THE COMMONWEALTH OF MASSACHUSETTS

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES

100 CAMBRIDGE STREET
BOSTON, MA 02108

NOTICE OF FUNDING AVAILABILITY (NOFA)
For Local Housing Authority Housing Now Program

DOCUMENT TITLE: LOCAL HOUSING AUTHORITY HOUSING NOW PROGRAM
DATE: DECEMBER 23, 2025
COMMBUYS BID #: BD-26-1076-OCDDE-HS003-22339
AGENCY DOCUMENT #: EOHLC2026-39
DIVISION: HOUSING STABILIZATION & PUBLIC HOUSING

RELEASED: DECEMBER 23, 2025

AMENDED: January 13, 2026

The close date for applications has been changed from Jan 30th and applications will now be accepted until 5 PM EST on **February 13th, 2026**. Please send submissions to EOHLCPublicHousing@mass.gov with the subject "Housing Now NOFA Application (LHA name)" by **February 13th, 2026**.

PHN 2026-01
LOCAL HOUSING AUTHORITY HOUSING NOW PROGRAM

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Housing Now Program For Local Housing Authorities

DOCUMENT TITLE:	**HOUSING NOW PROGRAM FOR LOCAL HOUSING AUTHORITIES**
DATE:	**12/23/2025**
COMMBUYS BID #:	BD-26-1076-OCDDE-HS003-122339
AGENCY DOCUMENT #:	EOHLC2026-39
DIVISION:	**HOUSING STABILIZATION & PUBLIC HOUSING**

Housing Now Program for Local Housing Authorities

I. BACKGROUND AND FUNDING AVAILABILITY

The Executive Office of Housing and Livable Communities (EOHLC) is committed to supporting the stability and well-being of residents living in the Commonwealth. The Local Housing Authority (LHA) Transitional Housing Program (THP) supported our most vulnerable families to minimize their length of stay in Emergency Assistance (EA) Family Shelter and achieve housing stability in state-aided and federally subsidized public housing.

EOHLC is pleased to announce a Notice of Funding Availability (NOFA) for the evolution of THP to Local Housing Authority Housing Now (Housing Now Program or Program). Housing Now provides funding to assist families experiencing homelessness in transitioning to state-aided and federally subsidized public housing. Housing Now serves families through direct referral from the EA Family Shelter program to LHAs. LHAs place these families in units they have designated under the Housing First Model.

Under the Housing First Model, families are placed directly from the EA Family Shelter program into long-term tenancies at LHAs. Once the families are placed into a public housing unit and the Housing Now Program, EOHLC will fund ongoing supportive services to these families to help them overcome barriers and maintain tenancies. This means that operating subsidies will be paid towards the unit, and the family will pay rent as public housing tenants.

Program Details

Families suitable for Housing Now are identified by EA Family Shelter program case workers and directly referred through EA shelters to LHAs for screening. Families coming into the Housing Now Program must meet state-aided public housing eligibility and qualification requirements as set out in 760 CMR 5.00 (including CORI) or applicable federal admission requirements if placed in federally funded public housing. Referred households are screened by an LHA case manager who will perform an assessment to determine if the Program can meet the needs of the family. Once an eligibility decision is made, the LHA case manager contacts the referral source and family to inform them of the eligibility decision.

Under the Housing First Model, families who are accepted into the Program are required to sign a lease with the housing authority and assume all rights and responsibilities as a tenant. Each family must also enter into a Housing Now Plan developed jointly by the case manager and the family. The Housing Now Plan outlines the goals and services a family may need. Housing Now families are tenants. Accordingly, removal of the tenant from the unit must be in accordance with the applicable lease terms and regulations associated with the unit. For Housing Now units offered through state-aided public housing units, please refer to the State Aided Public Housing Lease (Attachment B - State-Aided Lease Addendum and Attachment C - Form State-Aided Public Housing Lease) and 760 CMR 6.06 for actions that can result in termination of the lease and steps that the housing authority is required to take. LHAs utilizing federally funded units will follow termination and procedures associated with the executed lease and federal regulations associated with the unit.

EOHLC will fund ongoing services to these families through an agreed upon service fee, while the unit will continue to receive an operating subsidy and the family will immediately pay rent as other state-aided

public housing tenants, in accordance with 760 CMR 5.00 and 760 CMR 6.00, or applicable federal requirements if placed in federal public housing. See attached template (Attachment A).

EOHLC will make these award increases for a period of four years (starting in fiscal year (FY) 2026, through FY2030). Once an LHA receives an award of a first year of funding or funding increase, the LHA will not need to reapply for the additional years of funding (if available).

LHAs are encouraged to submit proposals as soon as possible. Submissions will be accepted until **January 30, 2026**. EOHLC anticipates contracting a maximum of 51 additional units to the Program, subject to funding availability, in FY2026.

