Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING
& LIVABLE COMMUNITIES
Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Juana B. Matias, Secretary

# PHN 2026-17

**To**: All Local Housing Authority (LHA) Executive Directors
**From**: Fatima Razzaq, Assistant Undersecretary of Public Housing
**Document Name**: Public Housing Innovations 2027 Notice of Funding Availability
**Date**: November 20, 2026

The terms of 815 CMR 2.00, State Grants, Federal Grant Awards, Federal Subgrants and Subsidies are incorporated by reference into this NOFA. Contract and fiscal requirement terms used in this NOFA shall have the meanings defined in 815 CMR 2.00.

## I. Program Description

The Public Housing Innovations Notice of Funding Availability (PHI 2027 NOFA) offers an updated program for Local Housing Authorities (LHAs) to request capital funding for the transformation of state-aided public housing developments. These funds are authorized by the Public Housing Innovations Demonstration Program (PHIDP) as enacted in the 2008, 2013, 2018 Housing Bond bills, and the 2024 Affordable Homes Act and in accordance with 760 CMR 63.

PHIDP provides for awards that fund rehabilitation and redevelopment of state-aided public housing, using innovative methods including, but not limited to, mixed-income redevelopment including market-rate production, alternate funding sources with new management or capital structures potentially including affordable housing production, or conversion to federal public housing. The program aims to develop and promote an innovative and cost-effective means of modernizing and preserving public housing while producing net new housing units and reducing or eliminating the need for future state capital and/or operating subsidies for the development.

EOHLC offers annual funding rounds for public housing redevelopment, aligned approximately with the recurring timeline for Housing Development's Affordable Housing Competition for Rental Projects "Winter Rental Round."

## II. Program Updates

This notice makes the following program updates:

- This NOFA offers approximately $25M of capital funding for one or more state-aided public housing redevelopment projects. In addition, this NOFA will offer predevelopment awards to help develop and sustain a pipeline of early-stage redevelopment projects. This year, EOHLC will additionally offer up to 40 MRVP vouchers through this NOFA.
- This year, EOHLC is not offering the on-going payment of operating subsidy to projects. All projects will need to demonstrate operating financial feasibility without the inclusion of state-aided public housing operating subsidy in their 20-year operating proformas. Redevelopment proposals that require significant infrastructure improvements may apply to the HousingWorks Infrastructure Program (HWIP) (and up to 11 other competitive grant programs) via the Commonwealth's Community One Stop for Growth application.
- Project proposals submitted through this NOFA that require resources awarded through the Winter Rental Round (tax credits and affordable housing production subsidies) must submit applications to **both** NOFAs so that the Divisions may review the overall funding request in a comprehensive manner.

## III. Available Funds (2027)

- Up to $25M in PHIDP capital funds;
- All contracts and awards are subject to the availability of funding and the Commonwealth Bill Paying policy.
- LHAs may request up to $350,000 per replacement public housing unit. EOHLC will not release full funding until the projects have reached financial closing. Early-stage redevelopment proposals may apply for up to $400,000 in predevelopment awards to help pay for architectural, zoning and due diligence costs accrued during the predevelopment project stages.
- Up to 40 project based MRVPs;
- While these limits apply only to funds awarded through this NOFA, EOHLC will review total funding requests across the PHI 2027 NOFA and Housing Development Winter Rental Round NOFAs and will prioritize projects that minimize draw on state administered resources, including tax credits/private activity bond allocation and soft debt and project-based vouchers.

## IV. Program Application Timeline

Final Applications due: **January 22, 2027 by 5pm**

Please upload all required application documents (itemized below) to a file-sharing site such as Dropbox and grant access to anyone with the link. Email the link to **EOHLCPublicHousing@mass.gov** with the subject "**PHI 2027 NOFA Application (LHA name)"**

Awards made: **Spring 2027**

## V. Program Details

Public Housing Innovations 2027 will provide up to a maximum of $350,000 per replacement state-aided public housing unit in planning, design, and construction funding to LHAs proposing to redevelop their state-aided public housing development. Projects should reduce or eliminate the need for EOHLC funded capital and/or operating costs in perpetuity. This program seeks projects that will physically revitalize and financially stabilize state-aided public housing developments, ensuring their long-term viability while also allowing existing state capital and operating funds to be more effectively used on the smaller remaining statewide portfolio. EOHLC also seeks to address the housing supply crisis when funding these comprehensive redevelopments and will **only** consider

projects that propose additional housing units in the course of the redevelopment, whether affordable or market rate.

