.	Family Self-Sufficiency Enhancements (Activity 2012-5)	<ul style="list-style-type: none"> • The Department's on-going efforts to expand its Family Self Sufficiency program (FSS) by providing additional resources and incentives to support Section 8 participants who want to move toward economic stability and homeownership is commendable. We are proud of the work that has continued in our GEM partnership with JVS and our FSS work with Compass. 	<ul style="list-style-type: none"> • DHCD appreciates the support and feedback on this initiative.
20.	Housing Navigator (Activity 2023-1)	<ul style="list-style-type: none"> • Metro Housing supports DHCD plan to provide MTW Block Grant funds to support the cost of this exciting new tool. • The idea that all of the opportunities will be housed in one system has been talked about for years and we are excited about this positive step in improving the housing search process. 	<ul style="list-style-type: none"> • DHCD appreciates the support and feedback on this initiative.

No	Topic	Comment	Response
21.	Family Economic Stability Program (FES) (Activity 2000-1)	<ul style="list-style-type: none"> • Metro Housing would encourage DHCD to expand the FES program to other regions. We believe this is a model, that has been successful in helping a number of households over the years, establish more stable housing as they work to improve their level of economic stability. 	<ul style="list-style-type: none"> • DHCD will review the feasibility of expanding the FES program and may consider expanding the program to include additional regions.
22.	MTW Utility Allowances (Activity 2012-1)	<ul style="list-style-type: none"> • Metro supports DHCD’s planned changes to the UA to better reflect the impact of the additional utility costs, not currently covered by the UA, on the participant households. 	<ul style="list-style-type: none"> • DHCD appreciates the support and feedback on this initiative
23.	Rent Simplification (Activity 2015-1)	<ul style="list-style-type: none"> • The addition of a Working Family Deduction is a change that Metro Housing is excited to see as we have been advocating for this (in various forms) for a number of years. • We would also encourage the Department to explore options that may allow for a higher deduction to better support households with higher earned incomes so that the impact of the new deduction more equally impacts all households. 	<ul style="list-style-type: none"> • DHCD appreciates the support and feedback on this initiative. • DHCD is piloting this initiative for a two-year period and may consider additional levels of income disregard for higher income households. Please note that these determinations, in large part, are based on available funding.
24.	Value Voucher (Activity 2011-1)	<ul style="list-style-type: none"> • Metro Housing would encourage DHCD to consider implementing that Not Yet Implemented activity, Activity 2011-1 MTW Value Voucher. Given the shortage of existing and new construction pipe line units for Extremely Low Income (ELI) households, the implementation of this activity would allow ELI households the opportunity to access Low Income Housing Tax Credit (LIHTC) units at a cost that is more affordable to DHCD than a full subsidy. Increasing access to these units for this population would likely increase 	<ul style="list-style-type: none"> • DHCD will continue to review the feasibility of this activity.

No	Topic	Comment	Response
		the available stock and have a significant impact on reducing the number of households in MA who are homeless or at risk of homelessness.	
Donna M. Brown-Rego, NAHRO, Massachusetts Chapter			
25.	Housing Navigator (Activity 2023-1)	<ul style="list-style-type: none"> MassNAHRO supports DHCD’s proposed new FY 2023 activity. By offering innovative solutions to address an outdated system for matching renters to rental units, Housing Navigator Massachusetts’ (HNM) activities succeed in breaking down the barriers that impede our already vulnerable, low-income tenants’ ability to find a place to live. 	<ul style="list-style-type: none"> DHCD appreciates the support and feedback on this initiative.
26.	A Better Life Program (Activity 2018-5)	<ul style="list-style-type: none"> As raising individuals able to achieve self-sufficiency toward achievement of that goal goes to the core of LHAs’ goals, then programs that seek to reduce barriers to that accomplishment are vital and necessary. MassNAHRO supports and encourages expansion of DHCD’s A Better Life (ABL) Program Model initiative. 	<ul style="list-style-type: none"> DHCD appreciates the support and feedback on this initiative.
27.	Affordable Housing Preservation and Development (Activity 2018-9)	<ul style="list-style-type: none"> MassNAHRO supports DHCD’s AHPD activities as proposed for FY 2023 and encourages broadening and expansion of the program. MassNAHRO would like to draw particularly supportive comment to the proposed consolidation of the 705 Scattered Site program as proposed for FY 2023. Providing approximately \$20 million in MTW funding to support the disposition and consolidated replacement of hard-to-maintain scattered site housing is an important activity for the coming year. 	<ul style="list-style-type: none"> DHCD appreciates the support and feedback on this initiative. DHCD appreciates your feedback and will consider funding opportunities for additional developments in future Plan years including those developments associated with Chapter 689 Special Needs Housing.

