



COMMONWEALTH OF MASSACHUSETTS

Executive Office of Housing and Livable Communities

Moving to Work Program Annual Plan for Fiscal Year 2026

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and Urban Development

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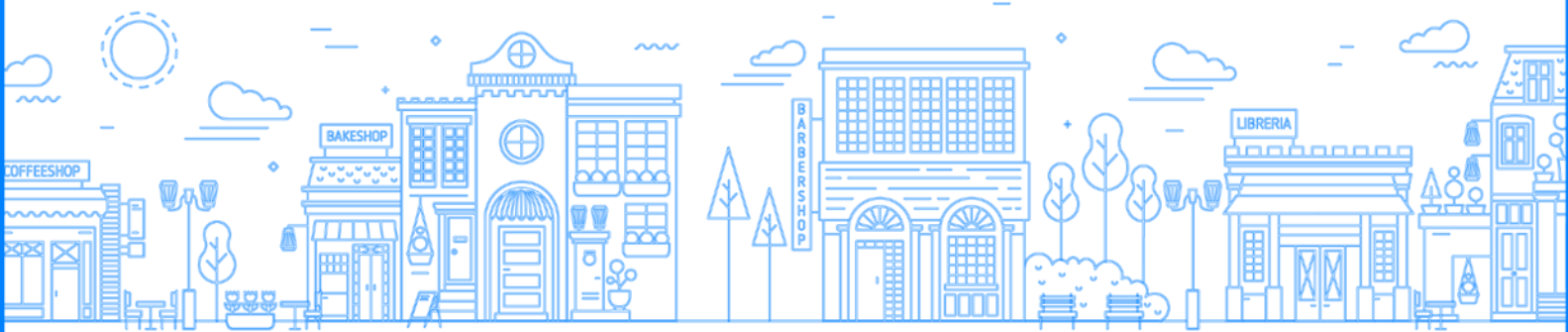


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I. Introduction

The Massachusetts Executive Office of Housing and Livable Communities (EOHLC, formerly 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. Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and,
3. Increase housing choices for low-income families.

The terms and conditions of EOHLC'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.

EOHLC administers HUD-funded Housing Choice Voucher (HCV) programs, along with other state-assisted rental assistance programs, through a statewide network of Regional Administering Agencies (RAAs). See Appendix A for a listing of current RAAs. Subject to HUD approval in the MTW Annual Plan, MTW designation allows EOHLC to test 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 EOHLC and which are part of the MTW Block Grant. EOHLC 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 Notice of Funding Availability (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.

EOHLC 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. 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.

EOHLC's FY 2026 MTW Annual Plan summarizes planned activities for the period from July 1, 2025, through June 30, 2026. 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, EOHLC has not received confirmation of its 2025 or 2026 HAP funding. If decreases in funding occur, EOHLC may need to

modify, delay, or cancel the proposals herein and/or take other necessary measures, including further deferring issuance of turnover vouchers or taking measures to reduce per-voucher costs.

Beginning with the FY 2026 MTW Plan, EOHLC has removed the Metrics section that was formerly included with each of the Implemented Activities, as HUD no longer requires the use of Standard HUD Metrics. EOHLC is reviewing metrics for each of its activities and may propose new metrics in future MTW Plans.

Prior to submission to HUD, EOHLC makes the Annual Plan available for public review and comment and conducts a public hearing to solicit feedback. EOHLC 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

In FY 2026, EOHLC projects that rental assistance and related services will be provided to 21,012 MTW households. EOHLC will continue to prioritize housing choice and administrative efficiencies through the implementation of a variety of key policies and initiatives, many of which are already underway:

- **Small Area Fair Market Rents:** EOHLC began setting payment standards based on Small Area Fair Market Rents rather than area-wide Fair Market Rents in March 2024.
- **Technology Improvements:** EOHLC issued an RFR in early 2024 for its voucher management software and contracted with Yardi in September 2024. EOHLC plans to “go-live” with Yardi as the voucher management software by November 2025. EOHLC will use this process as an opportunity to leverage technology to improve voucher operations. EOHLC also plans to use Yardi’s online application for its HCV program.
- **HOTMA Implementation:** EOHLC will work to ensure smooth implementation of HOTMA and will continue to request MTW waivers where appropriate (see more about HOTMA later in this section).

In an effort to further increase efficiency, EOHLC will continue to explore administrative investments and changes that do not require MTW flexibility.

In FY 2026, EOHLC will continue to offer voucher households a suite of programs and services that foster opportunities for economic mobility. These include EOHLC’s housing mobility program, SNO Mass; enhancements to EOHLC’s Family Self-Sufficiency (FSS) Program; and the MassHire Career Partnership Program. Due to funding shortfalls, EOHLC will no longer offer the working families income deduction to eligible households with earned income. Finally, EOHLC continues to leverage MTW funds to expand housing access to low-income households across the state. This work includes support for the Fair Housing Initiative (which focuses on fair housing education and enforcement) and for Housing Navigator (an online database of income-restricted rental housing in Massachusetts). Most critically, EOHLC also helped to address the shelter crisis in Massachusetts by setting aside vouchers for families with children who are in Emergency Assistance (EA) shelters; voucher issuance began in FY 2024. While EOHLC has no plans to issue additional vouchers for this purpose, leasing of issued vouchers may continue into early FY 2026.

B. Overview of Long-Term Goals

Through its participation in the MTW program, EOHLC is able to support a variety of programs and policies that promote housing stability and economic security for thousands of participating low-income households, including families with children, seniors, and people with disabilities. The programmatic flexibility afforded by MTW continues to be an important component of the Commonwealth's overall housing strategy.

EOHLC has been highly focused in recent years on clarifying priorities for its MTW program and developing a strategy for spending down its MTW reserves in a way that reflects those priorities and is financially responsible. The focus areas for our work continue to be:

- Expanding housing choice for voucher holders;
- Increasing the preservation and production of affordable housing;
- Providing economic relief and asset-building opportunities to voucher holders; and
- Improving the voucher administration experience for tenants, landlords, and administering staff.

EOHLC has made significant progress reducing its reserves, and with voucher spending currently exceeding revenue, EOHLC will review all programs and initiatives with a view to aligning program spending with revenue.

Housing Opportunities through Modernization Act (HOTMA)

The Final Rule implementing certain sections of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was published on February 14, 2023, and public housing authorities are required to update their policies to reflect the HOTMA required changes, unless waived by MTW authority.

HOTMA makes significant changes to the US Housing Act of 1937, particularly those affecting income calculation and reviews. EOHLC's existing MTW Agreement continues to allow EOHLC to waive certain statutory and regulatory provisions which are within the scope of EOHLC's MTW authority. Accordingly, in its approved FY 2025 MTW Plan, EOHLC included several changes to its income calculation and review process, which, prior to HOTMA, were allowed as discretionary policies and which, subsequent to HOTMA, required an MTW waiver to continue to implement. Additionally, EOHLC proposed changes to existing income and rent review policies to streamline the process for both participants and EOHLC. The following activities include HOTMA-related updates and information, and EOHLC has begun to implement policies as permitted by HOTMA:

- Development of Local Forms
- Multi-Year Recertifications
- Rent Simplification
- Program Efficiencies (formerly Alternative Verification Methods)

II. General Operating Information

A. Housing Stock Information

Through its Housing Choice Voucher (HCV) Program, EOHLC provides rental assistance to families, seniors, and persons with disabilities at properties owned by private or non-profit owners. EOHLC 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

EOHLC does not administer a federal public housing program.

Table 1: Planned New Public Housing Units in FY 2026

AMP Name and Number	0 Bdm	1 Bdm	2 Bdm	3 Bdm	4 Bdm	5+ Bdm	TOTAL UNITS	POPULATION TYPE**	Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing/Vision)
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			

*The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>

**Select 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

EOHLC does not administer a federal public housing program.

Table 2: Planned Public Housing Units to Be Removed in FY 2026

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. EOHLC's PBVs are allocated through the state's competitive rental round and in concert with the award of Low Income Housing Tax Credits. Proposal rounds are fluid and occur at different times throughout the year with related funding announcements made upon award. Given that EOHLC's MTW Plan is due to HUD prior to the award of FY 2026 PBV funding, EOHLC cannot identify which projects will be awarded PBVs at this time. Further, of the awards made, EOHLC cannot determine at this time which proposals will pass all screening thresholds and enter into AHAP or HAP contracts. EOHLC will report on all projects and PBVs committed, issued, and leased in the FY 2026 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 in the table below represent the existing projects which are committed, issued, or leased in EOHLC's PBV portfolio.

