

# **Participating Jurisdiction: Malden – Consortium (North Suburban Consortium)**

## **Date: June 1, 2022**

### **Introduction**

The American Rescue Plan Act (ARPA) of 2021, a federal relief package created to assist State, Counties, and local governments to address the negative economic effects of the COVID-19 pandemic, appropriated funds for the U.S. Department of Housing and Urban Development (HUD) to distribute through the HOME Investment Partnerships (HOME) Program. The North Suburban Consortium, as a participating jurisdiction of HOME program funds consisting of eight municipalities – Arlington, Chelsea, Everett, Malden, Medford, Melrose, Revere, and Winthrop – received \$7,275,299 in HOME-American Rescue Plan (HOME-ARP) funds.

The HOME-ARP program can be used to fund the following eligible activities: Rental Housing Development, Tenant Based Rental Assistance, Supportive Services, Non-Congregate Shelter Development, and Operating or Capacity Building Expenses for Non-Profit Organizations.

This plan outlines how the North Suburban Consortium intends to utilize its HOME-ARP funding to address the needs of its communities, including the rationale for these decisions.

### **Consultation**

*Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.*

#### ***Summarize the consultation process:***

The consultation process for this plan includes direct contact with local services providers, public housing agencies, municipal departments, non-profit affordable housing developers, veterans' services providers, and the Massachusetts Balance of State CoC. Many of these groups address the needs of more than one of the qualifying populations with their current housing inventory and/or programs. Most consultation with these groups was conducted in an interview style via phone or video conference.

Direct consultation was performed with each participating municipality public housing authority where information regarding wait list duration, voucher and other assistance capacity was collected. Further, the Consortium hosted a community roundtable in October 2021 that included members of the Consortium board as well as various representatives from local organizations and agencies as well as State agencies and departments.

Interviews were conducted on a one-on-one basis with staff of local service organizations including public housing authorities, local Community Development Corporations, domestic violence providers and veterans' services providers.

A budget simulation survey was prepared for community input from Consortium residents and service providers. This survey was available for a 14-day period and 132 responses were recorded.

Finally, this draft plan was published for public comment over a 15-day period. The Consortium held a public hearing to explain the components of the plan and take public input during the 15-day comment period.

***List the organizations consulted, and summarize the feedback received from these entities.***

Agency/Organization Consulted	Type of Agency/Consultation	Method of Consultation	Feedback
Housing Corporation of Arlington	Public agency that addresses the needs of the qualifying populations	Virtual Roundtable & Teams Video Call	<ul style="list-style-type: none"> <li>• Advocated for a myriad of supportive services including tenancy preservation programs, education, life skills training, mental health services, mental health services, transportation to and from grocery stores/medical appointments, employment assistance and job training, childcare, and language assistance (ESL and translation/interpretation)</li> </ul>

Malden Housing Authority	Public Housing Agency	Multiple Video Calls	<ul style="list-style-type: none"> <li>• MHA cannot voucher as many households as they are allotted for because the market rate for housing is too high to have enough funding for the number of vouchers allotted. In addition, many vouchers get returned from inactive households or households unable to locate housing with a voucher</li> <li>• Advocated for housing search assistance, but noted this will only be helpful if there are units available</li> <li>• New housing units should allow households to age in place</li> <li>• Advocated for homeless outreach services, language assistance, mental health services, and financial literacy training</li> <li>• There has been an uptick in the number of households experiencing domestic violence</li> </ul>
--------------------------	-----------------------	----------------------	--

Medford Housing Authority	Public Housing Authority	Multiple Video Calls	<ul style="list-style-type: none"> <li>• Need more affordable units (particularly 2-, 3-, and 4-bedroom units) and emergency shelter beds. However, lack of one-bedroom units means that many family housing units are over housed (for cases where children have moved out)</li> <li>• The waitlist for public housing well exceeds current capacity</li> <li>• Focus on stabilizing tenants with resources such as financial assistance and employment assistance/job training (language assistance is needed to help people secure jobs).</li> </ul>
---------------------------	--------------------------	----------------------	---



Balance of State Continuum of Care (BoS CoC)	Continuum of Care	Multiple Video Calls	<ul style="list-style-type: none"> <li>• Need for more shelter and permanent supportive housing units. Shelter capacity has been constrained during the pandemic due to social distancing</li> <li>• Non-congregate shelter types are especially important during the pandemic</li> <li>• Emphasized the need for housing search assistance, financial literacy training, transportation, and childcare services</li> <li>• The number of households experiencing domestic violence has been on the rise during the pandemic</li> <li>• There are many homeless youth and young adults (24 or under)</li> <li>• Lack of units for people with disabilities</li> <li>• Noted that there is inadequate staff capacity to run existing supportive service programs. Additional capacity funding needed</li> </ul>
Asian Community Development Corporation (ACDC)	Public agency that addresses the needs of the qualifying populations	Phone Call	<ul style="list-style-type: none"> <li>• Currently has staffing constraints and could benefit from capacity and/or operating assistance to continue existing programs</li> <li>• The need for mortgage and rental assistance has been on the rise</li> <li>• Receives many calls of people in need of housing search assistance</li> </ul>

Chelsea Housing Authority	Public Housing Authority	Phone Call	<ul style="list-style-type: none"> <li>• Expressed concern over the capacity to provide services and respond to the needs of all qualifying populations. Capacity funding is needed.</li> <li>• There is a need for larger apartments (particularly 3- and 4-bedroom units) for multi-generational families</li> <li>• Lack of units necessary for persons with disabilities. Number of persons with disabilities on waitlist is not proportional to the number of Section 504 housing authority units.</li> <li>• Additional financial assistance is needed as well as mental health services, financial literacy training, housing search assistance, life skills training, childcare, case management, and transportation</li> </ul>
Massachusetts Housing Shelter Alliance (MHSA)	Homeless service provider/public agency that addresses the needs of the qualifying populations	Virtual Roundtable	<ul style="list-style-type: none"> <li>• Emphasized the need for permanent supportive housing for those experiencing homelessness</li> <li>• Provide rental assistance and supportive services to help people obtain housing instead of the typical shelter model</li> </ul>