EOHLC provides funding to participating LHAs to administer Housing Now. These funds are used to cover program costs including case management, administrative costs, and support services as outlined in the Administrative Plan, which will be published and made available in, or about, January 2026. Please note that, EOHLC will continue to pay the operating subsidy for these units, net of rental income. EOHLC will compensate LHAs operating Housing Now based on an approved budget, which may reflect unique expenses due to program offerings, region, and location in the state. EOHLC anticipates providing the LHA a service rate ranging from $660 - $1,210 per month per family for support services. The LHA will collect the tenant portion of rent from the Housing Now participant/LHA tenant, comparable to any other public housing tenant.

II. GRANT AWARDS

Eligibility Criteria

To be eligible for funding, LHAs must agree to operate the Program in accordance with the Housing Now Program Scope of Services – Housing First Model (Attachment A). EOHLC will grant awards to LHAs that meet the following threshold criteria:

- LHAs must administer family state-aided public housing or federal public housing eligible for this use.
- LHAs must dedicate at least 7 units of family public housing to the Program.
- LHAs must have demonstrated experience working with the EA Family Shelter program and households exiting shelter.
- The participating LHA shall provide adequate staffing for this Program, which may require a project coordinator and/or case manager.
- The LHA Board supports the LHA's participation in Housing Now, as evidenced by a documented Board vote.
- LHAs must agree to operate the Program in accordance with the Housing Now Administrative Plan.

In addition to new LHAs applying to participate in the Program, EOHLC encourages LHAs that are currently participating in Housing Now to apply to expand their existing program, if feasible.

Award Limits

LHAs that are awarded Housing Now funding will be eligible for funding starting in FY26, through FY30. EOHLC will implement the budget exemption to reflect the award starting on or around March 13, 2026.

EOHLC encourages LHAs to identify leveraged or in-kind funds to use in conjunction with Housing Now funds to support their staffing plan. LHAs will be required to include any awarded Housing Now funds in their state-aided program's operating budget, regardless of whether the LHA is a surplus or deficit housing authority.

Criteria for Prioritizing Awards

EOHLC anticipates that there will be more requests for funding than there will be funds available for new awards and will therefore evaluate applications according to the following additional considerations:

- Length of time and depth of experience working with the comparable service programs and/or programs for the target population;
- Size of public housing portfolio (or combined size of public housing portfolio if a regional application is submitted);
- Length of time and depth of experience providing resident support services;
- Length of time and depth of experience working with EA Family Shelter program providers and households exiting shelter;
- Regional shelter demand;
- Availability of public transportation near LHA housing units; and
- Evidence of strong community relationships with Continuum of Cares (CoCs), public schools, and other relevant organizations.

Applications will be reviewed by EOHLC to determine overall consistency with the goals of the NOFA and with EOHLC goals and objectives. Only complete applications that are received by the deadline will be reviewed. EOHLC will award points based on how well the application meets the criteria listed below. An application can score a maximum of 100 total points.

1. 30 Points available: Project scope, in terms of comprehensiveness and impact
2. 10 Points available: Applicant's prior experience
3. 30 Points available: Project budget
4. 30 Points available: Organizational/staffing capacity of applicant

EOHLC reserves the right to request additional information from the LHA applicant during the review process and to use other available information as may be necessary in order to complete its review. This may include but is not limited to, the applicant's compliance with the terms and conditions of previous contracts.

Housing Now is a continuous program. The LHA can propose a placement rate to fill units available for Housing Now referrals. For example, an LHA could propose to fill one (1) unit with a Housing Now referral for every five (5) vacancies.

Application Process

To apply for funding, LHAs requesting to join the Housing Now Program must send complete applications to EOHLCPublicHousing@mass.gov with the subject "Housing Now NOFA Application (LHA name)" by **Jan 30, 2026**.

The application for funding must include an LHA program proposal to administer the Housing Now program. Proposal must include:

- Identification of the number of units that the LHA is committing to Housing Now, identifying the program and development name, location, and total units the LHA will commit to this Program, by development, with an expected time frame for unit availability.
- Description of the availability of public transportation at or near the LHA.
- Description, in detail, of how the current LHA provided resident services to tenants, the nature of those services, and the length of time they have been available.
- Submission of a program budget that details projected spending.
- LHA statement regarding current working relationship and willingness to work with EA Family Shelter program service provider(s) and CoC(s) in area(s) contiguous to the LHA.
- An LHA Board vote supporting the LHAs involvement in this program is preferred. However, a commitment to secure a vote is acceptable for bid submission. Where two or more LHAs are partnering, an LHA Board vote must be submitted from each of the LHAs.