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
1005 Broadway	Chelsea	8	Leased	No	Family Housing
1060 Belmont Street	Watertown	7	Leased	No	Family and Elderly/Disabled Housing
108 Centre Street	Brookline	8	Issued	No	Elderly Housing
108 Newbury Street	Lawrence	4	Leased	No	Family Housing
109 Gilman Street	Somerville	1	Leased	No	Family Housing
1129 Dorchester Avenue	Boston	8	Leased	No	Family and Elderly/Disabled Housing
12 Russell Terrace	Arlington	2	Leased	No	Housing for homeless individuals
120 Washington St (fka 153 Green St Parcel A - 4%)	Worcester	3	Leased	No	Family Housing
120 Washington St (fka 153 Green St Parcel A - 9%)	Worcester	3	Leased	No	Family Housing
1201 River Street	Hyde Park	8	Issued	No	Elderly Housing
1202 Commonwealth Avenue	Boston	6	Leased	No	Housing for homeless individuals
1208 Parkway (fka Residences Off Baker)	Boston	8	Leased	No	Family Housing
126 Chandler Street	Worcester	7	Leased	No	Family Housing
1285-1291 Mass Avenue	Boston	4	Leased	No	Family Housing
132 Chestnut Hill Ave.	Boston	8	Leased	No	Elderly Housing
135 Dudley Street	Boston	9	Committed	No	Mixed Housing
140 East Street	Great Barrington	2	Leased	No	Elderly/Disabled Housing
14-24 Roach Street	Boston	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
150 Centre Street at Shawmut Station	Boston	8	Committed	No	Family Housing
154-168 Eagle Street	Fall River	8	Leased	No	Family Housing
165 Winter Street	Haverhill	3	Leased	No	Family Housing
1-7 Piedmont Street	Worcester	3	Leased	No	Elderly/Disabled Housing
170 Cottage	Chelsea	8	Issued	No	Family Housing
1740 Washington Street	Boston	8	Leased	No	Housing for homeless individuals
181 Chestnut Street	Chelsea	8	Leased	No	Family Housing
181 Washington Street	Somerville	8	Leased	No	Family Housing
189 Broadway/One Beach	Revere	8	Leased	No	Age-Restricted Housing (55+)
19 Hancock Street	Everett	3	Leased	No	Housing for homeless individuals
191-195 Bowdoin	Boston	8	Leased	No	Family Housing
2 Hardy Street	Beverly	6	Leased	No	Family Housing
2147 Washington Street	Boston	8	Issued	No	Family Housing
23 Laurel Street	Northampton	8	Issued	No	Family Housing
24 Webster Avenue	Somerville	8	Committed	No	Family Housing
247 Hancock St	Dorchester	8	Issued	No	Family Housing
25 Amory Street - Jackson Square	Boston	8	Leased	No	Family Housing
25 Garvey Street	Everett	8	Committed	No	Family Housing
25 Sixth Street	Chelsea	8	Leased	No	Family Housing
250 Centre Street	Boston	8	Leased	No	Family Housing
250 Gull Pond Road	Wellfleet	2	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
28 Mount Pleasant Street	Boston	2	Leased	No	Housing for homeless individuals
288 Harrison	Boston	8	Leased	No	Family Housing
32 Kent Street	Somerville	8	Leased	No	Family and Elderly/Disabled Housing
32 Old Ann Page Way	Provincetown	2	Leased	No	Family and Elderly/Disabled Housing
3371 Washington St	Jamaica Plain	8	Issued	No	Elderly Housing
370 Essex Street	Lawrence	8	Leased	No	Family Housing
370 Harvard Street	Brookline	8	Leased	No	Elderly Housing
40A Nelson Avenue	Provincetown	3	Leased	No	Family Housing
430-436 Dudley Street	Boston	3	Leased	No	Housing for homeless individuals
447 Concord Road	Bedford	4	Leased	No	Family Housing
4-6 Ashland Street	Medford	3	Leased	No	Housing for homeless individuals
46-48 School Street	Northampton	2	Leased	No	Family Housing
470 Main Street	Fitchburg	7	Leased	No	Family and Elderly/Disabled Housing
48 Water Street	Wakefield	6	Leased	No	Housing for homeless individuals
48-64 Middlesex Street	Lowell	6	Leased	No	Family Housing
4th at Broadway	Chelsea	8	Committed	No	Family Housing
5 Benefit Street	Worcester	4	Leased	No	Family Housing
50 Oriol Drive	Worcester	8	Committed	No	Family Housing
525 Beach Street	Revere	7	Leased	No	Family and Disabled Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
529 Middle Street	Fall River	3	Leased	No	Family Housing
555 Merrimack	Lowell	8	Leased	No	Family and Disabled Housing
57 Main Street	Lee	4	Leased	No	Family Housing
571 Revere Street	Revere	8	Leased	No	Family Housing
58 Harry Kemp Way	Provincetown	4	Leased	No	Family Housing
580 South Summer Street	Holyoke	12	Leased	No	Family Housing
6 Fort Street	Quincy	8	Leased	No	Family and Elderly/Disabled Housing
616 Third Street	Fall River	4	Leased	Yes	RAD Conversion (Mod Rehab)
62 Packard Building A	Hudson	8	Issued	No	Family Housing
66 Hudson at One Greenway	Boston	8	Leased	No	Disabled Housing
718-724 Second Street	Fall River	6	Leased	Yes	RAD Conversion (Mod Rehab)
733 Broadway	Lowell	7	Issued	No	Family Housing
737 Bridge Road (Prospect Place)	Northampton	8	Issued	No	Family Housing
75 Amory Avenue	Boston	8	Leased	No	Family Housing
75 Cross Street	Somerville	8	Leased	No	Supportive services
775 Huntington	Boston	8	Committed	No	Family Housing
82 Green Street	Boston	10	Leased	No	Housing for homeless individuals
86 Dummer Street	Brookline	2	Leased	No	Family Housing
885C State Highway	Eastham	1	Leased	No	Family Housing
9 Leyland Street	Boston	8	Leased	No	Elderly Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
9 May Street	Worcester	8	Leased	No	Family and Elderly/Disabled Housing
910 Main Street/Windrush	Great Barrington	8	Leased	No	Elderly Housing
950 Falmouth Road/LeClair Village	Mashpee	8	Leased	No	Family Housing
98 Essex	Haverhill	7	Leased	No	Family Housing
Acre High School Apartments	Lowell	8	Leased	No	Family and Elderly/Disabled Housing
Acushnet Commons	New Bedford	3	Leased	No	Family Housing
Aileron	Boston	8	Committed	No	Family Housing
Ames Privilege 2	Chicopee	4	Leased	No	Family Housing
Ames Shovel Works/Main and Oliver Streets	Easton	8	Leased	No	Family Housing
Amory Terrace/10 and 20 Amory Avenue	Boston	10	Leased	No	Family Housing
Amythyst Brook Apartments	Pelham	8	Issued	No	Family Housing
Anchor Point Phase 1	Beverly	8	Leased	No	Family Housing
Anchor Point Phase 2	Beverly	8	Issued	No	Family Housing
Appleton Mill Apartments	Holyoke	8	Issued	No	Elderly Housing
Armory Street Apartments	Worcester	1	Leased	No	Disabled Housing
Austin Corridor II	Worcester	5	Leased	No	Family Housing
Baker Brook Apartments (fka Lunenburg Senior Living)	Lunenburg	8	Leased	No	Family Housing
Baker Street	Foxboro	20	Leased	No	Family Housing
Baldwinville School Apartments	Templeton	8	Committed	No	Family Housing

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

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Bridgeview Center	Boston	8	Leased	No	Family and Disabled Housing
Broadway Building	Methuen	4	leased	No	Family Housing
Brockton South TOD	Brockton	8	Issued	No	Family Housing
Brook Ave.	Boston	4	Leased	No	Family Housing
Burbank Gardens	Boston	8	Leased	No	Family Housing
Burbank Terrace	Boston	7	Leased	No	Family Housing
Cabot Housing	Beverly	8	Leased	No	SRO Housing
Cabot Street Homes	Beverly	8	Leased	No	Elderly/Disabled Housing
Canal Bluffs Phase I	Bourne	3	Leased	No	Family Housing
Canal Bluffs Phase II (Clay Pond Cove)	Bourne	8	Leased	No	Family Housing
Canal Bluffs Phase III (Highmeadows)	Bourne	7	Leased	No	Family Housing
Cape View Way	Bourne	6	Leased	No	Family Housing
Capen Court	Somerville	8	Leased	No	Elderly/Disabled Housing
Capital Square Apartments	Arlington	8	Leased	No	Family Housing
Carpenters Glen	Taunton	8	Leased	No	Family Housing
Carter School	Leominster	8	Leased	No	Family Housing
Casa Familias Unidas	Boston	8	Leased	No	Supportive services
Central Building	Worcester	8	Leased	No	Mixed Housing
Chapin School Veterans Housing	Chicopee	43	Leased	No	Veterans Housing
Cheney Homes Apartments	Boston	8	Issued	No	Elderly Housing
Chestnut Crossing	Springfield	8	Leased	No	SRO Housing
Chestnut Park Apartments	Holyoke	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Chestnut Square Redevelopment	Lowell	9	Leased	No	Family Housing
Cloverleaf	North Truro	8	Issued	No	Family Housing
Cole Ave.	Williamstown	8	Leased	No	Family Housing
Colonel Lovell's Gate Apartments	Weymouth	44	Leased	No	Expiring Use – Family Housing
Columbia Crossing	Boston	8	Committed	No	Family Housing
Commonwealth Apartments	Boston	88	Leased	No	Expiring Use – Family Housing
Conant Village	Danvers	13	Leased	No	Family Housing
Congress Street Residences	Salem	8	Leased	No	Family Housing
Conifer Hill Commons Phase I	Danvers	8	Leased	No	Family Housing
Conifer Hill Commons Phase II	Danvers	8	Leased	No	Family Housing
Coolidge at Sudbury	Sudbury	8	Leased	No	Age-Restricted Housing (55+)
Coolidge at Sudbury Phase II	Sudbury	8	Leased	No	Family Housing
Coppersmith Village Apartments	Boston	8	Leased	No	Family Housing
Cordovan at Haverhill Station	Haverhill	8	Leased	No	Family Housing
Cottage Square	Easthampton	8	Leased	No	Family Housing
Counting House Lofts	Lowell	6	Leased	No	Family Housing
Cumberland Homes Apartments/Cumberland and Dwight	Springfield	8	Leased	No	Family Housing
Cutler Heights	Holliston	7	Leased	No	Family and Elderly/Disabled Housing
Dalton Apartments	Pittsfield	8	Leased	No	Family Housing
Depot Crossing	Wareham	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Depot Village I	Hanson	5	Leased	No	Family Housing
Doe House	Boston	5	Leased	No	Housing for homeless individuals
Downing Square Broadway Initiative	Arlington	3	Leased	No	Family Housing
Duck Mill/Union Crossing Phase I	Lawrence	8	Leased	No	Family Housing
E+ Highland	Boston	8	Issued	No	Family Housing
Eagle Mill Phase I	Lee	8	Issued	No	Family Housing
Earle Street	Northampton	15	Leased	No	Family Housing
East Howard Street/Veterans Housing	Quincy	8	Leased	No	Supportive Housing for veterans
Eastwalk Apartments (fka as Watson Place)	Braintree	8	Issued	No	Family Housing
Edgewood	Westfield	2	Leased	No	Family Housing
Edmands House	Framingham	59	Leased	No	Expiring Use – Family Housing
Elias Brookings Apartments	Springfield	8	Leased	No	Family Housing
Elizabeth Brook Apartments	Stow	8	Issued	No	Elderly Housing
Elizabeth Stone House (fka Washington Westminster House)	Boston	8	Leased	No	Family Housing
Elm Place 4%	Swampscott	4	Issued	No	Family Housing
Elm Place 9%	Swampscott	8	Issued	No	Family Housing
Firehouse Place	Hamilton	4	Leased	No	Family and Elderly/Disabled Housing
First Lowell	Lowell	30	Leased	No	Expiring Use – Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Fitchburg Arts Academy/62 Academy Street	Fitchburg	8	Issued	No	Family Housing
Fitchburg Place	Fitchburg	8	Leased	No	Elderly/Disabled Housing
Fitchburg Yarn Mill	Fitchburg	8	Leased	No	Family Housing
Forest Park	Springfield	1	Leased	No	Family Housing
Forest Springs	Great Barrington	5	Leased	No	Family Housing
Founders Court/979 Falmouth Rd	Hyannis	2	Leased	No	Family Housing
Four Corners Plaza	Boston	8	Leased	no	Family Housing
Franklin Ridge Senior Housing	Franklin	8	Committed	No	Elderly Housing
Freedom Village	W. Boylston	6	Leased	No	Family and Elderly/Disabled Housing
Fresh Pond Apartments	Cambridge	7	Leased	No	Family Housing
Gateway Residences on Washington	Lynn	8	Leased	No	Family Housing
Gerson Building	Haverhill	8	Leased	No	Family and Veterans Housing
Glen Brook Way	Medway	8	Leased	No	Family Housing
Glen Brook Way Phase 2	Medway	8	Leased	No	Family Housing
Golda Meir House Expansion	Newton	20	Leased	No	Elderly Housing
Goshen Senior Housing	Goshen	6	Leased	No	Elderly Housing
Grand Street Commons	Worcester	8	Leased	No	Family Housing
Grandfamilies House	Boston	8	Leased	No	Supportive services
Granite Street Crossing	Rockport	8	Leased	No	Family Housing
Granite Street Housing	Quincy	5	Leased	No	Supportive services