Metro North Housing Corporation	Public agency that addresses the needs of the qualifying populations	Virtual Roundtable	<ul style="list-style-type: none"> <li>• Focus on intervention for people at-risk, preventing the flow of people into homelessness</li> <li>• Providing support to households so that they can maintain housing is key. Financial stability programs, substance abuse services, mental health services, and tenancy preservation programs are important</li> <li>• Need for adult homeless shelters</li> </ul>
City of Medford	Public agency that addresses the needs of qualifying populations	Virtual Roundtable & Board Meetings	<ul style="list-style-type: none"> <li>• Many residents have expressed a need for utility assistance</li> <li>• City needs additional deed-restricted affordable units, particularly studios and one-bedroom units</li> </ul>
Massachusetts Department of Mental Health	Public agency that addresses the needs of qualifying populations/public organization that addresses fair housing, civil rights, and the needs of persons with disabilities	Virtual Roundtable	<ul style="list-style-type: none"> <li>• Emphasized the difficulty of those with mental illness to obtain and retain housing. Supportive services for this group could be helpful</li> <li>• There is the potential to get referrals from clients served by DMH for HOME-ARP units</li> </ul>

RESPOND, Inc.	Domestic violence service provider/ public agency that addresses the needs of the qualifying populations	Virtual Roundtable	<ul style="list-style-type: none"> <li>• Found that scattered site permanent supportive housing units were a better option than non-congregate shelter for their clients</li> <li>• It is difficult for people to save enough for first and last month's rent and security deposits to move out of a bad situation. This assistance is necessary</li> <li>• Childcare funding is vital</li> </ul>
City of Revere	Public agency that addresses the needs of qualifying populations	Virtual Roundtable & Board Meetings	<ul style="list-style-type: none"> <li>• Focus on homelessness prevention. The City gets many calls from tenants that cannot afford rent and/or utility bills. Landlord-tenant mediation and eviction prevention are also needed.</li> <li>• There is a critical need for more permanently affordable housing</li> <li>• Revere has a lack of emergency shelter options</li> </ul>
Town of Winthrop	Public agency that addresses the needs of qualifying populations	Virtual Roundtable & Board Meetings	<ul style="list-style-type: none"> <li>• The need for childcare resources is a topic often discussed within the Town</li> <li>• Local priority of expanding housing type options beyond single-family homes</li> </ul>
The Neighborhood Developers	Public agency that addresses the needs of qualifying populations	Virtual Roundtable & Virtual Call (Zoom)	<ul style="list-style-type: none"> <li>• Emphasized the need for supportive housing and services such as financial assistance, mental health, and substance abuse treatment programs</li> <li>• All qualifying populations are high need</li> </ul>

City of Malden	Public agency that addresses the needs of qualifying populations	Virtual Roundtable & Board Meetings	<ul style="list-style-type: none"> <li>• Current shelter waitlists are well over 100 people long after just a few months in operation</li> <li>• Need for supportive housing projects to help those at-risk of homelessness</li> </ul>
Arlington Housing Authority	Public Housing Authority	Video Call	<ul style="list-style-type: none"> <li>• Lack of units necessary for persons with disabilities. Number of persons with disabilities on waitlist is not proportional to the number of Section 504 housing authority units. May be worthwhile to provide a preference for persons with disabilities</li> <li>• Lack of shelter and transitional housing resources</li> <li>• Advocated for mental health services, transportation to and from grocery stores/medical appointments, financial literacy training, life skills training, employment assistance/job training, childcare, education services, and language assistance (ESL and translation/interpretation).</li> </ul>

Everett Housing Authority	Public Housing Authority	Video Call	<ul style="list-style-type: none"> <li>• Emphasized the need for more family housing units</li> <li>• Need for case management, mental health, substance abuse treatment, and life skills training services. Mental health was particularly highlighted</li> <li>• The Affordable rent is still not “affordable” to the lowest-income populations. There is need for rental assistance.</li> </ul>
Melrose Housing Authority	Public Housing Authority	Video Call	<ul style="list-style-type: none"> <li>• Emphasized the need for more family size units, particularly 3- and 4-bedroom units</li> <li>• A significant number of people on the waitlist request reasonable accommodations due to a disability</li> <li>• There is often a need for emergency housing placement, but nowhere to send people</li> <li>• Need for additional rental assistance, life skills training, and financial literacy training</li> </ul>

Revere Housing Authority	Public Housing Authority	Video Call	<ul style="list-style-type: none"> <li>• Lack of housing units and resources for persons with disabilities, particularly for those under 60 who do not qualify for senior housing. Number of persons with disabilities on waitlist is not proportional to the number of Section 504 housing authority units.</li> <li>• There is an overall lack of housing, but a particular need for larger units (3 and 4 bedrooms). This is the result of multi-generational households</li> </ul>
Winthrop Housing Authority	Public Housing Authority	Video Call	<ul style="list-style-type: none"> <li>• Has seen an increase in the number of households reporting domestic violence events</li> <li>• Need for utility assistance</li> <li>• Need for more units, particularly elderly housing units and 3- and 4-bedroom family units</li> <li>• Advocated for substance abuse treatment, tenancy stabilization, life skills training, financial literacy training, utility assistance, and food security services</li> </ul>

Montachusett Veterans Outreach Center, Inc.	Veteran's group		<ul style="list-style-type: none"> <li>• Many clients are coming from a 30- or 60-day recovery program</li> <li>• There is a lack of resources for veterans regardless of discharge status</li> <li>• Veterans need a wide variety of supportive services to maintain housing stability including benefits coordination and employment assistance</li> </ul>
Town of Arlington	Public agency that addresses the needs of qualifying populations	Board Meetings	<ul style="list-style-type: none"> <li>• Many residents are at-risk of homelessness due to increasingly unaffordable rents</li> <li>• Existing affordable housing stock does not suit the needs of family households with two or more children</li> </ul>
City of Chelsea	Public agency that addresses the needs of qualifying populations	Board Meetings	<ul style="list-style-type: none"> <li>• Chelsea has the highest overcrowding rate in Massachusetts, at 9.6%. These households are high risk</li> <li>• 30% of households have four or more individuals and there is a need for larger family-size units</li> <li>• Expressed the need for housing search, financial assistance, and eviction prevention for households regardless of documentation status</li> </ul>
City of Everett	Public agency that addresses the needs of qualifying populations	Board Meeting	<ul style="list-style-type: none"> <li>• Current residents are becoming unstable due to growing property values that lead to increased rents and property taxes. Need for financial assistance</li> </ul>