EOHLC reserves the right at any time to accept or reject any or all proposals in whole or in part, to waive any informality and to exclude any proposals for further consideration for failure to fully comply with the requirements of this NOFA. EOHLC reserves the right to request additional information from LHAs during the review process and to use other available information as may be necessary to complete its review. Each LHA shall provide any additional requested information to EOHLC prior to funding. All awards are subject to funding availability.

III. TIMELINE

Applications will be reviewed within sixty days of application deadline. We encourage timely submissions. Late applications may be considered only if the applicant demonstrates good cause and receives an approved waiver from EOHLC.

IV. ADDITIONAL TERMS

All responses and information submitted in response to this NOFA are subject to the Massachusetts Public Records Law. All written correspondence and materials submitted to EOHLC during this process, including as part of the response to this NOFA, become the property of EOHLC upon their receipt and will not be returned to the submitting parties. Except as provided in the Public Records Law, all materials submitted to EOHLC are subject to release as public records after EOHLC makes final award determinations. In no event shall EOHLC, or any of their agents, representatives, consultants, directors, officers, or employees, be liable to an LHA for the disclosure of all or a portion of a response or related information submitted in connection with this NOFA.

By submitting its application, an LHA agrees to the terms of this NOFA and affirms that it is not the subject of any state or federal debarment order.

This NOFA does not commit EOHLC to pay any costs incurred in the preparation of an LHA's response to this NOFA or to enter into a contract for services. EOHLC may (i) accept or reject any and all proposals received as a result of this NOFA; (ii) contract for some, all or none of the services offered by LHAs in response to this NOFA; (iii) negotiate with one or more of the qualified LHAs; or (iv) cancel, in part or in its entirety, this NOFA if it is in the best interest of the Commonwealth to do so.

EOHLC reserves the right to make amendments to the NOFA after initial publication. Any such amendment will be posted to COMMBUYS. It is each LHA's responsibility to check COMMBUYS for any amendments, addenda or modifications to this NOFA, and any Q&A records related to this NOFA. EOHLC accepts no responsibility and will provide no accommodation to LHAs who submit a response based on an out-of-date NOFA or on information received from a source other than COMMBUYS. LHAs may not alter the NOFA language. Modifications to the NOFA, or additions which change the intent of this NOFA, are prohibited and will be disregarded.

Selected LHAs must ensure that all client/participation data is held in accordance with applicable state and federal requirements, including but not limited to, M.G.L. c. 66A, M.G.L. c. 93H, M.G.L. c. 93I, the applicable Commonwealth Terms and Conditions, and the Enterprise Information Security Policies and Standards published by the Executive Office for Technology, Services, and Security (EOTSS)such that the confidentiality and security of the program data is protected.

Applicants with disabilities or hardships that seek reasonable accommodation, which may include the receipt of NOFA information in an alternative format, may make such request to the contact person in any reasonable manner. Requests for accommodation will be determined on a case-by-case basis. An LHA requesting accommodation should provide information describing the respondent's disability and the requested accommodation to the contact person for the NOFA.

EOHLC reserves the right to use other available information regarding an applicant's history, experience and past performance as a EOHLC grantee or borrower (as applicable) when evaluating applications, including whether the applicant has:

- Met prior work plan objectives in a timely and proper manner in accordance with an approved budget, and otherwise performed effectively;
- Complied with the Terms and Conditions of previous contracts;
- Conducted due diligence, closed loans, and constructed other programs or projects in accordance with applicable requirements;
- Maintained compliance with applicable programmatic and legal requirements for any required period of affordability; and
- Demonstrates a significant balance of unutilized credits.

V. COMMBUYS INSTRUCTIONS

While all applications seeking funding pursuant to this NOFA should be submitted to EOHLCPublicHousing@mass.gov, this NOFA will be launched and managed via COMMBUYS. Instructions for log-in and use of COMMBUYS are described in http://www.mass.gov/anf/docs/osd/forms/instructions-for-vendors-responding-to-bids.docx
LHAs may also contact the COMMBUYS Helpdesk at COMMBUYS@mass.gov or the COMMBUYS Helpline at 1- 888-MA-STATE.

LHAs are required to monitor COMMBUYS for changes to the procurement calendar for this NOFA. It is the responsibility of the prospective LHA to maintain an active registration in COMMBUYS and to keep current the email address of the LHA's contact person and prospective contract manager. EOHLC and the Commonwealth assume no responsibility if a prospective LHA's designated email address is not current, or if technical problems, including those with the prospective LHA's computer, network or internet service provider cause email communications sent to/from the LHA and EOHLC to be lost or rejected by any means including email or spam filtering.

VI. QUESTIONS

While all applications seeking funding pursuant to this NOFA should be submitted to EOHLCPublicHousing@mass.gov, any questions regarding this NOFA should be made via e-mail and directed to Nassima Mouhoubi, Affordable Housing & Subsidy Resource Manager, at Nassima.Mouhoubi3@mass.gov by noon on **Jan 9, 2026** with the subject line "Housing Now NOFA Inquiry." A final Q&A will be posted as an addendum to this NOFA and on COMMBUYS by **Jan 16, 2026** at the latest.