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Greater Four Corners Stabilization - Pilot	Boston	2	Leased	No	Family Housing
Greenmont	Dracut	7	Issued	No	Elderly Housing
Greenstead Grove	Ludlow	8	Issued	No	Family Housing
Hadley Building	Worcester	7	Leased	No	Family Housing
Harbor and Lafayette Homes	Salem	4	Leased	No	Family Housing
Harbor Cove/63 Washington Avenue	Chelsea	24	Leased	No	Supportive services
Harbor Village	Gloucester	8	Leased	No	Family Housing
Hattie Kelton (fka General Heath Square Apartments)	Boston	8	Leased	No	Family Housing
Hayes Building	Haverhill	4	Leased	No	Elderly/Disabled Housing
Haywood House	Newton	8	Leased	No	Elderly Housing
Hearth at Four Corners	Boston	8	Leased	No	Elderly Housing
Hearth at Olmstead Green	Boston	15	Leased	No	Elderly/Disabled Housing
Herring Brook Hill (River Street)	Norwell	4	Leased	No	Elderly Housing
High Rock Homes	Needham	8	Leased	No	Family Housing
Highland Terrace	Chelsea	8	Leased	No	Family and Elderly/Disabled Housing
Highland Village	Ware	110	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Hillcrest Acres	Attleboro	8	Committed	No	Family Housing
Hillside Avenue	Great Barrington	5	Leased	No	Family and Elderly/Disabled Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Hillside Village	Ware	16	Leased	No	Family Housing
Holbrook Center Senior Housing	Holbrook	8	LEASED	No	Elderly Housing
Holcroft Park Apartments	Beverly	8	Leased	No	Family and Elderly/Disabled Housing
Holcroft Park Homes Phase II	Beverly	8	Leased	No	Family and Elderly/Disabled Housing
Holtzer Park	Boston	8	Leased	No	Family Housing
Holyoke Farms Apartments	Holyoke	8	Leased	No	Family Housing
Home Together	Gloucester	4	Leased	No	Family Housing
Hope in Action	Lawrence & Methuen	49	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Housing Corporation of Arlington - Scattered Sites	Arlington	4	Leased	No	Family Housing
Humboldt Apartments	Roxbury	1	Leased	No	Family Housing
Indigo Block	Boston	8	Leased	No	Family Housing
Ingraham Place	New Bedford	8	Leased	No	Supportive services
Island Creek North/Age Restricted	Duxbury	8	Leased	No	Age-Restricted Housing (55+)
Island Creek North/Age Unrestricted	Duxbury	8	Leased	No	Mixed Housing
Island Parkside Phase 1	LAWRENCE	8	Leased	No	Family Housing
Island Parkside Phase 2	Lawrence	8	Leased	No	Family Housing
Ivory Keys Apartments	Leominster	8	Leased	No	Family Housing
Jackson Commons	Boston	8	Leased	No	Family Housing
Janus Highlands	Chelsea	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Jewel Crossing	North Attleboro	8	Leased	No	Family Housing
John J Meany Senior	Gloucester	8	Leased	No	Elderly Housing
Journey Home FKA: Marcello Ave	Leominster	8	Issued	No	Family Housing
Julia Bancroft	Auburn	8	Leased	No	Elderly Housing
Kaszanek House/22 Charles	Malden	8	Leased	No	Housing for homeless individuals
Kendrigan Place	Quincy	8	Leased	No	Family Housing
Kennedy Building Apartments	Hanover	4	Leased	No	Family Housing
Kensington Court at Lakeville Station	Lakeville	8	Leased	No	Family Housing
KGH Phase 4	Worcester	5	Leased	No	Family and Elderly/Disabled Housing
King Street	Northampton	5	Leased	No	Supportive services
Kings Landing	Brewster	78	Leased	No	Expiring Use – Family Housing
King's Lynne Apartments	Lynn	157	Leased	No	Family Housing
Knitting Mill Apartments	Fall River	8	Leased	No	Elderly Housing
Knox I	Springfield	8	Leased	No	Family Housing
Knox Residence II	Springfield	6	Leased	No	Family Housing
Lafayette Housing	Salem	8	Leased	No	Family Housing
Lawson Green Apartments	Scituate	8	Leased	No	Elderly Housing
Leland House	Waltham	8	Leased	No	Elderly Housing
Lenox Schoolhouse	Lenox	4	Leased	No	Age-Restricted Housing (55+)
Library Commons	Holyoke	5	Leased	No	Family Housing
Library Commons 2	Holyoke	8	Committed	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Lighthouses	Salem	8	Leased	No	Family Housing
Lincoln Hotel	Salem	62	Leased	No	Family Housing
Lincoln School	Brockton	8	Issued	No	Elderly Housing
Little Pond Place	Falmouth	4	Leased	No	Family Housing
Littleton Drive Family	Wareham	8	Leased	No	Family Housing
Littleton Drive Senior	Wareham	8	Leased	No	Elderly Housing
Loft @ 30 Pines (fka Heywood Wakefield 4)	Gardner	8	Leased	No	Family Housing
Loring Towers	Salem	146	Leased	No	Expiring Use – Family Housing
Lower Winter Street	Quincy	8	Leased	No	Housing for homeless individuals
Ludlow Mill	Ludlow	8	Leased	No	Age-Restricted Housing (55+)
Lydia Square Apartments	Rockland	8	Leased	No	Elderly Housing
Malden Mills Phase II	Lawrence	9	Leased	No	Family Housing
Manomet Phase II/Cliftex Phase II	New Bedford	8	Leased	No	Elderly Housing
Maple Woods	Wenham	2	Leased	No	Elderly/Disabled Housing
Maribay Apartments	Springfield	16	Leased	Yes	RAD Conversion (Mod Rehab) - Family Housing
Marion Village Estates/Front Street/Route 105	Marion	8	Leased	No	Family Housing
Marshall Place Apartments	Watertown	8	Leased	No	Elderly/Disabled Housing
Mary Stone	Auburn	8	Leased	No	Elderly Housing
Mashpee Village Phase II	Mashpee	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Mashpee Wampanoag Village	Mashpee	8	Leased	No	Family Housing
Mason Square Apartments II	Springfield	8	Leased	No	Family Housing
Mattapan Station 4%	Boston	6	Leased	No	Family Housing
Mattapan Station 9%	Boston	2	Leased	No	Family Housing
Mayhew Court	Hopkinton	12	Leased	No	Family Housing
McCarthy Village/Whittlesey Village	Acton	12	Leased	No	Family Housing
McDevitt Senior Homes	Boston	8	Committed	No	Elderly Housing
McElwain School Apartments	Bridgewater	8	Leased	No	Family Housing
McManus Manor	Acton	8	Issued	No	Elderly Housing
Meadows Apartments (Westfield Hotel)	Westfield	5	Leased	No	Supportive services
Melpet/Route 134 Community Housing	Dennis	7	Leased	No	Family Housing
Merrimack Place	Haverhill	8	Leased	No	Elderly Housing
Metropolitan Apartments	Boston	6	Leased	No	Family Housing
Middlebury Arms	Middleboro	49	Leased	No	Expiring Use – Family Housing
Mildred Hailey Building 1A	Boston	4	Issued	No	Family Housing
Mildred Hailey Building 1B	Boston	4	Issued	No	Family Housing
Mill 8 Apartments	Ludlow	8	Leased	No	Elderly Housing
Montello Welcome Home	Brockton	8	Leased	No	Supportive Housing for homeless individuals
Montello Welcome Home II	Brockton	8	Leased	No	Supportive Housing for homeless individuals
Moran Square Redevelopment	Fitchburg	5	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Morgan Woods/Pennywise Path	Edgartown	6	Leased	No	Family Housing
Moseley Apartments	Westfield	6	Leased	No	Family Housing
Museum Park I & II	Springfield	1	Leased	No	Family Housing
MVOC Poland and Streeter School	Winchendon	8	Committed	No	Mixed Housing
Newcastle Saranac	Boston	3	Leased	No	Family Housing
Noquochoke Village	Westport	8	Leased	No	Family Housing
North Bellingham Veterans	Chelsea	8	Leased	No	Supportive Housing for veterans
North Square at the Mill District	Amherst	8	Leased	No	Family Housing
North Village II	Webster	134	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Northampton Lumber Yard Apartments	Northampton	8	Leased	No	Family Housing
Ocean Shores	Marshfield	8	Leased	No	Elderly/Disabled Housing
Old High School Commons	Acton	6	Leased	No	Family and Elderly/Disabled Housing
Olmsted Green Affordable Rental IV	Boston	8	Leased	No	Family Housing
Olmsted Green Mixed Income	Boston	8	Leased	No	Family Housing
Olympia Oaks	Amherst	8	Leased	No	Family Housing
Orleans Cape Cod Five	Orleans	8	Issued	No	Family Housing
Oscar Romero	New Bedford	8	Leased	No	Family and Elderly/Disabled Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Outing Park I	Springfield	94	Leased	Yes	RAD Conversion (Mod Rehab) - Family Housing
Outing Park II	Springfield	81	Leased	Yes	RAD Conversion (Mod Rehab) - Family Housing
Oxford Ping on 3-4 Ping Street	Boston	4	Leased	No	Disabled Housing
Paige Apartments	Lowell	8	Leased	No	Supportive Housing
Palmer Cove	Salem	6	Leased	No	Family and Elderly/Disabled Housing
Paradise Pond Apartments	Northampton	8	Leased	No	Family Housing
Parcel 25 Phase 1A	Boston	8	Leased	No	Family Housing
Parcel 25 Phase 2	Boston	8	Leased	No	Family Housing
Parcel 8 & 9 Hamilton Canal District	Lowell	8	Leased	No	Family Housing
Pelham House	Newton	3	Leased	No	Elderly/Disabled Housing
Phillips Brooks School	Dorchester	3	Leased	No	Family Housing
Pilot Grove Apartments II	Stow	7	Leased	No	Family Housing
Pine Woods	Stockbridge	5	Leased	No	Family and Elderly/Disabled Housing
Plaza Apartments	South Hadley	8	Committed	No	Family Housing
Powderhouse Village	Ipswich	8	Leased	No	Elderly/Disabled Housing
Prichard Academy	Fitchburg	2	Leased	No	Family Housing
Prospect Estates	Webster	6	Leased	No	Family Housing
Prospect Hill	Westfield	4	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Province Post (FKA: Jerome Smith)	Provincetown	7	Issued	No	Family Housing
Puerta de la Esperanza	Holyoke	27	Leased	No	Family Housing
Putnam Green	Cambridge	8	Leased	No	Family Housing
Reed House Annex	Westfield	8	Leased	No	Supportive services
Renwood-PWA Ltd. Part./158 Walnut Avenue	Boston	8	Leased	No	Supportive services
Renwood-PWA Ltd. Part./36 Edgewood Street	Boston	3	Leased	No	Supportive services
Renwood-PWA Ltd. Part./526 Mass. Avenue	Boston	7	Leased	No	Supportive services
Residences at Brighton Marine	Boston	8	Leased	No	Family and Veterans Housing
Residences at Fairmount Station	Boston	6	Leased	No	Family Housing
Residences at Lawrence Hill	Wellfleet	8	Issued	No	Family Housing
Residences at Salisbury Square	Salisbury	8	Leased	No	Family Housing
Residences at Stonybrook Phase I	Westford	4	Leased	No	Family Housing
Residences at Stonybrook Phase II	Westford	4	Leased	No	Family Housing
Residences at the Park	Athol	8	Committed	No	Family Housing
Residences at the Vault	Springfield	8	Issued	No	Family Housing
Residences on Lincoln Square 4% (fka Worcester Boys Club)	Worcester	8	Issued	No	Elderly Housing
Residences on Lincoln Square 9% (fka Worcester Boys Club)	Worcester	3	Issued	No	Elderly Housing
Reviviendo	Lawrence	3	Leased	No	Housing for homeless individuals