City of Melrose	Public agency that addresses the needs of qualifying populations	Board Meetings	<ul style="list-style-type: none"> <li>• There is a lack of affordable rental housing throughout the City. Need for additional units of all types</li> <li>• Local development organizations have limited staff capacity to build new units. Capacity building and operating assistance is needed</li> </ul>
Massachusetts Fair Housing Center	Public organization that addresses fair housing, civil rights, and the needs of persons with disabilities	Phone call	<ul style="list-style-type: none"> <li>• There have been an increased number of discrimination complaints, particularly for persons with Section 8 vouchers, low-income families with children under 6, the LGBTQ+ population, domestic violence survivors, and the deaf and hard of hearing</li> </ul>
Medford Community Housing	Public agency that addresses the needs of qualifying populations	Phone Call	<ul style="list-style-type: none"> <li>• Focus on enhancing the social and economic well-being of the community</li> <li>• Ensure all housing opportunities are open to a range of cultural, racial, and ethnic identities</li> <li>• Advocated for homebuyer assistance and education as well as financial literacy services</li> </ul>
Medford Family Life Education	Public agency that addresses the needs of qualifying populations	Phone Call	<ul style="list-style-type: none"> <li>• Emphasized the need for permanent housing attainment and retention</li> <li>• Supportive services are needed alongside emergency shelter and transitional housing opportunities</li> <li>• Non-congregate shelter opportunities are essential</li> </ul>

## Public Participation

*PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submissions of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.*

*For the purposes of HOME-ARP, PJs are required to make the following information available to the public:*

- *The amount of HOME-ARP the PJ will receive,*
- *The range of activities the PJ may undertake*

***Describe the public participation process, including information about the dates of the public comment period and public hearing(s) held during the development of the plan:***

- ***Public Comment Period:*** April 5, 2022 – April 21, 2022 (Survey); June 1, 2022 – June 15, 2022 (Draft Allocation Plan)
- ***Public Hearing:*** June 9, 2022

A survey was prepared and released to the community for participation. This survey was presented as a budget simulation that allowed users an opportunity to demonstrate how they would spend the available funds within the eligible activities and expenditure categories. The survey was made available in several languages including English, Spanish, Portuguese, Haitian Creole, Mandarin, Vietnamese, and Arabic. The survey was available for a period of 14 days during which 132 responses were recorded. This survey saw nearly equal participation among age groups ranging for 18 to 55 and had respondents from each municipality in the Consortium.

While feedback ranged considerably given the survey structure, it was noted that a significant number of respondents elected to prioritize expenditure on rental assistance eligible supportive services activities, such as mental health services, life skills workshops, child care, and substance abuse treatment services— this budget line saw nearly 82% interaction among all respondents and was the highest overall expenditure across all responses at approximately \$2.48M of the \$6.2M net budget presented in the simulation.

***Describe any efforts made to broaden public participation:***

Flyers and an email containing information about the survey were sent to: Arlington Housing Authority, Housing Corporation of Arlington, Caritas Communities, Walnut Street Center, Arlington Human Service Providers Group, Food Link, Arlington EATS, Arlington Youth Counseling Center, Arlington Department of Health and Human Services, Melrose Housing Authority, Chelsea Housing Authority, Everett Housing Authority, Malden Housing Authority, Medford Housing Authority, Revere Housing Authority, Winthrop Housing Authority, South Middlesex Opportunity Council (SMOC), Heading Home, Advocates, Massachusetts Housing and Shelter Alliance, Housing Families, Wayside Youth, Somerville Homeless Coalition, Greater Lawrence Community Action Council (GLCAC), Justice Resource Institute, HarborCOV, The Second Step, RESPOND Inc, HomeStart, Emmaus Inc, Veterans Northeast Outreach Center Inc, Action Inc, Alternative House, Pine Street Inn, Community Teamwork, MetroHousing Boston, Community Health Link, Action for Boston Community Development (ABCD), Bridgewell, YWCA Northeastern MA, RCAP Solutions, Berkshire Housing, Wayfinders, The Neighborhood Developers, TND CONNECT, Balance of State CoC, Asian CDC, HAVEN – Massachusetts General Hospital, CAPIC Inc., Cambridge Health Alliance (CHA), Portal to Hope, For Kids

Only Afterschool (FKO), Mystic Valley Elder Services, Elliot Family Resource Center, Bread of Life, WFCS Center, Latinos Unidos en Massachusetts (LUMA), Zion Church Ministries, Everett Haitian Community Center, La Comunidad Inc, Everett Community Aid Network, Everett Public Schools – Parent Resource Center, YMCA – Malden, Share Your Love Foundation, Grace Ministries Food Pantry, Glendale United Methodist Church, Judah International Ministries, St. Anthony School & Parish, American Muslim Center, Revival Church for the Nations in Boston, and Cambridge Seventh-Day Adventist Church. The survey was also sent to everyone on the Town of Arlington and City of Melrose email distribution lists.

The survey was promoted verbally at the Town of Arlington CDBG Annual 2022 Action Plan Public Hearing on April 14<sup>th</sup>, the City of Malden CDBG/North Suburban HOME Consortium 2022 Annual Action Plan Public Hearing on April 13<sup>th</sup>, a City of Chelsea community meeting on housing stability on April 12<sup>th</sup>, and the City of Chelsea’s ARPA Community Advisory Committee meetings. Further, the survey was made available on Facebook, Twitter, municipal websites, and at libraries, senior centers, town and/or city halls, and bulletin boards by all the North Suburban Consortium’s communities. Finally, multiple press releases about the survey were published in local newspapers.

A dedicated email was created to field ongoing inquiries related to the survey, the HOME-ARP award in general, and the public process. Finally, survey respondents were able to voluntarily leave their email addresses to stay apprised of future consultation efforts. Email addresses from the survey were compiled along with contact information of service providers collected from the Balance of State Continuum of Care (BoS CoC) and from roundtables, interviews, and others who communicated their interest in HOME-ARP. The result was an emailing list of approximately 150 people that were given a draft copy of this plan at the beginning of the 15-day public comment period as well as the public hearing information.

*A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.*

***Summarize the comments and recommendations received through the public participation process:***

Through the duration of the survey period two public comments were received via email.

One comment came from Melrose where a resident stated a high local demand for transitional housing and emergency shelters and inquired about possible projects to that end resulting from the Consortium’s HOME-ARP allocation. While no projects have been selected to date, the Consortium intends to set-aside funding for rental housing which could result in a transitional housing project.

