



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

PHN 2025-02

To: Local Housing Authority (LHA) Executive Directors
From: Ben Stone, Undersecretary of Public Housing and Rental Assistance
Date: January 9, 2025
Re: Comprehensive Modernization NOFA

Application Link: https://massgov.formstack.com/forms/public_housing_comp_mod_2024
Due Date: **Wednesday April 30, 2025 at 5:00pm**

1. Overview

The Executive Office of Housing and Livable Communities (EOHLC) is pleased to announce the 1st annual round of the Comprehensive Modernization (CompMod) program for state-aided public housing. The CompMod grant program seeks to preserve and modernize c. 667, c. 200 and c. 705 state public housing developments with high capital needs through large grants to facilitate substantial rehabilitation. EOHLC intends to make 1-3 awards for a total of up to approximately \$20,000,000 for CompMod capital projects that begin construction in FY26-27.

Funding for the CompMod program will come from state bond funds authorized in the [Affordable Homes Act of 2024](#) and allocated through the Commonwealth's Capital Investment Plan.

CompMod capital grants will preserve and modernize existing public housing stock. In order to be considered for a CompMod grant, a Local Housing Authority (LHA) must demonstrate that its Chapter c. 667, c. 200 or c. 705 development needs significant capital investment beyond Formula Funding to preserve the property as a safe living environment.

Please note that this funding opportunity will NOT fund mixed-finance projects that seek to redevelop (demolish and replace) state-aided public housing with tax credits, project-based vouchers, or other means that would involve transfer of the housing to an affiliate or private developer. For those projects, please see the [Public Housing Innovations 2025 NOFA](#).

This NOFA includes the minimum anticipated scope of services. EOHLC may elect to modify or redefine the scope of services as needed to ensure compliance with federal statutes, regulations, and other policies and requirements. EOHLC may also negotiate and execute contract amendments with the awarded Respondent which EOHLC reasonably determines are within the scope of this NOFA and necessary to result in best value to the Commonwealth.

2. Funding Availability and Grant Limits

In this first round of awards, EOHLC intends to grant up to approximately \$20,000,000 in total to 1-3 projects at eligible state-aided developments, with grants limited to a maximum amount of approximately \$200,000 per housing unit. Project costs in the Respondent's application should include all estimated costs, including but not limited to construction costs, design and permitting costs, code compliance, hazardous materials abatement, relocation, and any required accessibility improvements.

While EOHLC will only award funding to 1-3 projects, EOHLC anticipates making this an annual funding round at a similar time each year to build a pipeline of significant rehabilitation projects. EOHLC does not require contributions from other funding sources such as Community Preservation Act (CPA), Community Development Block Grant, or unrestricted reserves but will be consider leveraged funding favorably as part of the overall project review.

Please also note that projects awarded through this NOFA will first receive an up to approximately \$200,000 planning grant to fund a design study to confirm all applicable scope items with detailed cost estimates. Once the study is completed, projects will move into design with awards for the Total Development Cost net of any leveraged funding. Note that full awards remain subject to funding availability.

3. Use of Funds

CompMod grants must be used for modernization/preservation projects that will successfully extend the useful life of the property significantly without further capital needs for 20 plus years. Example scopes may include:

- a) Kitchen and bath improvements.
- b) Major building system replacements/improvements (e.g. electrical, fire protection, plumbing, and HVAC systems).
 - a. NOTE: Funds awarded through this program may not be used to install fossil fuel equipment unless authorized as an exception per [PHN 2024-11](#).
- c) Building envelope improvements.
- d) Site work that alleviates health and safety hazards.
- e) MAAB/ADA compliance projects at the development. Please be sure to use the new, higher replacement values authorized through the Affordable Homes Act for projecting whether the project will trigger full accessibility improvements.
- f) Improved community scope items, such as:
 - a. Reasonable accommodations/partial unit accessibility upgrades (e.g. lifts, ramps, grab bars, roll in showers, automatic door openers);
 - b. Community space for social activities/connections/exercise/accessibility;
 - c. Office renovations to accommodate services provision on site; or
 - d. Outdoor play structures for children.

All work must comply with EOHLC design and construction standards, and EOHLC strongly encourages project scopes that can sustain a development for at least 20 years of useful life. Project budgets should also include anticipated relocation costs, if necessary.

CompMod grants may not be used for developing net-new public housing units or towards a larger redevelopment project involving transfer to a private entity or affiliated non-profit.