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Rice Silk Mill	Pittsfield	5	Leased	No	Family Housing
RiverLofts at Cable Mills	Williamstown	8	Issued	No	Family Housing
Riverside Village	Leominster	5	Leased	No	Family Housing
Robert Hill Way Senior Apartments	Ashland	8	Leased	No	Elderly Housing
Rosewood Way Townhouses	Agawam	8	Leased	No	Family Housing
RTH Riverway	Boston	8	Leased	No	Disabled Housing
Ruggles Assisted Living	Roxbury	35	Leased	No	Supportive services
Sacred Heart	Lawrence	8	Leased	No	Elderly/Disabled Housing
Sacred Heart	Cambridge	8	Committed	No	Family Housing
Salem Harbor	Salem	4	Leased	No	Family Housing
Salem Heights	Salem	72	Leased	No	Family Housing
Salem Point LP	Salem	7	Leased	No	Family Housing
Salem Schools	Salem	8	Issued	No	Elderly Housing
Sally's Way	Truro	4	Leased	No	Family Housing
Sanford Apartments	Westfield	5	Leased	No	Family Housing
Saunders School Apartments	Lawrence	16	Leased	No	Supportive services
Schoolhouse Apartments Rockland	Rockland	8	Committed	No	Elderly Housing
Scranton Main	Falmouth	8	Leased	No	Elderly Housing
Senior Residences at Machon	Swampscott	8	Leased	No	Age-Restricted Housing (55+)
Shoe Shop Place	Middleborough	5	Leased	No	Family Housing
Simon C. Fireman Expansion	Randolph	8	Leased	No	Elderly Housing
Sitkowski School	Webster	8	Leased	No	Elderly Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Southbridge Mills	Southbridge	5	Leased	No	Family Housing
Southern Tier	Oak Bluffs	8	Committed	No	Family Housing
Southgate Place	Worcester	6	Leased	No	Family and Elderly/Disabled Housing
Spencer Green	Chelsea	8	Leased	No	Family and Elderly/Disabled Housing
Spencer Row	Chelsea	8	Leased	No	Family and Elderly/Disabled Housing
Spring Gate	Rockland	181	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Spring Hill	Springfield	37	Leased	Yes	RAD Conversion (Rent Supp) - Family Housing
Spring Meadows	Springfield	52	Leased	No	Expiring Use – Family Housing
Squantum Gardens I	Quincy	39	Leased	No	Elderly/Disabled Housing
Squantum Gardens II	Quincy	5	Leased	No	Elderly housing
Squirrelwood	Cambridge	2	Leased	No	Family Housing
St. Joseph's Apartments	Lowell	4	Leased	No	Family Housing
St. Joseph's Redevelopment	Salem	8	Leased	No	Family and Disabled Housing
St. Polycarp - Phase I	Somerville	8	Leased	No	Family and Elderly/Disabled Housing
St. Polycarp - Phase II	Somerville	8	Leased	No	Family Housing
St. Polycarp - Phase III	Somerville	8	Leased	No	Family and Disabled Housing

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

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
The Flats at 22	Chelsea	5	Leased	No	Family and Disabled Housing
The Kendall	Chicopee	8	Leased	No	SRO Housing
The Point at Hills Farm - 9%	Shrewsbury	8	Issued	No	Family Housing
The Preserve	Walpole	2	Committed	No	Family Housing
The Pryde	Hyde Park	8	Leased	No	Elderly Housing
The Residences at Yarmouth Gardens	Yarmouth	8	Leased	No	Family Housing
The Sirk Building Limited	Lowell	8	Leased	No	Family Housing
Ticoma Green Workforce Housing	Nantucket	8	Committed	No	Family Housing
TILL Building	Chelsea	5	Leased	No	Family Housing
Tri-Town Landing I	Lunenburg	8	Leased	No	Family Housing
Tri-Town Landing II	Lunenburg	8	Leased	No	Family Housing
Tri-Town Landing III	Lunenburg	8	Leased	No	Family Housing
Twelve Summer Street	Manchester-by-the-Sea	4	Leased	No	Family Housing
Union Block	Taunton	4	Leased	No	Family Housing
Union Crossing	Lawrence	8	Leased	No	Family Housing
Union Street Lofts	New Bedford	5	Leased	No	Family Housing
Unity House	Lowell	8	Leased	No	Family Housing
Unquity House	Milton	139	Leased	Yes	RAD Conversion (Rent Supp) - Elderly Housing
Veteran's Supportive Housing/1323 Broadway Street	Somerville	7	Leased	No	Supportive Housing for homeless veterans

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Veterans Park Apartments/Schoolhouse Green	E. Falmouth	8	Leased	No	Elderly/Disabled Housing
Village at 815 Main	Wareham	5	Leased	No	Family Housing
Village at Hospital Hill	Northampton	8	Leased	No	Elderly/Disabled Housing
Village at Hospital Hill II	Northampton	8	Leased	No	Elderly/Disabled Housing
Village at Lincoln Park	Dartmouth	3	Leased	No	Family Housing
Village at Lincoln Park Senior	Dartmouth	8	Leased	No	Elderly Housing
Village at Nauset Green (fka Campbell-Purcell)	Eastham	8	Leased	No	Family Housing
Village Center/Haydenville	Williamsburg & Chesterfield	14	Leased	No	Family Housing
Village Green Phase I	Barnstable	6	Leased	No	Family Housing
Village Green Phase II	Barnstable	8	Leased	No	Family Housing
Voces de Esperanza (fka 48 & 52 Franklin St & 348 Chestnut St)	Holyoke	24	Leased	No	Family Housing
Wadleigh House	Haverhill	7	Leased	No	Supportive services
Walnut Street 4%	Foxborough	8	Issued	No	Elderly Housing
Walnut Street 9%	Foxborough	8	Issued	No	Elderly Housing
Wamsutta Apartments Historic Millwork Housing	New Bedford	8	Leased	No	Elderly Housing
Washington Square	Lynn	8	Leased	No	Family and Elderly/Disabled Housing
Washington Street SRO	Malden	6	Leased	No	Rehab of SRO facility (three-story building)

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
					preference for disabled
Water Mill (formerly Whitney Carriage)	Leominster	8	Leased	No	Family and Elderly/Disabled Housing
WCG Homes	Worcester	8	Committed	No	Family Housing
Wells School Apartments	Southbridge	8	Leased	No	Age-Restricted Housing (55+)
West Newton Armory	Newton	8	Committed	No	Family Housing
Westhampton Senior	Westhampton	3	Leased	No	Elderly/Disabled Housing
Westhampton Woods/Senior Housing-Phase II	Westhampton	2	Leased	No	Elderly Housing
Westminster Senior Residence	Westminster	8	Issued	No	Elderly Housing
Westport Village Apartments	Westport	12	Leased	No	Elderly/Disabled Housing
Whipple School Annex	Ipswich	8	Leased	No	Elderly/Disabled Housing
White Terrace	Pittsfield	8	Issued	No	Family Housing
Wilber School	Sharon	8	Leased	No	Family Housing
Wilkins Glen	Medfield	82	Leased	No	Expiring Use – Family Housing
Winter Gardens	Quincy	6	Leased	No	Family and Elderly/Disabled Housing
Winter Street	Haverhill	13	Leased	No	Family Housing
Winthrop Apartments	Winthrop	8	Leased	No	Elderly Housing
Woodland Cove II	Wareham	8	Issued	No	Family Housing
Woodland Cove Phase I	Wareham	8	Leased	No	Family Housing

Property Name	City/Town	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
Woodland Cove Phase II	Wareham	8	Issued	No	Family Housing
Woods at Wareham	Wareham	19	Leased	No	Expiring Use – Family Housing
Worcester Loomworks 2	Worcester	8	Leased	No	Family Housing
Yarmouth Green	Yarmouth	7	Leased	No	Family Housing
YMCA - Pittsfield	Pittsfield	30	Leased	No	Elderly/Disabled Housing
YWCA Fina House	Lawrence	7	Leased	No	Family Housing
YWCA Hillside	Newburyport	2	Leased	No	Housing for homeless individuals
YWCA Market Street	Newburyport	4	Leased	No	Family Housing
YWCA Residences at Ingalls Court	Methuen	8	Issued	No	Elderly Housing
YWCA Residences at Ingalls Court 2	Methuen	8	Committed	No	Elderly housing
Zelma Lacey Mishawum	Boston	20	Leased	No	Supportive services
Total Planned Existing Project-Based Units		5,162			

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
EOHLC 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
EOHLC does not own or manage any federally funded public housing, nor does it receive public housing capital funds from HUD. As part of Activity 2018-9 (Affordable Housing Preservation and Development Fund), EOHLC utilizes MTW Block Grant funds to support the development and preservation of affordable rental housing units. The only project within this activity expected to potentially expend MTW funds in FY 2026 is Boston Housing Authority's Old Colony project.