The second comment was regarding the survey format and was received from a service provider in Arlington who suggested that any future engagement strategies employ a ranking choice structure vs. the budgetary simulation presented in the publicized survey. No future surveys were conducted, but the NSC has noted this comment for any future surveys it may conduct for other plans.

All comments received at the public hearing on June 9<sup>th</sup> are included in the public hearing synopsis in the attachments. All comments related to the unreliability of homelessness data and questions about what kinds of projects may be eligible and when funds will be available. The NSC did acknowledge that the data is unreliable, but that it is the best and most accurate data we have available. No comments were received by mail or e-mail during the 15-day public comment period.

***Summarize any comments or recommendations not accepted and state the reasons why:***

No comments have been rejected to date.

## **Needs Assessment and Gaps Analysis**

*PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.*

The Housing Needs Inventory and Gap Analysis tables include data from the Balance of State Continuum of Care. There is no data that is specific to the Consortium. However, Continuum of Care data is helpful to understand the gaps in the region. Data has been collected from the 2021 Point-In-Time count, Executive Office of Elder Affairs, and Continuum of Care Housing Inventory Count. All references to the PIT count in this plan refer to the 2021 Massachusetts Balance of State Continuum of Care Point-in-Time Count.

The Housing Needs Inventory and Gap Analysis for the Homeless population indicates a surplus of family beds and a deficit of adults-only beds in the CoC. Even though there appears to be a surplus, the homeless population count is likely understated. BoS CoC estimates that 330 households remain unsheltered despite the surplus of family beds. In addition, waitlists for public housing units, the Coordinated Entry System, and local shelters indicate a much larger homeless population than identified in the Point-in-Time count alone. The reader is cautioned that the data in the below tables does not show the full picture and they all narratives should be read in their entirety.

Finally, all references to victims of domestic violence throughout the plan shall be interpreted to mean all persons fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. Victims of domestic violence is used throughout the plan for brevity.

## Housing Needs Inventory and Gap Analysis Table: Homeless Data

Homeless																	
	Current Inventory							Homeless Population					(Gap)/Surplus Analysis				
	Family		Adults Only		Child - Only <sup>1</sup>	Yout h Only <sup>2</sup>	Vets	Family HH (at least 1 child)	Adult HH (w/o child)	HH w/ only childre n	Vets <sup>3</sup>	Victim s of D V <sup>4</sup>	Family		Adults Only		Yout h & Youn g Adult
# of Beds	# of Unit s	# of Beds	# of Units	# of Beds		# of Beds							# of Bed s	# of Unit s	# of Bed s	# of Unit s	# of Beds
Emergency Shelter	2,329	790	495	790	4	4	6	545 (1,848 persons )	589 (607 persons )	3 (3 persons )	9	132	481	245	(112 )	201	1
Transitio n al Housing	230	95	89	75	0	25	29	78 (219 persons )	75 (91 persons )	2 (4 persons )	27	55	11	20	(2)	0	21
Permanent Supportive Housing	821	283	1,515	1,170*	0	23	1,032	Unknown					Unknown				
Other Permanent Housing	211	68	280	Unknow n	0	4	75	Unknown					Unknown				
Unsheltere d Homeless									330**								
Current Gap																	

**Source:** Homeless Population data is from the Massachusetts Balance of State 2021 Point-in-Time Count. \*Permanent supportive housing units for adults-only inventory is from the Executive Office of Elder Affairs which mainly shows Elderly/Disabled supportive units. All other housing inventory data comes from the 2021 Massachusetts Balance of State Housing Inventory Count.

**Notes:** All data is from the entire BoS CoC which is larger than the Consortium. \*\*BoS CoC estimates 330 households remain unsheltered, but HUD did not require in-person Point-In-Time counts of the unsheltered population in 2021 due to the COVID-19 pandemic. As such, there is no information on whether the 330 households are comprised of families or adults-only. Further, 330 households is an estimate and may not be based on an actual count

<sup>1</sup> Child-only refers to persons under the age of 18, including one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children

<sup>2</sup> Youth Only refers to beds dedicated to housing homeless youth aged 24 and younger

<sup>3</sup> The number of veterans is also accounted for in the adult and family categories

<sup>4</sup> The number of victims of domestic violence (Victims of DV) is also accounted for in the adult and family categories

## Housing Needs Inventory and Gap Analysis Table: At-Risk of Homelessness & Other Populations Data

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	66,697		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	7,161		
Rental Units Affordable to HH at 50% AMI (Other Populations)	14,879		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		13,985	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		8,620	
Current Gaps			(6,824)

**Sources:** Current Inventory is based on 2020 Census Data and Policy Map Data; Level of Need is based on HUD Comprehensive Housing Affordability Strategy (CHAS) Data. Data in this table is specific to the Consortium.

**Notes:** There is a shortage of 6,824 qualify affordable rental units to serve households earning 0-30% AMI in the region. This is based on households with 1 or more severe housing problems. The number of households below 30% AMI and between 30% and 50% AMI is larger.

The average median income for the consortium communities combined is \$92,126, with an average rent of \$1,599 per month. The HUD 2022 30% AMI guideline for a family of four for the area is \$42,050 and the 50% AMI guideline for 2022 is \$70,100 for a family of four. When averaged 50.75% of households in the consortium are renter households; a total of 31,460 or 8.58% of renter households within the consortium population earns less than 50% AMI. Overall, 50,920 or 13.89% of renter households earning at or below 50% AMI are cost burdened. The heaviest cost burden falls on those earning less than \$50,000 per year.

Homeowner households show more stability, with 49.25% of households as homeowners the consortium communities see that less than 1% of homeowners earn 50% or less of AMI. Cost burdened homeowner households earning less than 50% of AMI make up 2.76% of homeowners in the consortium communities.