The redevelopment goals set forth in this NOFA may be achieved in a number of different ways. Models include but are not limited to the following (or some combination thereof):

- **Mixed-Finance:** Leveraging public and private resources into the project's capital sources. These sources may include tax credit equity, debt leveraged from subsidized rents, and local funds.
- **Mixed-Income**: Intermixing public housing units with non-public housing units, including other low-income housing and/or market rate housing units.
- **Federalization**: Converting eligible state-funded family and elderly developments to federal funding and oversight at LHAs that have capacity to federalize units under the HUD Faircloth limit, or are eligible to receive Faircloth authority from another LHA.
- **Non-Tax Credit Projects** – Smaller projects that substitute greater amounts of local funding sources including LHA owned surplus land and/or the value of existing c. 705 units in need of significant repair to leverage more private debt may be eligible for PHI 2027 capital in excess of the $350,000 per unit limit. EOHLC will review all proposals that pursue the goals of this NOFA, and proposals can combine the above models or suggest alternative concepts.

All proposals must adhere to the following rules:

### Project Requirements:

- As part of the redevelopment, all state-aided public housing units must be replaced on a 1:1 basis with equivalent permanently affordable units in perpetuity; reduction of deeply affordable units will not be considered.
- Chapter 200, 667, and 705 developments are eligible. Chapter 689 and 167 housing is not eligible.
- Project design must adhere to the EOHLC Design Guidelines for New Construction. Waivers may be granted on a case-by-case basis, subject to EOHLC discretion.
- Projects must include net-new housing production, whether affordable or market rate. These new units should be funded primarily with sources outside this NOFA. Public Housing capital will not be available for construction of non-public housing replacement units or for expansion of the number of public housing units, except those that meet the conditions set out in PHN 2019-20.
- Acceptable sources of leveraged funding include:
    - State LIHTC (must be requested through the Affordable Housing Competition for Rental Projects)
    - 4% LIHTC with tax-exempt bond financing through MassHousing or MassDevelopment. Applicants requesting volume cap should have initial conversations with MassHousing or MassDevelopment, and **must** inform EOHLC in their pre-application if a formal application or award has been made.
    - Private equity
    - Private debt
    - EOHLC Soft Debt: a limited amount of EOHLC Development funding may be available to fund proposed production of net-new affordable units. LHAs must apply through the Affordable Housing Competition for Rental Projects (Winter Rental Round).
    - Local HOME/Community Development Block Grant (CDBG)
    - Local Community Preservation Act (CPA) funding
    - HCV vouchers controlled by the applicant LHA. Projects that restrict use of HCV to net-new affordable units will be scored more favorably.
    - HCVs provided by LHAs that can project-base a sufficient number of their own vouchers to meet the needs of the project.

    - MRVPs requested through this NOFA
    - MassWorks or HousingWorks
    - Projected sales proceeds from LHA owned surplus land or c. 705 units
    - Other funds, on a case-by-case basis subject to EOHLC discretion and funding availability.

- Project Budgets must **not** include:
    - State HOME/CDBG funds
    - HDIP
    - 9% LIHTC

- Projects contemplating the inclusion of state LIHTC or Housing Development soft debt must apply for the Winter Rental Round in EOHLC's Division of Housing Development. LHAs should only apply for these funds if they are proposing a significant number of net new income-restricted units. This funding is highly competitive.
- Projects must demonstrate achievement of long-term financial stability that eliminates the need for future EOHLC public housing capital funding. Projects that also reduce or eliminate the need for future EOHLC operating subsidy will be scored more favorably.
- Projects that propose to convert existing state-aided public housing units to a federal subsidy (i.e.
- federal Section 8 Vouchers, or a RAD conversion) should note that the units will no longer be subject to EOHLC oversight or eligible for EOHLC public housing funding, and will be considered Federalized per M.G.L. c. 121B, § 34.
- Projects proposing a new ownership structure must ensure that property management structure preserves public housing affordability and long-term tenant protections in perpetuity for residents in replacement units, , including existing tenants and future tenants/transferees/applicants. Replacement units must be restricted to maintain tenant rent contribution levels at or below those set under any federal state and local subsidy programs originally applicable to the project, unless otherwise required to secure financing necessary for the feasibility of the project or to meet associated programmatic eligibility requirements. Any change to rent calculation formulas resulting in increased tenant contribution levels shall be preceded by notice to affected tenants with an opportunity to comment.
- Project management agreements with development partners should ensure that LHAs continue to manage the tenant selection process for units that continue to receive EOHLC operating subsidy and are subject to the state-aided public housing tenant selection requirements contained in 760 CMR 5.00, as administered through the CHAMP application process.
- Projects should assume that Prevailing Wage will apply to the entire project, including any possible construction of market-rate units.
- Projects will be subject to the tenant protection requirements of Section 35 of Chapter 150 of the Acts of 2024 (Affordable Homes Act). These requirements must be implemented through contracts and use agreements delineating: (i) the roles of the LHA and other agencies in monitoring and enforcing compliance, including tracking temporary and permanent displacement; (ii) how the LHA shall rehouse tenants so there shall be no displacement from affordable housing programs operated by the LHA; and (iii) how tenants shall be provided with technical assistance to facilitate meaningful input related to the redevelopment of the proposed project.
- Projects should incorporate procurement flexibilities granted through Chapter 268 of the Acts of 2022, as summarized via PHN 2023-04.