B. Leasing Information

i. Planned Number of Households Served

Table 7 below provides information only on MTW households that EOHLC plans to serve during FY 2026. In total, EOHLC expects to serve 21,012 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
Public Housing Units Leased	N/A	N/A
Housing Choice Vouchers (HCV) Utilized	249,660	20,805
Local, Non-Traditional: Tenant-Based	989	82
Local, Non-Traditional: Property-Based	1,500	125
Local, Non-Traditional: Homeownership	N/A	N/A
Planned Total Households Served	252,149	21,012

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 (FES)	360	30
Tenant-Based	Youth Transition to Success Program (YTTSP)	360	30
Tenant-Based	Expanding Housing Opportunities: Relocation Assistance	269	22
Property-Based	Affordable Housing Preservation and Development Fund	1,500	125
Homeownership	N/A	N/A	N/A
Planned Households Served – Local Non-Traditional Programs		2,489	207

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	EOHLC continues to experience increasing challenges in leasing due to high housing costs, low availability of units, and discrimination. To that end, we have increased our housing search work, continued to look to increase use of allowed flexibilities to make it easier to approve units, and continued our Fair Housing Initiative. We further anticipate leasing challenges due to the high costs plus funding challenges, so we are reviewing savings measures.
Local, Non-Traditional	<p>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. (This program is being sunset and is no longer accepting new participants.)</p> <p>Participants in YTTSP also encounter challenges in leasing units, as many of them have limited tenancy history having lived in dormitories and/or group home settings prior to referral. Participants also face the same barriers as other assisted households such as discrimination and ageism.</p>

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*	65,855	Partially Open	No

**EOHLC combines site-based and centrally managed wait list features. All of EOHLC's Section 8 programs (including MTW and Non-MTW vouchers) use a regional, centrally managed wait list with the exception of Project-Based developments. EOHLC has closed its HCV mobile wait list, but could reopen it during FY 2026. PBV and targeted program wait lists remain open.*

Describe any duplication of applicants across waiting lists:

None.

ii. Planned Changes to Waiting List in the Plan Year

EOHLC 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

EOHLC is not proposing any new MTW activities for FY 2026.

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 EOHLC. As required, this section also includes summary information on MTW activities that have not yet been implemented, activities placed on hold by EOHLC, and closed out activities.

Beginning with the FY 2026 MTW Plan, EOHLC has removed the Metrics section that was formerly included with each of the Implemented Activities, as HUD no longer requires the use of Standard HUD Metrics. EOHLC is reviewing metrics for each of its activities and may propose new metrics in future MTW Plans.

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

FES 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. 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 goals related to increasing earned income, progressing in their careers, improving credit and financial literacy skills, increasing their asset base, and developing a housing stability plan.

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

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

FES provides participants with a “flat subsidy” that is not tied to household income. When a participant increases their earned income, 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. EOHLC continues to review and adjust subsidy levels for consistency with housing costs.

Program Extensions

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

Hardship Policy

Households meeting the conditions outlined below may apply for a hardship. All the hardship criteria below relate to hardships caused by an economic/health emergency as declared by the Governor or his/her designee and are only applicable during such emergencies.

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

While there are no non-significant or significant changes planned for FY 2026, after a rigorous analysis of data and outcomes completed during FY 2025, EOHLC has decided to sunset the FES Program. All current FES participants will continue to receive assistance until their subsidy ends. EOHLC does not plan to enroll any new participants going forward. The wait list is closed.

EOHLC expects to provide assistance to 30 households during FY 2026.

Planned Non-Significant Changes

No non-significant changes are planned for FY 2026.

Planned Significant Changes

No significant changes are planned.

Activity 2010-2: Payment Standard Exceptions

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2010. Amended in FY 2024.

Description/Update

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

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

EOHLC will continue to utilize its MTW authority to approve payment standard exceptions without prior HUD approval. EOHLC does not anticipate any significant changes to the volume of requests and outcomes for reasonable accommodation payment standard exceptions in FY 2026.

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

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2026.

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

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

In FY 2026, EOHLC will continue to use the modified local version of the Privacy Act and Release form, implemented in January 2024, to reflect HOTMA Final Rule changes. Specifically, the updated form indicates that all applicants age 18 and over must sign the consent form at admission and participants must sign the consent form no later than their next interim or regularly scheduled income reexamination. After an applicant or participant has signed and submitted a consent form on or after January 1, 2024, they do not need to sign and submit subsequent consent forms at the next interim or regularly scheduled income reexamination except under the following circumstances: (1) When any person 18 years or older becomes a member of the family; (2) when a member of the family turns 18 years of age; and (3) as required by HUD, EOHLC, or the RAA in administrative instructions. Executed consent forms will remain effective until the family is denied assistance, the assistance is terminated, or if the family provides written notification to the owner revoking consent. Revoking consent or failure to provide consent may result in termination or denial of assistance.

In FY 2026, EOHLC 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 EOHLC’s MTW policies. While the new forms do not result in agency savings, the new forms more accurately reflect EOHLC’s MTW program and policies.

EOHLC 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 2026.

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

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

SNO Mass is offered at all RAAs statewide with SNO Mass Mobility Specialists available at each RAA. Mobility Specialists complete family assessments to determine priorities and establish a housing plan that meets each family's needs. Once families are situated in their new neighborhoods, Mobility Specialists remain engaged for two years to provide post-move counseling. To help facilitate moves to SNO Mass Opportunity Areas, EOHLC may apply special payment standards for SNO Mass participants moving to Opportunity Areas (e.g., use the higher of a certain percentage of metropolitan area-wide Fair Market Rent and a certain percentage of Small Area Fair Market Rent). In FY 2026, EOHLC 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. EOHLC anticipates providing program orientation to 160 interested households in FY 2026 and providing counseling to 135 households. EOHLC's goal is to enroll and engage 115 households in housing search and ultimately move or lease up 60 households in identified opportunity neighborhoods.

Planned Non-Significant Changes

No non-significant changes are planned.

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:

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

The following policies apply to interim recertifications:

- Limit on voluntary interim recertifications: the number of voluntary interim recertifications that an MTW family may complete between regular biennial recertifications is 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. In FY 2026, EOHLC will continue the biennial recertification process and triennial recertification process for elderly/disabled households on fixed income. EOHLC 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.

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

Limit on Interim Recertifications:

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

Reporting Increases in Income Between Regular Recertifications:

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

Rent Increase Effective Dates:

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

Hardship

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

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

Planned Non-Significant Changes

There are no planned non-significant changes for FY 2026.

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

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

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

The following outlines eligibility requirements:

FUP AOP Referrals

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

College Referrals

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

- Meet other EOHLC eligibility screening requirements.

YTSP will provide participants with:

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

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

Program Extensions

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

Employment Requirements

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

College Enrollment/Job Training Enrollment

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

Hardship Policy

- **Subsidy:** In the event of job loss, participants may request in writing to have their subsidy returned to their enrollment subsidy level. In the event that third party verification is not available, EOHLC will process the change using a self-certification and will follow up with third party verification and confirmation from DCF staff.
- **Subsidy:** Until the state of emergency is lifted, rent subsidies will not be reduced in Years Three and Four.

- **Support Funds:** EOHLC will waive the policy prohibiting the use of support funds for rent share, in the event of job loss. Note: in order to maintain the availability of flexible support funds to meet other needs, all other available financial supports will be reviewed before releasing support funds.
- **Escrow Funds:** EOHLC will allow the use of accrued escrow funds to make payments for essential expenses such as rent and utility payments including internet access if enrolled in online classes. Note: in order to maintain the availability of escrow funds to maintain an asset base, all other available financial supports will be reviewed before releasing escrow funds.

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

In FY 2026, EOHLC anticipates this activity will serve a total of 30 households.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2026.

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

Introduction of UAs for Cooking and Hot Water

- Approved FY 2023
- Implemented FY 2023

Description/Update

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

In FY 2023, EOHLC revised the UA model to introduce allowances for cooking fuel and hot water.

Planned Non-Significant Changes

EOHLC has re-evaluated the pilot providing utility allowances for cooking and hot water and, due to budgetary constraints, plans to reduce or eliminate these allowances.

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

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

In FY 2026, EOHLC anticipates additional developments may be added to its expiring use or RAD inventory. In particular, EOHLC is working with Moderate Rehabilitation owners who are interested in converting their properties via the RAD process. To date, EOHLC has 11 expiring use contracts with a total of 736 units under HAP contract. Additionally, EOHLC has completed 11 Rental Assistance Demonstration (RAD) conversion projects and currently provides a subsidy for 851 units under this program.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2026.

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

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

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

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

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

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

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

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

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

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

As part of its FY 2025 MTW Plan, EOHLC received approval to remove the \$25,000 cap on escrow. EOHLC resumed allowing participants to escrow above the cap effective September 1, 2024.

In FY 2026, EOHLC anticipates that approximately 150 new participants will join the FSS Program with a total participation of 850 FSS participants. Additionally, EOHLC anticipates that 115 households will graduate from the FSS program in FY 2026 with an average escrow balance of \$9,314.

Planned Non-Significant Changes

There are no planned non-significant changes.

Planned Significant Changes

No significant changes are planned.

Activity 2015-1: Rent Simplification

Plan Year Approved, Implemented, Amended

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

Description/Update

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

- Minimum Rent of \$50;
- Exclusion of all Full-Time Student Income;
- Streamlined Asset Verification and Calculation;
- Application of the Payment Standard in effect on the effective date of the regular recertification, regardless of any change in the Payment Standard from year to year;
- Application of the Payment Standard used at the last regular recertification during an interim recertification with the following exception:
 - Where households on biennial and triennial recertification cycles have interim recertifications related to increases in contract rents, EOHLC will apply the payment standard in effect at the time of the interim recertification. Where the payment standard in effect at the time of the applicable interim recertification reflects a decrease when compared to the payment standard applied at the last regular recertification, EOHLC will not update the payment standard at the interim recertification and will wait until the next regular recertification to update the payment standard.
- Streamlined approach for calculation of unreimbursed medical expenses by using the prior year's paid, unreimbursed medical expenses plus prospective medical insurance premiums. Over-the-counter medications must be accompanied by a physician's prescription and paid receipt.
- Exclusion of 100% of income received from EOHLC reviewed and approved guaranteed income programs which is paid to support financial stability and economic equality.