## North Suburban Consortium Household Income & Cost Burden Data

RENTAL DATA										
	Arlington	Chelsea	Everett	Malden	Medford	Melrose	Revere	Winthrop	TOTAL	% of Pop
Household Income <= 30% HAMFI	1,325	3,365	2,915	4,335	2,110	1,060	3,455	1,160	19,725	5.38%
Household Income >30% to <=50% HAMFI	950	1,975	1,825	2,155	1,320	565	2,395	550	11,735	3.20%
Household Income >50% to <=80% HAMFI	1,115	1,730	1,690	2,190	1,030	555	1,540	700	10,550	2.88%
Cost Burden <=30%	4,880	4,770	4,675	6,480	6,310	2,240	4,805	1,810	35,970	9.81%
Cost Burden >30% to <=50%	1,310	2,335	2,435	3,370	1,690	795	2,295	720	14,950	4.08%
Cost Burden >50%	1,325	2,500	2,555	3,015	1,640	765	2,845	1,020	15,665	4.27%
OWNERSHIP DATA										
	Arlington	Chelsea	Everett	Malden	Medford	Melrose	Revere	Winthrop		
Household Income <= 30% HAMFI	595	185	695	1,075	1,085	365	1,015	415	5,430	0.16%
Household Income >30% to <=50% HAMFI	620	420	710	980	1,180	475	1,300	485	6,170	0.17%
Household Income >50% to <=80% HAMFI	740	565	965	1,195	1,300	690	1,605	460	7,520	0.20%
Cost Burden <=30%	8,655	2,270	3,365	6,275	9,465	5,930	5,960	2,825	44,745	2.36%
Cost Burden >30% to <=50%	1,470	660	1,405	1,700	2,240	865	1,945	770	11,055	0.40%
Cost Burden >50%	960	475	1,120	1,340	1,375	485	1,580	760	8,095	0.26%
HOUSEHOLD TYPE DATA										
	Arlington	Chelsea	Everett	Malden	Medford	Melrose	Revere	Winthrop		
Family Households	11784	7592	10992	15080	13,008	7334	11561	4596	81,947	22.35%
Non-Family Households	7334	5582	5115	8287	10799	3904	6994	3247	51,262	13.98%
1.5+ Occupants per room	42	461	231	356	63	36	371	18	1,578	0.43%

**SOURCE:** 2014-2018 Comprehensive Housing Affordability Strategy (CHAS)

***Describe the size and demographic composition of qualifying populations within the PJ's boundaries:***

HOME-ARP funds must be used to primarily assist the “qualifying populations” which are based on a household’s status rather than income. The four categories included in the definition of qualifying population are:

1. Homeless
2. At-risk of homelessness
3. Fleeing, or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
4. Other populations where assistance would prevent the family’s homelessness or serve those with the greatest risk of housing instability

Funds must primarily assist households that meet the status of “qualifying populations” but 30% of rental units funded with HOME-ARP may be occupied by low-income households, which are households whose annual incomes are at or below 80% of the area median income. Further, HUD calls out veterans as a population of interest. Any veteran household that also meets one of the above qualifying population categories is considered a qualifying household.

**Homeless:**

Estimating the size of the homeless population is notoriously challenging, and limited data sources often lack reliability. HUD’s Point in Time (PIT) count, the federal government’s annual homelessness census, likely underestimates the population experiencing homelessness according to numerous studies and the U.S. Government Accountability Office. The North Suburban HOME Consortium also recognizes that the Point in Time Count likely undercounts certain homeless populations, including people who are transgender and people who are Black, Indigenous, and People of Color. Nevertheless, the PIT remains the best data set available.

Nationwide, the most recent PIT data (2021) counted 552,830 individuals experiencing homelessness, or a rate of 168 per 100,000 people. In Massachusetts, PIT data counted 17,975 homeless people, a rate of 256 per 100,000. In the Massachusetts State Continuum of Care (CoC), the PIT count found 3,102 people who were homeless. The consortium has a total population of 366,646 persons. If we use the rate of 256 per 100,000, we can estimate that the consortium has approximately 1,432 homeless persons. Over one-third of those homeless in the CoC are children in families under the age of 18, while single adults account for approximately 22% of the homeless population. Of the reported homeless adults, approximately 10% remain unsheltered. The PIT data further demonstrates that 38% of homeless households in the Continuum include at least one child. The table below further illustrates homeless youth across the Consortium utilizing count data provided by the Department of Elementary and Secondary Education (grades K through 13).



CITY/TOWN	SHELTERS	DOUBLED UP HOUSEHOLDS	UNSHELTERED	HOTEL/MOTEL	UNACCOMPANIED YOUTH	TOTAL
Arlington	0	0	0	0	0	0
Chelsea	29	226	0	0	11	266
Everett	62	30	0	0	0	92
Malden	62	71	0	12	0	145
Medford	23	24	0	0	3	50
Melrose	12	12	0	0	1	25
Revere	45	106	10	29	26	216
Winthrop	0	0	0	0	0	0
<b>TOTAL</b>	<b>233</b>	<b>469</b>	<b>10</b>	<b>41</b>	<b>41</b>	<b>794</b>

Across the CoC 35% of homeless individuals identify as Hispanic/Latino. The PIT count found that 25% of homeless persons are Black/African American; 26% are White; those that identify as Asian, American Indian/Alaska Native, Pacific Islander or Multi-Racial make up less than 3% of the homeless population, respectively. These percentages show that the Black/African American population of the consortium are disproportionately impacted by homelessness. Only 8.2% of residents identify as Black/African American in the Consortium, however 25% of that population is affected by homelessness. Conversely, the White/Caucasian populations makes up 71.1% of the consortium population and only 26% of the homeless population. Asian residents make up 8.6% of the Consortium population and only 3% of the homeless population.

Forty-five percent of all people who were counted as homeless in the 2021 PIT count identified as male, 54% female, and 1% identified as transgender or gender non-conforming.

6% of the homeless population is categorized as severely mentally ill and 3% chronically abuse substances. These populations need mental health and substance abuse treatment services to stay stably housed.

Approximately 7% of people who were found to be homeless during the PIT count in 2021, were chronically homeless. According to the CoC, 144 of the 2,009 households in the Coordinated Entry system are chronically homeless.

#### **At Risk of Homelessness:**

Accurately accounting for individuals at-risk of becoming homeless poses difficulties, as these individuals are not typically present in the service system and, as a result, not included in counts that collect this data.

To properly assess this population, the Consortium used the latest Comprehensive Housing Affordability Strategy (CHAS) data. By analyzing households and their respective incomes by HUD Area Median Family Income (HAMFI) across the Consortium we can identify potential risk per the definition of 'at risk of homelessness' in 24 CFR 91.5 in those households at and below 30% HAMFI.

The CHAS data indicates that approximately 9.8% of all households in rental housing units meet the above definition for 'at risk of homelessness'. Further, 8% of all households in owner occupied units are 'at risk of homelessness'. The Consortium recognizes the definition of at-risk of homelessness is much broader than just those at or below 30% HAMFI. However, it is difficult to obtain data about households that do not have sufficient resources or support networks to prevent them from becoming homeless. As such, the data for households at or below 30% HAMFI is the closest estimate of this population that can be obtained.

**Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking:**

Six percent of the 2021 PIT count respondents in the CoC reported currently experiencing domestic violence or abuse, placing them at increased risk of housing instability and becoming homeless. However, this does not account for people who are fleeing, or attempting to flee, domestic violence or abuse who would not otherwise have been accounted for during the PIT count, which focuses on populations that are already homeless. Currently, there is insufficient data to reliably estimate the demographic composition of this population. Through our interview with BoS CoC we learned that Domestic Violence providers have been overwhelmed with calls and new clients over the last two years, which has led to a need for increased staffing and case managers with already stretched budgets. This population is also in need of supportive services and supportive housing. Of the 2,009 households in the BoS CoC Coordinated Entry (CE) system, 262 identified having a history of domestic violence within the last year. 81 of the 261 family households in the BoS CoC CE identified having a history of domestic violence within the last year. The population experiencing domestic violence or abuse is the closest estimate we have for this population since there is no clear data on those fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

**Other Populations:**

**1. Other Families Requiring Services or Housing Assistance to Prevent Homelessness**

Other families requiring services or housing assistance to prevent homelessness are households who have previously qualified as homeless, are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness. There is no existing data about this population, but the size of the population can be estimated based on the number of vouchers supplied by housing authorities, utility assistance, and rental assistance supplied by local organizations. In addition, understanding the number of severely cost-burdened households, who need financial assistance to remain stably housed, is another way to estimate the size of this population.

According to the most recent (2020) Census data, CHAS Data, American Communities Survey and Policy Map data, the North Suburban Consortium communities have an estimated 140,503 occupied housing units. Of these, 18% were comprised of a household with an annual income that was less than or equal to 30% of the area median income, as determined by HAMFI, and were experiencing severe housing cost burden (i.e., paying more than 50% of monthly household income toward housing costs).

In Malden alone, the Asian Community Development Corporation (ACDC) increased the number of full-time employees (increased by 2.5 FTE's) to expand upon hotline service and availability as call volume grew with inquiries on rental and mortgage assistance. In the last 18 months, ACDC has assisted 58 households in Malden, totaling \$270,000 in emergency rental assistance. ACDC's service area encompasses Boston and the Greater Boston area – across the organization's service area, 750 households have been assisted in the last 18 months, totaling \$3.6M in rent and mortgage assistance. Action for Boston Community Development (ABCD) has a fuel assistance program for households earning at or below 60% HAMFI. This program has assisted more than 24,000 residents in Boston, Brookline, Newton, Malden, Medford, Everett, Melrose, Stoneham, Winchester, and Woburn. In addition, the City of Malden assisted approximately 500 households that applied for rental assistance and eviction prevention services through the CDBG-CV program.

Arlington Housing Authority supplies approximately 433 vouchers, Malden Housing Authority supplies approximately 890 vouchers, Medford Housing Authority supplies approximately 1,000 vouchers, and Melrose Housing Authority supplies approximately 297 vouchers. All the housing authorities expressed that many residents need additional assistance such as utility assistance or supportive services such as mental health treatment and financial literacy to stay stably housed.

While local housing authorities (HA's) are aiding exiting public housing tenants and private rental housing participants by adjusting rents shares to meet the shifts caused by unemployment and increasing private market rents, many are working with elected officials to extend eviction moratoriums. In Chelsea, the local HA forms part of an eviction task force which holds weekly meetings to review ongoing cases. While HA staff is working to expedite private rental housing applications and unit approvals, many qualified and approved participants remain unable to afford the increasing cost of lease-up – with many private market landlords requiring first and last month's rent and security deposit upon move-in. HA officials indicate a dire need for flexibility in and increased availability of emergency funds to assist qualified applicants with the increasing burden of initial lease-up.

## **2. At Greatest Risk of Housing Instability**

The most recent CHAS data can also be used to provide a limited understanding of individuals and families that meet the definition of this qualifying population. There are several ways in which an individual or family can meet the criteria for this qualifying population. The first is if the household has an income at or below 30% of the HAMFI and is severely cost burdened. According to the most recent (2020) Census data, CHAS Data, American Communities Survey and Policy Map data, the North Suburban Consortium communities have an estimated 140,503 occupied housing units. Of these, 18% were comprised of a household with an annual income that was less than or equal to 30% of the area median income, as determined by HAMFI, and were experiencing severe housing cost burden (i.e., paying more than 50% of monthly household income toward housing costs).

Another way to distinguish if an individual or household meets this qualifying population category is to at households living in units with more than 1.5 people per room and an HAMFI less than or equal to 50%.

According to the most recent CHAS data there are currently 1,578 households that are occupying units with more than 1.5 persons per room with an income at or below 50% AMI. This is less than 1% of the total households across the consortium.

The North Suburban Consortium defined the “At risk of homelessness” subpart G, “Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in each consortium members housing production plans”; as households experiencing a housing cost burden (i.e., paying more than 30% of monthly household income toward housing costs). Using the number of households with a housing cost burden (paying 30% or more on housing) and severely cost burdened (paying 50% or more of their income on housing), and a HAMFI of less than or equal to 50%, we can utilize CHAS data to further understand the size and demographics of this population. Across the North Suburban Consortium communities, 31% of all households occupying a housing unit have an income that is 50% or less of HAMFI and pay 30% or more on their housing costs. Broken down by type of tenancy, 8% of owner occupied and 36.24% of renter occupied units carry this housing cost burden.

We can further breakdown the households who meet this criterion by their type of household. According to the data using the 2014-2018 American Community Survey, the most recent version of CHAS, we find that within this subpopulation 95% of households of this subcategory are defined as non-family and non-elderly. The next most prevalent subpopulation household type is elderly non-family making up 5% of the subpopulation. However, it is highly likely that family households earning less than 50% AMI are experiencing a housing cost burden. This data likely misses this key population. Currently 13.9% of the Consortium’s population is experiencing a housing cost burden.