4. Eligibility Criteria

Due to limited funding availability, EOHLC is limiting eligible Respondents and use of the grants according to the following criteria:

- a) Program: CompMod funds are only available for capital improvements at c. 667, c. 200 and c. 705 developments.
- b) Unit count: Developments must have 20 or more units.
- c) Facility Condition Index (FCI): Developments must have a Facility Condition Index of 15% or higher, as recorded in EOHLC's Capital Planning System (CPS). LHAs that believe CPS does not accurately reflect the physical condition of their development may make the needed updates (with assistance of RCAT, if applicable) and provide a narrative description that explains why CPS does not reflect current conditions.
- d) Past Awards: Developments are not eligible if, within the past 10 years, they were granted more than \$5,000,000 in special awards funds.
- e) Developments that have project-based Section 8 units or have been rehabilitated through a mixed- finance redevelopment are not eligible.

5. Competitive Evaluation Criteria

EOHLC will evaluate applications using a 100 point system in the following five areas, which are listed in order of weight. EOHLC will only grant funds to applications that earn a minimum of 50% of the available points in all four areas:

- 1. **35 Points available: Condition of development/overall capital needs**, as verified by site visits by EOHLC Construction Advisors, Architects, and Engineers. At the site visit, the EOHLC team will determine the severity of each development's condition/needs and compare it to that of other applicants. Developments with the greatest capital needs will be awarded the most points in this category.
- 2. **25 Points available: Project scope**, in terms of impact and cost-effectiveness. The evaluation team will evaluate the proposed scope in terms of:
 - i. Scale of impact: Number of units that will be preserved.
 - ii. Comprehensiveness: Whether the scope covers 20 years or more of capital needs. Whether the scope includes all required code compliance and accessibility upgrades.

- iii. Cost effectiveness: Total development cost per unit and feasibility of completing work within the \$200,000/unit limit; how the scope positively impacts future operating and capital budgets.
- iv. Resident impact: How the project will positively affect resident quality of life, especially the ability of residents to age in place.
- v. Project leverage: up to 5 points awarded for non-EOHLC funds leveraged by project.

The EOHLC evaluation team will also evaluate the accuracy of the project budget for work requested and may recommend budget and/or scope changes as necessary to stay within the available funds.

EOHLC reserves the right to use other available information regarding a Respondent's proposal when evaluating proposals.

3. 20 Points available: Sustainability, Resiliency and Climate responsiveness

- i. Projects proposing measures to significantly reduce greenhouse gas emissions;
- ii. Projects proposing responsive resiliency measures to deficiencies noted through the CHARM study.

4. 20 Points available: LHA Management Capacity as demonstrated by:

- i. Performance Management Review (PMR) Findings.
- ii. Agreed Upon Procedures (AUP) Findings.
- iii. Compliance with EOHLC reporting requirements not covered by PMR:
 - a. Budget Submissions and Certifications
 - b. Board Training
 - c. Board Attendance
- iv. LHA capacity and ability to successfully complete capital projects.

6. Application Process and Requirements

Applications are due by Wednesday April 30, 2025 at 5:00pm. LHAs may submit no more than one application package per development, and may not submit more than one project per funding round. Each application must be submitted through [FormStack](#) and include:

- a. A narrative cover letter briefly explaining why the proposed development is a strong candidate for CompMod. Letter must be signed by the Chair of the LHA Board of and Executive Director (2 pages maximum);
- b. Detailed estimated project budget, including breakdown of estimated required accessibility improvements;
- c. Interior and exterior photos of the property (12 maximum);
- d. An LHA Board vote of application approval, as evidenced by a certified extract from the minutes of the Board meeting;

- e. A letter from the head of the applicable Local Tenant Organization(s) or representative of tenants that demonstrates evidence of compliance with tenant participation regulations (760 CMR 6.09). If no letter can be obtained, then the LHA Executive Director may instead submit a letter certifying that tenants were offered the opportunity to be involved in setting the needs and priorities of the application.

If you have questions about this opportunity, please send them by email only to EOHLCPublicHousing@mass.gov by Friday January 24, 2025. EOHLC will issue an addendum to this NOFA on COMMBUYS with answers to the questions by Friday February 7, 2025.

After EOHLC has reviewed all applications, LHAs must host a review team site visit and respond to any follow up questions about the application. EOHLC may not visit all sites, especially for low-scoring applications, but will only award funds to projects that have had a site visit. The total review process may take up to approximately three months, depending on the number of applicants and the complexity of proposed projects.