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

- **Income Calculation:**
 - Using its MTW flexibility, EOHLC will continue to calculate annual income by adding the income the family expects to receive during the 12-month period following the family's

admission or regular reexamination effective date. Accordingly, annual income is calculated by projecting current income forward for a 12-month period.

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

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

Note: Due to budgetary constraints, effective February 2025, EOHLC discontinued the \$5,000 exclusion of earned income for working families that had been approved and implemented in FY 2023.

EOHLC may implement this previously approved provision in FY 2026:

- 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 2026 EOHLC 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

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

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 FY 2020.

Description/Update

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

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

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

Phase 1 construction at DUO is complete. Phase 2 of the project is expected to be completed by late spring 2025, after the submittal of the MTW Plan to HUD. The number of households receiving relocation assistance in FY 2026 will depend on the timing of resident moves.

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

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

It is estimated that approximately 155 households will receive MTW-funded relocation services during FY 2026. That estimation includes 11 households that are expected to move to off-site market-rate units and receive rent subsidies funded through MTW.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2026.

Planned Significant Changes

No significant changes are planned.

Activity 2018-3: Vouchers for Special Populations

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

Plan Year Approved, Implemented, Amended

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

Description/Update

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

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

In FY 2024, EOHLC received approval to expand this activity to allow vouchers to be set aside for other vulnerable populations in our communities. At this time, Massachusetts is experiencing a homelessness crisis, with the number of households residing in EOHLC's Emergency Assistance (EA) family shelters at a record high and increasing rapidly. As a "right-to-shelter" state for families experiencing homelessness, the state has an obligation to provide shelter to all families who qualify. By providing vouchers to households directly referred from EA family shelters (and other types of shelters, as needed), EOHLC was able to help relieve the pressure on our state's shelter capacity and provide permanent housing to some of the state's most vulnerable residents. Approximately 800 HCV vouchers have been issued to families exiting EA shelter, and over 700 (88%) of those families have leased up thus far. Leasing of the remaining vouchers is expected to continue into FY 2026.

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

Planned Non-Significant Changes

There are no planned non-significant changes for FY 2026.

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: Approved FY 2010 and implemented FY 2013.

Description/Update

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

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

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

EOHLC's PBVs are allocated through the state's competitive rental round and in concert with the award of Low Income Housing Tax Credits. Proposal rounds are fluid and occur at different times throughout the year with the related funding announcement made upon award. Given that EOHLC's MTW Plan is due to

HUD prior to the award of FY 2026 PBV funding, EOHLC cannot identify which projects will be awarded PBVs at this time. Further, of the awards made, EOHLC cannot determine at this time which proposals will pass all screening thresholds and enter into AHAP or HAP contracts. EOHLC will report on all projects and PBVs committed, issued, or leased in FY 2026 in the FY 2026 Annual Report.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2026.

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

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

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

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

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

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

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

EOHLC set aside up to \$15 million in MTW funding for the FY 2024 funding round and published a NOFA in October of 2023 with pre-applications due in November. This NOFA included both MTW

funding and Public Housing capital funds. EOHLC received eight proposals in total and invited three housing authorities to submit Round 2 applications, due in February of 2024.

After careful consideration of spending needs, reserve fund projections, and availability of other Public Housing funding, EOHLC has opted not to make funding awards through this initiative and will consider its future during FY 2026. Projects may still go forward absent of MTW funding.

The following projects have been funded under EOHLC's **Modernization to Independence** initiative and are now complete. This plan corrects a previous clerical error in this narrative: MTW funds assisted 72 units under this initiative at Boston Housing Authority's Camden Apartments.

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

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

Housing Authority	Description	Award Amount
Beverly Housing Authority	Building envelope improvements, door replacements, kitchen and bathroom upgrades, electrical distribution, and site and walkway improvements were completed at Balch Apartments (25 units assisted). Construction began in June of 2022 and finished in April 2024.	MTW: \$1,987,034, which leveraged ~\$1,000,000

Lowell Housing Authority	Funds were used to modernize kitchens and bathrooms and complete fire safety, electrical, and accessibility improvements for 21 units at Lakeview Avenue. Construction began in May of 2022 and was completed in December 2023.	MTW: \$1,252,489, which leveraged ~\$2,000,000
Total ModPHASE Awards		\$3,239,523

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

Housing Authority	Description	Award Amount
Boston Housing Authority	Disposition of 25 units of scattered-site housing; construction of 25 replacement units at Anne M. Lynch Homes at Old Colony as part of 89-unit affordable housing development. MTW funds are expected to be fully expended during FY 2025 or early FY 2026.	\$8,750,000
Total Scattered Site Consolidation Awards		\$8,750,000

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

Housing Authority	Description	Award Amount
Worcester Housing Authority	MTW award supports the rehabilitation and federalization of 29 state-aided units at Curtis Apartments; 129 units in total project, including 90 replacement units. The entire award was expended during FY 2025. Construction on the MTW-supported units is expected to be complete during the fall of FY 2026, with occupancy following soon after (approximated in Tables 7 and 7A, earlier in this plan).	\$2,175,000
Total Repositioning State Funded Public Housing Awards		\$2,175,000

The following projects previously received awards through the AHPDF activity. Due to budgetary constraints, EOHLC opted in FY 2025 to use other sources for these awards. EOHLC is including this information in its FY 2026 Plan for clarity.

Program	Housing Authority	Description	Award Amount
Scattered Site Consolidation	Bridgewater Housing Authority	Disposition of 12 units of scattered-site housing; construction of 12 units at Bridgewater HA's Heritage Circle property	\$4,200,000
	Haverhill Housing Authority	Disposition of 10 units of scattered-site housing; construction of 34 units at Haverhill HA's Hilldale property	\$3,500,000
	Stoughton Housing Authority	Disposition of 7 units of scattered-site housing; construction of 7 units at Stoughton HA's Veterans property	\$2,450,000
Repositioning State Funded Public Housing	Medford Housing Authority	Redevelopment and federalization of 144 state-aided public housing units through a Faircloth-to-RAD conversion	\$15,800,000
Recapitalizing Multifamily Developments	Barre Housing Authority	Updates to 10 family units at Barre Housing Authority's Bradford Apartments property and the separation of utilities from the family units and elderly/disabled housing units	\$1,000,000

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2026.

Planned Significant Changes

No significant changes are planned.

Activity 2021-1: 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. EOHLC regularly hears from its voucher holders and others about limited access to housing opportunities.

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

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

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

Planned Non-Significant Changes

No non-significant changes are planned for FY 2026.

Planned Significant Changes

No significant changes are planned.

Activity 2021-2: Emergency Waivers

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2021.

Description/Update

The economic impacts of the COVID-19 pandemic on households, businesses, and financial markets were profound. COVID-19 also placed additional burdens on housing authorities which worked tirelessly to respond to the needs of their participants while also maintaining compliance with program requirements. In response to the COVID-19 pandemic, EOHLC 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. EOHLC may revise, add, and/or remove waivers as needed to address emergency-related conditions.

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

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

The Governor of Massachusetts lifted the COVID-19-related state of emergency on June 15, 2021. Accordingly, EOHLC discontinued application of these emergency waivers and addressed 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 2026 and beyond.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2026.

Planned Significant Changes

No significant changes are planned.

Activity 2023-1: Housing Navigator Initiative

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2023.

Description/Update

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

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

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

Leveraging other state and private dollars, EOHLC signed a three-year contract of up to \$1 million per year in MTW Block Grant funds to support the costs of maintaining and updating Housing Navigator's software; however, EOHLC reserves the right to review and adjust the funding for Housing Navigator as needs dictate and/or to expand the functions of Housing Navigator.

Housing Navigator maintains a regular cycle of user engagement, including surveys and focus groups of renters, service providers, and owners to solicit user feedback and research to inform adaptations to existing features and the organization's road map for future updates. EOHLC and Housing Navigator have identified the following priorities for improvement of the search tool during FY 2026:

- Increasing adoption of the tool's Short Waitlist Feature, implemented in FY 2024, which highlights waitlists with shorter wait times for the convenience of users;
- Increasing the overall level of detail for units accessible to persons with disabilities through property owner outreach and the creation of a data system containing information that EOHLC currently collects from architects;
- Easing difficulty for users who are searching for housing with a mobile voucher;
- Improving the search experience for all users by making information clearer and easier to find;
- Collaborating in the creation of a system for the submission of online rental applications that integrates with the search tool;

- Exploring additional ways to assist renters in understanding the affordable housing options available.

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2026.

Planned Significant Changes

No significant changes are planned.

Activity 2024-1: Program Efficiencies

(formerly Alternative Verification Methods)

Plan Year Approved, Implemented, Amended

Approved FY 2024 and implemented FY 2024.

Description/Update

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

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

EOHLC implemented a new hierarchy of verification in January 2025, which aligns with the rollout of HOTMA changes and EOHLC's updated Administrative Plan. The goal of this activity is to reduce the administrative burden on both staff and participants.

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

Planned Non-Significant Changes

No non-significant changes are planned for FY 2026.

Planned Significant Changes

No significant changes are planned.

Activity 2024-2: Income Eligibility for Transfers

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2024.

Description/Update

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

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

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

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

These changes were implemented as of January 1, 2025, in conjunction with the rollout of EOHLC's updated Administrative Plan.

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

Planned Non-Significant Changes

There are no non-significant changes planned for FY 2026.

Planned Significant Changes

No significant changes are planned.

B. Not Yet Implemented Activities

There are no activities not yet implemented.

C. Activities on Hold

There are no activities on hold.

D. Closed Out Activities

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

Table 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	EOHLC closed out this activity as an MTW initiative due to the 2014 Appropriations Act, which allows EOHLC to transition to a biennial inspection schedule without MTW authority.
Project Based Voucher Discretionary Moves (Activity 2012-3)	FY 2012	FY 2012	FY 2018	EOHLC proposed and received HUD approval for a new Local Project-Based Voucher Program, which includes revisions to the PBV opt out policy.
Rent Reasonableness (Activity 2013-1)	FY 2013	FY 2013	FY 2018 Note: The FY 2019 Plan included this activity; however, prior to the end of FY 2018 (after the FY 2019 Plan was submitted) EOHLC closed this activity.	Under HOTMA, the trigger for reasonable rent redeterminations increased from a 5% decrease to a 10% decrease in FMR from one year to the next. EOHLC determined that a 10% decrease in FMR was such that a reasonable rent redetermination would be warranted to ensure that subsidies paid are in line with market rents.