The closest approximation to a breakdown of households that meets the definition for this qualifying population, by race and ethnicity, is the breakdown by housing cost burden found in the current CHAS data tables (meeting subpart (G) of the “at risk” definition). For all households living in a housing unit with a housing cost burden greater than 30% (30,615 estimated) we find in this data series, that 64.5% are headed by someone who identifies as white, 6% as Black or African American, 6.9% as Asian, 0.01% as American Indian or Alaskan Native, 0.001% as Pacific Islander, 16.9% as Hispanic and 5.6% as multi-racial or a race not identified in the survey. These percentages largely mirror the share of occupied units throughout the North Suburban Consortium communities by race and ethnicity (72% white, 8% Black or African American, 9% Asian, 0.2% American Indian or Alaskan Native, 0.01% Pacific Islander, 20.2% Hispanic and 7.3% multi-racial or a race not specified in the data).

**Veterans and Families that include a Veteran Family Member – that meet the criteria for one of the qualifying populations described above:**

Veterans make up approximately 5.27% of the population of the State of Massachusetts. The most recent PIT count found that 36 persons (1%) who were homeless within the CoC were Veterans. All these reported homeless veterans were either sheltered or in transitional housing at the time of the PIT count. To further break down the data, we used the National Center for Veterans Analysis & Statistics State report. Through that report we were able to calculate the demographic characteristics of the CoC veteran population as follows: 32 are White alone, 2 are Black/African American and 2 identify as Hispanic or Latino.

While the overall number of known homeless veterans appears low in comparison to the total homeless population across the CoC, a report from The Center for a New American Security<sup>5</sup> (December 2020) points to disparities in housing for veterans across Massachusetts. The United States Homeless Veteran population is currently 37,252, per the VA Homelessness Fact Sheet. Of that number only 1.62% (603 persons) of the Nation's veterans reside in Massachusetts, however the State is home to 2.47% of the Nation's homeless veterans. While cost of living varies by county, the increasing cost of living across the State is a major hurdle for young, post-9/11 veterans whose standard housing allowance under the GI Bill (\$36,220) falls below the calculated living wage for Suffolk and Middlesex County.

Further, the veteran population faces challenges in accessing subsidized housing or vouchers funded by the federal government as these resources often entail restrictive occupancy criteria related to discharge status. While there are some limited resources across Massachusetts for those that have been dishonorably discharged, the primary subsidy source for affordable veterans housing, VASH vouchers, absolutely precludes any persons who were dishonorably discharged from service. Stephanie Marchetti, Executive Director of the Montachusett Veterans Outreach Center in Gardner, MA commented that MVOC is one of few organizations that offers transitional and permanent housing to veterans regardless of discharge status. Further, Ms. Marchetti shared that many of the MVOC's residents come from 30- or 60-day recovery programs. As such, the MVOC provides supportive services to residents and maintains a sobriety requirement for all sites.

While veterans experience difficulties in obtaining affordable housing, it's evident that in addition to this resource this population also needs a wide array of supportive services (benefits coordination, job readiness, counseling) to maintain housing stability.

---

<sup>5</sup> Center for a New American Security Massachusetts Veteran Needs Assessment: During the Pandemic and Beyond (December 2020)

***Describe the unmet housing and service needs of qualifying populations, including but not limited to:***

- ***Sheltered and unsheltered homeless populations.***
- ***Those currently housed populations at risk of homelessness.***
- ***Other families requiring services or housing assistance or to prevent homelessness; and,***
- ***Those at greatest risk of housing instability or in unstable housing situations:***

**Sheltered and Unsheltered Homeless:**

The 2021 MA Balance of State Continuum of Care PIT data indicates a total of 2,828 total shelter beds across CoC providers, however the CoC estimates households are unsheltered<sup>6</sup>. This demonstrates a glaring gap in access to services and housing assistance for these vulnerable individuals. 2,559 of the shelter beds are family beds, 495 beds are adult-only beds, and 4 beds are for children-only<sup>7</sup>.

Currently, there appears to be a surplus of family beds and units, but a deficit of adults-only beds and units. Although there is sufficient shelter for homeless families according to the data, 75% of the homeless persons in the PIT are in families. There are limited resources for these persons to transition from shelters to permanent supportive housing situations. In the CoC, youth in families (individuals under 18) comprise 45% of reported homeless persons and 60% of the persons in homeless households with at least one adult and one child (i.e., families).

There is an existing gap of beds for adults-only households. The estimated gap is approximately 112 emergency shelter beds and 2 transitional housing beds. 21% of homeless persons are in households without children, including single adults, adult couples with no children, and groups of adults. There are approximately 589 households without children, but 607 persons in households without children. This demonstrates there are a significant number of adults-only households comprised of couples or groups of adults. This demonstrates a need for adult-only housing beyond just single-room occupancy or studio/efficiency.

In addition to housing inventory gaps, there are limited programs addressing the employment, mental health, and housing needs of clients, with a focus on integrative services. This is emerging as a critical need during local planning processes. Many existing homelessness prevention and permanent housing resources, such as Emergency Assistance, are governed by policies that solely focus on housing, despite the interconnectedness of these factors. Further, populations experiencing barriers, such as poor credit, sobriety, or lack of durable income, are frequently unable to access these existing resources.

Approximately 8% of PIT respondents are categorized as 'chronically' homeless. 144 of the 2,009 households in the BoS CoC CE are chronically homeless. 21 of those households are families with at least one child. The PIT count estimates that 130 chronically homeless persons are in households

---

<sup>6</sup> For the 2021 HUD PIT Count, HUD gave communities the option to cancel or modify the unsheltered survey portion of the Point-in-Time counts based on the potential risk of COVID-19 transmission associated with conducting an in-person survey. As a result, the State of Massachusetts Point-in-Time count did not report any persons as unsheltered. Unsheltered data comes from the Massachusetts Balance of State Continuum of Care Point-in-Time count.

<sup>7</sup> Children-only includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations of only children

without children and that 93 chronically homeless persons are in households with children. This further leads us to infer that there are gaps in service delivery and access to services that provide a pathway to permanent housing for the homeless population. Due to challenges with PIT data, it is likely that the number of homeless individuals and chronically homeless are both significantly undercounted.

### **At Risk of Homelessness and Other Populations Requiring Housing Assistance or at Greatest Risk of Housing Instability**

Many families and individuals across the Consortium are experiencing difficulties affording the costs of housing. Several of the Consortium’s housing authorities report an increase in nonpayment of rent and many local service organizations have reported an increase in disbursed rental and mortgage assistance. Further, these other populations indicate needs and challenges in addition to financial assistance, such as lack of childcare, financial literacy services and mental health services. Delivery gaps in these services further burden household that are struggling with rental arrearage and/or unstable living conditions, particularly in the private landlord market.