### Use of Funds:

- Public Housing Innovations grant funds may only be used for state-aided public housing projects undertaken pursuant to clause (j) of M.G.L. c. 121B, § 26
- Up to 10% or $1M, whichever is less, of final capital award may be spent on a reimbursement basis in advance of closing on predevelopment costs in mixed-finance projects, including feasibility, design, legal work, and resident engagement. All disbursements will be made at the discretion of EOHLC and EOHLC will only make the balance of the capital award available upon financial closing of the project. EOHLC may, on a case-by-case basis, allow a higher share of PHI funds to go to predevelopment if the LHA does not have a development partner.

### Final Proposal Requirements

Projects submitting a formal application are expected to submit a full project proposal. Required submission items are:

1. Narrative Cover Letter (10 pages max) describing updated concept and goals of project
2. One-Stop funding application, including
    a. A Sources/Uses development proforma (provide in Excel)
    b. A 20-year operating proforma (provide in Excel)
3. A detailed development schedule, including expected dates of funding and local approvals
4. Market assessment (if project involves market-rate units)
5. Photos of existing site
6. Site plan of existing site
7. Site plan of proposed project including any utility infrastructure upgrades
8. Copy of RFP used to select developer co-applicant, if applicable, and any addenda and attachments thereto.
    a. This template Request for Proposals (RFP) was created for the original Partnership to Expand Housing Opportunities program and may be adapted for use with this NOFA.
9. Copy of selected developer's response to RFP, if applicable
10. Memorandum of Understanding with the developer co-applicant, if applicable
11. An LHA Board vote approving the program application, as evidenced by a certified extract from the minutes of the Board meeting
12. A letter from the head of any resident association or local tenant organization(s) or representative of tenants demonstrates evidence of compliance with tenant participation regulations (760 CMR 6.00). If no letter can be obtained, then the LHA executive director may instead submit a letter certifying that tenants were involved in setting the needs and priorities of the application

Proposals that include a mixed-income or mixed-finance component are encouraged to procure a developer partner and must do so pursuant to a c. 30B-compliant RFP or Request for Quotes (RFQ) process by the time of application. The developer should have demonstrated success in developing affordable housing, and if the project includes market-rate housing, the developer should have experience with developing mixed-income communities. The RFP or RFQ must specify that the LHA intends to dispose of the property at a cost exceeding $35,000, and that it will comply with the requirements of M.G.L. c. 30B, Sec. 16. The LHA will need to secure a third-party valuation of the parcel before final disposition. EOHLC will consider applications where the LHA plans to serve as the developer themselves through an affiliate, but the LHA must demonstrate that it has the development experience (or experienced development consultants) to advance the project and the necessary balance sheet to attract funding.

M.G.L. c. 121B, § 34, as amended by c. 268 of the Acts of 2022, relieves public housing redevelopment projects involving conveyance to an affiliated non-profit or a private entity from most requirements of public construction procurement contained in M.G.L. c. 149. Prevailing Wage and contractor bonding requirements under MGL c. 149 § § 26 to 27F, inclusive, and § 29 will still apply. For more information, please refer to PHN 2023-04.

## VI. Application Process

- LHAs will submit their full project proposal by January 22,2027.
- Please upload all required application documents (itemized above) to a file-sharing site such as Dropbox and grant access to anyone with the link
- Email the link to EOHLCPublicHousing@mass.gov with the subject "PHI 2027" NOFA Application (LHA name)"
- EOHLC will review proposals against the scoring criteria below and approve 1 or more projects, depending on projected cost and funding availability.

| NOFA Activity | Date | Time |
|---|---|---|
| NOFA Post Date: | 11/20/26 | |
| Applications Due | 1/22/27 | 5pm |
| Q&A Submittal Deadline (est.): | 12/4/26 | 5pm |
| Q&A Response Deadline (est.): | 12/18/26 | 5pm |
| Application Award (est.): | Spring 2026 | |

## VII. Scoring Criteria

Applications will be reviewed to determine overall consistency with the goals of the PHI 2027 Program and with EOHLC goals and objectives. Applications will only be scored if they meet the project requirements listed on page 3.

### PROJECT FEASIBILITY: SCOPE &COST| 35 POINTS

- Extent to which the project demonstrates vision, reasonable scope, and cost. Extent to which project meets goals of PHIDP program (760 CMR 63.03).
- Current physical condition; extent to which project would address capital needs at development, as demonstrated by Capital Planning System (CPS) facility condition index or other metrics.
- Consideration will be made for the utilization of public and private sources of funding, more favorably scoring projects that minimize the use of funds administered by all Divisions of EOHLC including federal tax credits.