Activity	Plan Year Approved	Plan Year Implemented	Close Out Year	Reason for Close Out
PBV Rent Reasonableness (Activity 2013-2)	FY 2013	FY 2013	FY 2019	EOHLC closed out this activity and consolidated it with the approved Enhanced PBV Program activity (Activity 2018-7). This action will allow EOHLC to report on all Enhanced PB activity features under one activity.
Equity Builder Program (Activity 2018-8)	FY 2018	Never Implemented	FY 2020	After discussions with for-profit and non-profit owners, EOHLC determined this activity was not financially feasible. Owners relayed lack of interest in pursuing the program and a lack of financial benefits. As the success of the program is dependent on owners providing LTO units, EOHLC decided to close the activity out.
Health Starts at Home (Activity 2018-6)	FY 2018	FY 2018	FY 2020	The Health Starts at Home (HSH) activity was a planned three-year initiative implemented in FY 2018; the study has ended. HSH households are permitted to retain their voucher; however, EOHLC no longer issues new HSH vouchers.
Owner Incentive Fund (Activity 2010-3)	FY 2010	FY 2010	FY 2024	EOHLC decided to close out this activity due to decreasing demand and the very small number of units being upgraded each year.
Value Vouchers (Activity 2011-1)	FY 2011	Never Implemented	FY 2024	EOHLC never implemented this activity and ultimately decided to close it out due to questions about owner interest and the impact of layering subsidies.
Residential Assistance for Families in Transition (RAFT) / Emergency Rental and Mortgage Assistance	FY 2018	FY 2018 (amended in FY 2020)	FY 2024	Additional, more flexible federal and state resources became available for emergency rental and mortgage assistance in Massachusetts.

Activity	Plan Year Approved	Plan Year Implemented	Close Out Year	Reason for Close Out
(ERMA) (Activity 2018-3)				
Support for the Secure Jobs Initiative: Services Only (Activity 2018-4)	FY 2018	FY 2019	FY 2024	Additional funding has been made available in the state budget to support this program.
Launch (Activity 2019-1)	FY 2019	FY 2019	FY 2024	EOHLC decided to close this activity because it did not quite fit with EOHLC's MTW strategic priorities (including replicability statewide).
A Better Life Program Model (Activity 2018-5)	FY 2018	FY 2018	FY 2025	EOHLC closed out this activity when the initial pilot ended because the work/participation requirements proved difficult to monitor and enforce.
Moving to College (Activity 2020-1)	FY 2020	FY 2022	FY 2025	The needs of the students served by this program ultimately required more flexibility than MTW funding could provide.

V. Planned Application of MTW Funds

A. Planned Application of MTW Funds

EOHLC 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 2026. 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, EOHLC 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 2026

FDS Line Item Number	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$0
70600	HUD PHA Operating Grants	\$451,000,000
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$20,000
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$50,000
70000	Total Revenue	\$451,070,000

ii. Estimated Application of MTW Funds

Table 12: Estimated Application of MTW Funding for FY 2026

FDS Line Item Number	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$6,000,000
91300+91310+92000	Management Fee Expense	\$30,000,000
91810	Allocated Overhead	\$600,000
92500 (92100+92200+92300+92400)	Total Tenant Services	\$300,000
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0

FDS Line Item Number	FDS Line Item Name	Dollar Amount
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$0
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	\$414,170,000
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expense	\$0
90000	Total Expenses	\$451,070,000

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

- EOHLC may use Single Fund Flexibility to fund housing specialist positions to expedite issuance, inspection, and leasing processes for special populations or voucher holders participating in specific EOHLC programs (e.g., Emergency Housing Vouchers, SNO Mass). EOHLC anticipates that, if adopted, approximately \$950,000 will be spent to fund the staffing positions and provide housing-related services.
- In 2018, EOHLC committed up to \$4.5 million in Single Fund Flexibility to support a five-year partnership with another state agency, the Executive Office of Labor and Workforce Development

(EOLWD), to provide career navigation services to HCV participants. The funds support the cost of Career Navigators at Career Centers in four regions. Navigators meet one-on-one with individuals to help them identify a career path that fits with the available jobs in their region with good wages, benefits, and opportunity for advancement. Navigators work with participants to identify training or education opportunities, facilitate employer relationships, and support participants through the process of finding a job and post-employment transition. Individuals are referred to Navigators by FSS Coordinators and other RAA staff members, including SNO Mass staff and program representatives working with MTW voucher holders. Single Fund Flexibility also supports a similar partnership in the Metro Boston region offering the same services and assisting the same population. Additionally, funds have supported the development of resources, such as regional employment maps and trainings for RAA staff. In FY 2024, EOHLC and EOLWD agreed to extend their partnership another 18 months, using committed but unexpended funds. In FY 2026, EOHLC may spend up to \$300,000 in Single Fund Flexibility to support staff positions at the RAAs to improve outreach, enrollment, and overall participant engagement in the Career Center partnership and other economic mobility programs.

- Other supportive services: EOHLC will use approximately \$2.15 million in Single Fund Flexibility to support a range of economic mobility initiatives including: supplemental funding for non-FSS NOFA eligible expenses, a series of trainings and workshops for participants and staff on employment and career planning, services for FSS participants in the Metro Boston region, and staffing expenses for EOHLC's innovative FSS Homeownership Initiative.

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	\$115,634,193	\$54,433,700
HCV Admin Fee	\$3,500,000	\$3,500,000
PH Operating Subsidy	N/A	N/A
Total:	\$119,134,193	\$57,933,700

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	\$57,933,700	HAP Reserves	6/30/2025

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 EOHLC does not own or operate any federal public housing units, only Second Component RAD conversions are undertaken. EOHLC 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 EOHLC does not anticipate any RAD Component 2 conversions in FY 2026.

Table 14 includes those developments that EOHLC has converted through the RAD Program. EOHLC entered into HAP contracts for RAD conversions beginning in FY 2013. To date, there have been 851 units converted under RAD Component 2 to Project Based Assistance.

Table 13: RAD Conversions Planned in FY 2026

Rental Assistance Demonstration (RAD) Participation
EOHLC does not currently have information to report on any planned RAD conversions to take place in FY 2026; however, if any occur during FY 2026 then EOHLC will include this information in its FY 2026 MTW Report.

Table 14: RAD Conversions Completed or Projected to be Completed by the End of FY 2026

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
Maribay Apartments	16	2 nd Component Mod/Rehab	FY 2023	Existing family housing
616 Third Street	4	2 nd Component Mod/Rehab	FY 2024	Existing housing
718-724 Second Street	6	2 nd Component Mod/Rehab	FY 2024	Existing housing
TOTAL	851			

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

EOHLC does not have a Board of Commissioners and, therefore, does not have a Board resolution process in place. EOHLC's Director of the Division of Rental Assistance 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

EOHLC provided public notice of the draft Annual Plan. The public comment period was held from February 28, 2025, through March 31, 2025. The plan was made available on EOHLC's website and was mailed upon request. A public hearing was conducted virtually via Zoom on March 14, 2025, with 9 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

There are currently no formal evaluations planned for FY 2026.

D. Lobbying Disclosures

EOHLC does not have any lobbying activities to disclose. EOHLC 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

Community Teamwork, Inc.

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

Hearthway

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

Housing Assistance Corporation

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

Lynn Housing Authority & Neighborhood Development

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

Metro Housing|Boston

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

NeighborWorks Housing Solutions

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

RCAP Solutions

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

South Middlesex Opportunity Council

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

Way Finders

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

Appendix B: Certification of Compliance with Regulations

OMB Approval No. 2577-0216 (exp. 08/31/2027)

CERTIFICATIONS OF COMPLIANCE
<p>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING 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 <u>07/01/2025</u>, 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>
<ol style="list-style-type: none">(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.(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.(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).(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.(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.(6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.(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.(9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing(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.(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.(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, 31 U.S.C. § 1352.
- (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 2 CFR 200.334 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 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.
- (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 and should be made available electronically, upon request.

Commonwealth of Massachusetts

Executive Office of Housing and Livable Communities

MA 901

MTW PHA NAME**MTW PHA NUMBER/PHA 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).

Maryssa Schneider McLean

Director, Division of Rental Assistance

NAME OF AUTHORIZED OFFICIAL**TITLE***Maryssa Schneider McLean*

4/30/2025

SIGNATURE**DATE**

* *Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

Appendix C: Documentation of Public Process

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

**NOTICE OF PUBLIC HEARING
REGARDING EOHLC'S HOUSING CHOICE VOUCHER PROGRAM (HCVP)
DRAFT MOVING TO WORK (MTW) PROGRAM ANNUAL PLAN
FOR FY 2026**

**Friday, March 14, 2025
1:30 p.m. – 2:30 p.m.**

In accordance with its MTW Agreement, EOHLC will hold a public hearing prior to finalizing its FY 2026 Moving to Work Annual Plan. This plan provides details about EOHLC's proposed MTW activities that will commence on July 1, 2025.

EOHLC's draft FY 2026 MTW Annual Plan is available on EOHLC'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 Jaime Rebhan-Buckminster at EOHLC at 617-573-1215 between the hours of 8:00 a.m. and 4:00 p.m., Monday-Friday.

The hearing will be held virtually using Microsoft Teams and is accessible using the link below, as well as by phone (audio only). Those interested in providing oral comments may arrive and leave the Microsoft Teams meeting at any time between the start and end times listed below. ***Please see updated Meeting ID, Passcode, and link (3/6/25).***

Friday, March 14, 2025, 1:30 p.m. – 2:30 p.m. Meeting ID: 254 657 371 380 Passcode: qc66sv7J	
To join from a computer or phone using the Microsoft Teams app	https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTQ2MDI1ZjgtMDQ3Ni00ZjhjLWlwNjYtYWE3Y2FmZjE2NDUy%40t?context=%7b%22Tid%22%3a%223e861d16-48b7-4a0e-9806-8c04d81b7b2a%22%2c%22Oid%22%3a%22366303fe-830f-4381-b893-4e3d9db52ca4%22%7d
To join from a phone, audio only	United States: +1 857-327-9245 Phone conference ID: 884 940 871# One-click for mobile phones: +1 857-327-9245,,884940871# If calling from outside the United States: Find a local number

EOHLC will accept written comments through March 31, 2025. Written comments should either be emailed to maryssa.mclean@mass.gov and jaime.rebhan-buckminster@mass.gov or sent to:

EOHLC Division of Rental Assistance
100 Cambridge Street - Suite 300
Boston, MA 02114
Attention: MTW Annual Plan Comments
FAX: 617-573-1120



If you require an accommodation to review the Annual Plan (materials in Braille/large print, sign language interpreters, etc.), please contact EOHLC at 617-573-1198 no later than March 7, 2025.