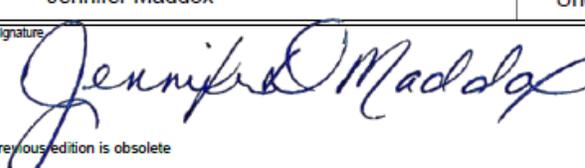
No	Topic	Comment	Response
		<ul style="list-style-type: none"> • MassNAHRO supports the proposed FY 2023 AHPD activities, especially the plan to address the 705 Scattered Site units critically in need of replacement. • MassNAHRO respectfully recommends consideration of addressing the future needs of 689 assets through DHCD’s AHPD FY 2024 activities. 	

Appendix D: Disclosure of Lobbying Activities (SF-LLL)
Not Applicable

NOT APPLICABLE		Approved by OMB 0348-0048
DISCLOSURE OF LOBBYING ACTIVITIES		
Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352 (See reverse for public burden disclosure.)		
1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c _____	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: _____ _____ _____ _____ Congressional District, if known: _____	
6. Federal Department/Agency: _____	7. Federal Program Name/Description: _____ CFDA Number, if applicable: _____	
8. Federal Action Number, if known: _____	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> _____ _____ _____ _____	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> _____	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

PRINT

Appendix E: Certification of Payments (HUD-50071)

<p>Certification of Payments to Influence Federal Transactions</p>	<p style="text-align: right;">OMB Approval No. 2577-0157 (Exp. 11/30/2023)</p> <p style="text-align: center;">U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>
<p>Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.</p>	
<p>Applicant Name</p> <p>Commonwealth of Massachusetts Department of Housing and Community Development</p>	
<p>Program/Activity Receiving Federal Grant Funding</p> <p>Moving to Work Program</p>	
<p>The undersigned certifies, to the best of his or her knowledge and belief, that:</p>	
<p>(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.</p> <p>(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.</p>	<p>(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.</p> <p>This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</p>
<p>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)</p>	
<p>Name of Authorized Official</p> <p style="text-align: center;">Jennifer Maddox</p>	<p>Title</p> <p style="text-align: center;">Undersecretary</p>
<p>Signature</p> 	<p>Date (mm/dd/yyyy)</p> <p style="text-align: center;">04/13/2022</p>
<p>Previous edition is obsolete</p>	<p>form HUD 50071 (01/14)</p>

**Appendix F: Impact Analysis - Aggregate
Changes to Utility Allowance and Rent Simplification Activities**

Description	Results
# of All Households	19,001
Annual Total HAP	
Baseline	\$262,775,940
Proposed	\$283,164,360
Change in Annual HAP vs Baseline	\$20,388,420
Average Tenant Rent to Owner	
Baseline	\$366
Proposed	\$285
Change in Tenant Costs vs Baseline	
# of HH with no impact	4,688
% of HH with no impact	25%
Average increase	N/A
# of HH with increase	0
Average decrease	\$119
# of HH with decrease	14,313
% of HH with decrease	75%
# of HH with decrease from \$1 to \$25	368
# of HH with decrease from \$26 to \$50	486
# of HH with decrease from \$51 to \$75	3,544
# of HH with decrease from \$76 to \$100	2,854
# of HH with decrease from \$101 to \$125	2,746
# of HH with decrease from \$126 to \$150	538
# of HH with decrease from \$151 to \$175	202
# of HH with decrease from \$176 to \$200	614
# of HH with decrease from \$201 and up	2,961