### ONGOING COSTS DEFERRED | 20 POINTS

- Extent to which the project will remove the need for state capital and/or operating funds. Applicants will be ranked and scored based off the current state subsidy for the units and the expired component value of the units as of 7/1/2026.
- Projects that propose to include LHA-controlled project-based vouchers of any kind are allowable, but scores will be negatively impacted on a sliding scale depending on percentage of LHA-controlled project-based vouchers to total replacement units. There is no penalty for proposing project-based vouchers for net-new units, or for smaller projects that require additional PBVs as a substitute for federal tax credits.

### OTHER PROJECT BENEFITS | 20 POINTS

- Net-new units: Number affordable, workforce or market-rate (primary other project benefit)
- Economic mobility and neighborhood revitalization
- The inclusion of on-site resident focused amenities such as child-care facilities, community spaces, etc.
- The extent to which the project includes sustainable design components
- The extent to which project design promotes resiliency to climate change hazards
- Accessibility and community amenities

NOTE: projects that do not add density and units will not be considered for funding.

### READINESS TO PROCEED | 15 POINTS

- Applicants should demonstrate project feasibility, focusing particularly on the extent to which the proposal appears to identify and address all the key hurdles to completion; applicant must input development schedule timeline dates that demonstrate the ability of the project to begin construction within 24 months of award.
- Applicants should provide a clear timeline illustrating key project development dates, including: start and completion dates for relocation (if needed), expected leveraged funding application and commitment dates for 4% tax credits and volume cap, confirm zoning compliance or expected timeframe for receipt of zoning relief, key design milestone dates, and construction milestone dates (including bid date, NTP date and date of substantial completion), and if applicable, HUD review and inspection dates.

### TEAM CAPACITY | 10 POINTS

- Management and organizational capacity are vital for a successful project. EOHLC will review and make determinations at its discretion. Review includes:
- Skills and experience of development team
- LHA's experience with other large capital projects
- LHA's current pipeline of major capital projects
- Performance Management Review (PMR) and Agreed Upon Procedures (AUP) findings
- Development partner resume and experience (if applicable)

## VIII. General

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 state and federal statutes, regulations, and other EOHLC policies and requirements. EOHLC may also negotiate and execute contract amendments with the awarded LHAs to include the above and/or related initiatives or projects which were not previously addressed, and which EOHLC reasonably determines are within the scope of this NOFA and necessary to result in best value to the Commonwealth.

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. 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 their NOFA application, the LHA agrees to the terms of the NOFA, affirms that they are not subject to any state or federal debarment order, and affirms that all contracted services shall be provided consistently with state and federal law, and any applicable EOHLC administrative guidance, policies, or other technical requirements.

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 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; (iv) cancel, in part or in its entirety, this NOFA if it is in the best interest of the Commonwealth to do so; and/or (v) waive any informality, and/or exclude any proposals from further consideration for failure to fully comply with the requirements of this NOFA if EOHLC determines it is in the best interests 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. Content submitted in response to this NOFA must be suitable for public viewing, and EOHLC reserves the right to edit or delete any inappropriate content.

Bidders with disabilities or hardships that seek reasonable accommodation, which may include the receipt of NOFA information in an alternative format, must communicate such requests in writing to the contact person. Requests for accommodation will be addressed on a case-by-case basis. An LHA requesting accommodation must submit a written statement which describes the respondents' disability and the requested accommodation to the contact person for the NOFA.

EOHLC reserves the right to use other available information regarding a development team's history, experience and past performance as a EOHLC grantee or borrower (as applicable) when evaluating applications, including whether the team 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 program/projects in accordance with applicable requirements;
- Maintained compliance with applicable programmatic and legal requirements for any required period of affordability, and;
- Has a significant balance of unutilized resources provided by any division of EOHLC, including without limitation capital grants from the Division of Public Housing, or capital grants, loans, or tax credits from the Division of Housing Development.

LHAs must ensure that all client/participant 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 Commonwealth program data is protected.

- LHA's and development partner co-applicants are obligated to notify EOHLC in writing of changes in project information included in pre or full application submissions that develop after initial submission. Any changes in local zoning/building code compliance requirements, or updates regarding the results of environmental investigations on-site or new information in general that has implications to the overall project scope and total project cost, must be shared with EOHLC through an partially amended application, immediately after such information is known to the project applicants.

**NOTE**: Applicants that submit via email to EOHLC must upload all required application documents to a file-sharing site such as Dropbox and grant access to anyone with the link. Please do not send files as attachments to the EOHLC email.