Public Hearing Participation List

A public hearing was held virtually via Microsoft Teams on March 14, 2025. The following individuals participated in the March 14 hearing:

No.	Name	Affiliation
1.	Maryssa Schneider McLean	MA Executive Office of Housing and Livable Communities
2.	Jaime Rebhan-Buckminster	MA Executive Office of Housing and Livable Communities
3.	Ben Stone	MA Executive Office of Housing and Livable Communities
4.	Karlene Maiolino	MA Executive Office of Housing and Livable Communities
5.	Joanne McKenna	MA Executive Office of Housing and Livable Communities
6.	Sofia Stavraki	MA Executive Office of Housing and Livable Communities
7.	Natasha Sierra	MA Executive Office of Housing and Livable Communities
8.	Jelani Nunes	MA Executive Office of Housing and Livable Communities
9.	Chante Woodard	MA Executive Office of Housing and Livable Communities
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		

Summary of Public Comments & EOHLC 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 EOHLC's responses to the comments.

No.	Topic	Comment	EOHLC Response
Sam Larue, Massachusetts Statewide Independent Living Council (MASILC)			
1.	Housing Navigator (Activity 2023-1)	<ul style="list-style-type: none"> Wrote EOHLC in support of the funding for Housing Navigator and its effort to provide up-to-date listings of affordable and accessible housing for low-income individuals and people with disabilities. There are 10 independent living centers in Massachusetts that serve more than 30,000 individuals with disabilities per year. One of the most common reasons people connect with independent living centers is for support in searching for housing. Staff at the centers use Housing Navigator every day to help clients find accessible affordable housing. Housing Navigator partnered with the independent living centers and worked with staff to help them learn how to maximize the tool's accessibility features for individuals with a range of disabilities. 	<ul style="list-style-type: none"> EOHLC appreciates the support and feedback on this initiative.
Jaclyn Meers, YWCA Greater Newburyport			
1.	Housing Navigator (Activity 2023-1)	<ul style="list-style-type: none"> I have been using Housing Navigator with my clients for over a year at YWCA Greater Newburyport and have found it to be my favorite tool for accessing affordable housing applications online. This work is so valuable and I am in full support of the financial plan needed to continue this crucial work. 	<ul style="list-style-type: none"> EOHLC appreciates the support and feedback on this initiative.

Lindsey Richmond, RCAP Solutions, Inc.			
1.	Housing Navigator (Activity 2023-1)	<ul style="list-style-type: none"> ▪ One of the programs I oversee is the Housing Consumer Education Center, where we are the “front door” for resources and housing search assistance. ▪ I am writing in favor of the financial support outlined in the MTW Plan for Housing Navigator. With the serious lack of affordable housing, confusing program names and application processes, Housing Navigator has been an invaluable resource for not only our clients, but my team of housing search staff. ▪ Clients receive information and an overview of Housing Navigator to assist them in locating their own safe, affordable housing. ▪ Having a central location for affordable housing options is extremely helpful to our staff who work one-on-one with families to quickly identify and apply for appropriate options in a timely manner, helping to prevent or resolve homelessness. 	<ul style="list-style-type: none"> ▪ EOHLC appreciates the support and feedback on this initiative.
Linda Garcia, Greater Boston Legal Services Susan Hegel, Cambridge and Somerville Legal Services Judith Liben, Mass. Law Reform Institute			
1.	Development of Local Forms (Activity 2010-4)	<ul style="list-style-type: none"> ▪ We request that EOHLC share, at a meaningful time for comment by the legal services community, the draft HCV Tenancy Addendum to be attached to tenants’ leases and to consider including provisions to prohibit the requirement of renter’s insurance, imposition of attorney fees (absent a judgment for possession), and imposition of any (or excessive) late fees. ▪ We continue to see tenants facing eviction for excessive non-rent charges, such as attorney’s fees (for 	<ul style="list-style-type: none"> • EOHLC can share drafts of the HCV and PBV Tenancy Addenda when they are ready.

		<p>hundreds of dollars for nonpayment which is later cured, and not just when a landlord recovers a judgment for possession); for \$100-\$200/month late fees (where, for example, a percentage of the contract rent); and for requiring renter's insurance to be purchased by the tenant or else an additional charge for the owner's insurance. These charges result in an additional financial burden for tenants, as they are in addition to the 30% of income that the tenant is generally responsible for rent and utilities, and tenants have little to no bargaining power in the negotiations of leases.</p> <ul style="list-style-type: none"> ▪ In response to our comment last year, you welcomed our input. In this year's draft plan, you indicate that you anticipate finalizing the HCV and PBV tenancy addenda (and the PBV statement of family responsibility) and we request that you share the drafts and provide opportunity for comment sufficiently in advance of implementation. 	
2.	MTW Utility Allowances (Activity 2012-1)	<ul style="list-style-type: none"> ▪ The draft plan states that EOHLC may (or will) reduce or eliminate the allowance for cooking fuel and hot water in the upcoming fiscal year. We also saw your March 13, 2025 letter indicating that these are already being eliminated at the first regular or interim rent recertification on or after May 1, 2025. We urge that EOHLC not make this change at all, but if it does, it should be implemented at the first regular recertification after the FY26 Plan is approved (and not before the change is approved, 	<ul style="list-style-type: none"> • EOHLC appreciates the feedback on this policy change, which is necessitated by our current fiscal challenges.

		<p>contrary to the current Admin Plan and current MTW Annual Plan.)</p> <ul style="list-style-type: none"> ▪ By implementing it at a regular recertification (as opposed to an interim rent increase or decrease), the family has more notice and is better able to plan for this net increase in shelter burden. 	
3.	Rent Simplification (Activity 2015-1)	<ul style="list-style-type: none"> ▪ Under “Modified Deductions,” EOHLC indicates that it has discontinued the \$5,000 earned income exclusion for working families in setting MTW tenants’ rents. The January 2025 Admin Plan indicates that EOHLC will not apply this to recertifications after January 31, 2025, but that it is “honoring” it for two years for those that currently have the exclusion. ▪ However, in EOHLC’s March 13, 2025, letter to current participants, it indicates that it will stop this deduction as of the first regular or interim recertification or after May 1, 2025. EOHLC should comply with the Admin Plan and continue this exclusion for the two years for those who are currently receiving it. 	<ul style="list-style-type: none"> • EOHLC appreciates the feedback on this policy change and will continue to explore what is feasible given our current fiscal challenges.
4.	Affordable Housing Preservation and Development Fund (Activity 2018-9)	<ul style="list-style-type: none"> ▪ We were disappointed to see that EOHLC is not making funding awards through this initiative in FY26 and will consider the activity’s future. ▪ To the extent that EOHLC does not have reserve or other funds, we urge it to continue this activity and include making funds available for public housing tenants to obtain technical assistance on such development work. 	<ul style="list-style-type: none"> • EOHLC appreciates the feedback on this policy decision, which is necessitated by our current fiscal challenges.

Appendix D: Disclosure of Lobbying Activities (SF-LLL)

Not Applicable

DISCLOSURE OF LOBBYING ACTIVITIES OMB Control Number: 4040-0013 Expiration Date: 2/28/2025		
Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352		
Review Public Burden Disclosure Statement		
1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" 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 checked="" type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <div style="display: flex; justify-content: space-between;"><input checked="" type="checkbox"/> Prime<input type="checkbox"/> SubAwardee</div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">* Name <input type="text"/></div><div style="width: 45%;">Street 2 <input type="text"/></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">* Street 1 <input type="text"/></div><div style="width: 45%;">Street 2 <input type="text"/></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 30%;">* City <input type="text"/></div><div style="width: 30%;">State <input type="text"/></div><div style="width: 20%;">Zip <input type="text"/></div><div style="width: 20%;"></div></div> <div>Congressional District, if known: <input type="text"/></div>		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: <div style="height: 40px; border: 1px solid black;"></div>		
6. * Federal Department/Agency: <input type="text"/>	7. * Federal Program Name/Description: <input type="text"/> <small>CFDA Number, if applicable:</small> <input type="text"/>	
8. Federal Action Number, if known: <input type="text"/>	9. Award Amount, if known: \$ <input type="text"/>	
10. a. Name and Address of Lobbying Registrant: <div style="display: flex; justify-content: space-between;"><div style="width: 20%;">Prefix <input type="text"/></div><div style="width: 30%;">* First Name <input type="text"/></div><div style="width: 30%;">Middle Name <input type="text"/></div><div style="width: 20%;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 30%;">* Last Name <input type="text"/></div><div style="width: 20%;">Suffix <input type="text"/></div><div style="width: 50%;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">* Street 1 <input type="text"/></div><div style="width: 45%;">Street 2 <input type="text"/></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 30%;">* City <input type="text"/></div><div style="width: 30%;">State <input type="text"/></div><div style="width: 20%;">Zip <input type="text"/></div><div style="width: 20%;"></div></div>		
b. Individual Performing Services (including address if different from No. 10a) <div style="display: flex; justify-content: space-between;"><div style="width: 20%;">Prefix <input type="text"/></div><div style="width: 30%;">* First Name <input type="text"/></div><div style="width: 30%;">Middle Name <input type="text"/></div><div style="width: 20%;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 30%;">* Last Name <input type="text"/></div><div style="width: 20%;">Suffix <input type="text"/></div><div style="width: 50%;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">* Street 1 <input type="text"/></div><div style="width: 45%;">Street 2 <input type="text"/></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 30%;">* City <input type="text"/></div><div style="width: 30%;">State <input type="text"/></div><div style="width: 20%;">Zip <input type="text"/></div><div style="width: 20%;"></div></div>		
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 the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and 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. <div style="display: flex; justify-content: space-between;"><div style="width: 40%;">* Signature: <input type="text"/></div><div style="width: 60%;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 20%;">* Name: Prefix <input type="text"/></div><div style="width: 30%;">* First Name <input type="text"/></div><div style="width: 30%;">Middle Name <input type="text"/></div><div style="width: 20%;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 30%;">* Last Name <input type="text"/></div><div style="width: 20%;">Suffix <input type="text"/></div><div style="width: 50%;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 30%;">Title: <input type="text"/></div><div style="width: 30%;">Telephone No.: <input type="text"/></div><div style="width: 20%;">Date: <input type="text"/></div><div style="width: 20%;"></div></div>		
Federal Use Only:		<small>STANDARD FORM LLL (REV. 7/1997) Authorized for Local Reproduction</small>

Appendix E: Certification of Payments (HUD-50071)

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Office, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Commonwealth of Massachusetts Executive Office of Housing and Livable Communities

Program/Activity Receiving Federal Grant Funding

Moving to Work Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(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.

(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.

(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.

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.

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)

Name of Authorized Official

Maryssa Schneider McLean

Title

Director, Division of Rental Assistance

Signature

Maryssa Schneider McLean

Date (mm/dd/yyyy)

April 28, 2025

Previous edition is obsolete

form HUD 50071 (01/14)

Appendix F: Impact Analysis

Not applicable.