ATTACHMENT A
Housing Now Program Scope of Services – Housing First Model

The [CITY/TOWN] Housing Authority's (_HA) Housing Now Program will operate with a Housing First Model. _HA will move families from EA Family Shelter to permanent public housing units and provide needs-based case management and support services to the households to ensure on-going housing stability and lease compliance. The program will serve ## families.

Families referred to the _HA Housing Now Program must be from Executive Office of Housing and Livable Communities (EOHLC) Emergency Assistance (EA) Family Shelter program . The _HA case manager will be responsible for obtaining referrals from EA Family Shelter programs and will assess the family's needs to determine an appropriate fit for the program. The _HA will participate in the screening process of families and provide on-going support with the development of the family's service plan to address the service needs of the household.

Once the family is approved and accepted into the Program, the family will execute a lease. Additionally, the case manager and the family will jointly develop a comprehensive service plan that identifies the service needs of the household. They are assigned a case manager who works with them to create an individualized self-sufficiency plan which includes budgeting, medical care, employment, skills training, school and/or childcare enrollment, and other areas that impact a family's stability. The case manager will be responsible for linking the family with the community resources that address these needs. The family will be provided with at least nine (9) months of intensive case management support and services. Services will include:

- Recruiting referrals and conducting eligibility screening and preliminary assessment of referrals;
- Collecting required forms and documents and maintaining participants files;
- Developing a service plan with goals and objectives for families;
- Coordinating connections with outside services;
- Tracking participant progress through periodic meetings and home visits;
- Meeting with families on a regular (weekly or monthly) basis, according to household needs;
- Coordinating move-in and lease-up with tenants and relevant housing authority staff;
- Collaboration with other housing authority programs and community providers to achieve program goals, including regular coordination meetings; and
- Other support services as indicated by individual families.

After nine (9) months, case management and support services will be available to the household on an as-needed basis.

Families to be served must be determined eligible for the EA Family Shelter program in accordance with EOHLC regulations, rules, policies, and procedures. Only families that are referred by EOHLC or its contractors shall be served under this contract. Housing Now must serve all eligible households referred by EOHLC without regard to race, color, religious creed, national origin, ancestry, sex, age, disability status, sexual orientation or gender identity, marital status, political beliefs, family compositions, veteran status, or receipt of public assistance if they are otherwise eligible for Housing Now.

The _HA will be responsible for providing the public housing units for the Program, hiring and supervision of the case manager, the management of support service funds, as well as overall programmatic and fiscal oversight of Housing Now.

FY: 2026 | Contractor Name: LHA | Amendment #, If Applicable: | If Federal Funds: N/A

ATTACHMENT B - BUDGET

Program Name:	Document ID #:	MMARS Code: N/A	Program TYPE: Housing Now program	UFR Prog. #: N/A

		Current		Amend. Change		New				
		FTE	Amount	FTE	Amount	FTE	Amount	COST REIMBURSEMENT ONLY		
	Program Component							Offset	Source	Reimbursable Costs
UFR Title #	Direct Care/Program Support Staff (UFR Titles)									
102	Program Director									
103	Assistant Program Director									
133	Direct Care/Program Staff Sup.									
134	Direct Care/Program Staff III									
135	Direct Care/Program Staff II									
137	Program Secretarial, Clerical									
138	Case Management/Service Coordination									
	SUBTOTAL STAFF									
150	Payroll Taxes									
151	Fringe Benefits									
T 100	**Total Direct Care/Program Staff**									
Title	Occupancy									
301	Program Facilities									
390	Fac. Oper/Main/Furn									
T 300	**Total Occupancy**									
UFR Title	Other Direct Care/Program Support									
201	Direct Care Consultants									
202	Temporary Help									
203	Clients/Caregivers, Reimb/Stipends									
204	Staff Training									
205	Staff Mileage/Travel									
206	Subcontracted Dir. Care									
207	Meals									
208	Contracted Client Trans.									
208	Vehicle Expenses									
208	Vehicle Depreciation									
209	Incid. Health/Med Care									
211	Client Per. Allowance									
212	Prov. of Material Goods									
213	Data Processing									
214	Other Commercial Prod. & Svs.									
215	Program Supplies/Mat									
T 200	**Total Other Direct Care/Program**									
Title	Direct Admin Expenses									
216	Program Support									
510 (410 & 390)	Other Direct Administrative Expenses									
T 500	**Total Direct Administrative Expenses**									
T	**SUBTOTAL PROGRAM COSTS**									
410	Agency Admin. Support Allocation %									
T	**PROGRAM TOTAL**									