While those who are current public housing tenants or Section 8 participants have known and reliable paths to rent burden relief, those who are newly burdened or at risk of housing instability will face years-long wait lists for affordable public housing and voucher resources – as much as five years in some Consortium municipalities. Further, many individuals may be precluded from accessing these resources due to a variety of issues ranging from previous criminal convictions to dishonorable discharge status, to lack of immigration status that deem them ineligible.

The Consortium cities and towns are home to some of the State’s largest immigrant communities and as such, may have many uncounted, undocumented persons and families whose needs are difficult to identify and address. This table (right) illustrates the known percentage of persons in the Consortium by citizenship status of the total immigrant population in each City/Town across the consortium. Non-citizens accounts for those with refugee and asylum status, as well as non-permanent residents, visa holders and undocumented persons.

<b>City/Town</b>	<b>Naturalized</b>	<b>Non-Citizen</b>
Arlington	46.20%	53.80%
Chelsea	32.40%	67.60%
Everett	41.70%	58.30%
Malden	45.00%	55.00%
Medford	55.10%	45%
Melrose	85%	15%
Revere	44.40%	55.60%
Winthrop	46.20%	53.80%

**SOURCE:** 2020 Census

### **Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**

Victims of domestic violence, particularly those attempting to flee violent homes, are likely to have trouble identifying safe, permanent housing primarily due to lack of affordable units. As a result, these victims are more likely to go unidentified or form part of overcrowded households, making them further at-risk for poverty and homelessness. 187 persons in the PIT are victims of domestic violence and an estimates 262 households within the BoS CoC CE have experience domestic violence within the last year. Of the 262 households, 81 are family households.

Increased cost of living across the Consortium has resulted in a rise in illegal subletting, seen most prominently among immigrants, which is a leading cause of overcrowding and substandard living conditions<sup>8</sup>. Those fleeing domestic violence and residing in spaces being sublet are at great risk of being undercounted. Further, these subletting conditions mean that these persons often do not have access to common areas such as kitchens or bathrooms – this lack of quality in housing makes victims of domestic violence especially susceptible to homelessness by the definition of Dowling and Fitzpatrick (2012) “people who do not have a legal right to occupy ‘reasonable’ accommodation or who do not have a permanent residency”.

Victims of domestic violence need immediate emergency shelter and resources to assist them in obtaining permanent housing. Those who are fleeing or attempting to flee domestic violence may be in need to legal services (lease bifurcation, restraining orders), financial assistance for first and last month’s rent and security deposits, and housing search assistance. In addition, this population needs mental health treatment services. The PIT count shows all victims of domestic violence are emergency sheltered or in transitional housing, but the 2021 PIT did not include a true count of the unsheltered population.

***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:***

**Homeless:**

Per the 2021 PIT data there are a total of 2,828 congregate shelter beds in the CoC – of those, 2,329 are categorized as family beds, 495 are beds for adults-only and 4 beds are for youth-only.

Across the NSC communities, there are several providers that operate emergency shelters and transitional housing. See list below of a couple of service centers targeted to those who are homeless in the Consortium:

- **Heading Home Inc., Medford Family and Life (Medford)** - Heading Home provides shelter (congregate, co-shelter scattered site, scattered site) and permanent housing for homeless families with children and individuals. Heading Home Inc., offers a robust menu of supportive services which include economic mobility services, housing search and placement; life-skills development; career coaching; financial education; agency-matched savings opportunities and assistance in obtaining basic benefits, childcare, and transportation. Heading Home Inc., has an established referral process for highly specialized needs, they partner with best-in-class providers to further support clients. Heading Home currently owns and operates 10 properties that both house and serve clients.
- **Housing Families Inc.** – Housing Families Inc. offers emergency shelter and affordable housing options for clients, as well as free legal help to prevent eviction and to support those facing homelessness. Housing Families Inc. also advocates for equitable government housing policies. For the youth, Housing Families provides tutoring, after school programs and summer camps.

---

<sup>8</sup> Boston Globe Editorial “Low-balling the Chelsea population threatens the state’s coronavirus epicenter” June 14, 2020.



Housing Families Inc. also offers a wellness program designed to address health and wellness and offers clients free access to culturally relevant and nutritious food. In addition to the health and wellness initiative Housing Families provides trauma support through counseling, therapy, and support groups for all ages. Housing families has three shelters in Malden, one in Revere, scattered site shelter units in the North Shore, and scattered site shelter units in Metro Boston.

**At Risk of Homelessness and Other Populations Requiring Housing Assistance or At Greatest Risk of Housing Instability:**

It is increasingly difficult to identify services available to those at greatest risk of housing instability, because these already scarce resources are rarely readily available for those that find themselves newly vulnerable. These services include, but are not limited to emergency rental assistance, utility assistance, mortgage assistance and food assistance. Across the consortium waiting lists for housing assistance and vouchers are growing, with several housing authorities indicating wait times of up to five years, with many HA's closing lists and no longer taking applications for Section 8 vouchers. Further, this type of emergency relief is ridden with requirements and eligibility criteria that precludes the most vulnerable among this populations such as immigrants, refugees and those recently re-entering society following incarceration.

The State of Massachusetts has instituted a statewide public housing wait list titled the Narrow List. This list is the centralized list for every community in the state. Through one-on-one consultation with Consortium Housing Authorities, it was found that there are currently over 200,000 families currently waiting for housing on the Narrow List. Wait times for public housing units are a minimum of 5 years, this puts the already vulnerable families/individuals waiting for housing at a higher risk of homelessness due to lack of units affordable to those at or below 30% AMI.

At present, for those experiencing housing related challenges, the priority is maintaining their current housing. There are emergency funds in place such as Residential Assistance for Families in Transition provided by MetroHousing and the Emergency Rental Assistance Program. Subsidized Housing Emergency Rental Assistance Program funds are also available to those who are already residing in subsidized housing and earning less than 80% AMI to assist with payment of rental arrearages.

Below are additional some local resources available to this that may be experiencing housing instability:

**Housing Corporation of Arlington:**

The Housing Corporation of Arlington belongs to a network of Arlington area service providers

Offers application assistance and program referrals not provided by AHC

Offers Financial Literacy workshops

AHC holds weekly housing counseling hours at the library.

Arlington Human Services Network – accepts and issues referrals, and provides case management services

Partnership with the Adult & Youth Counseling Center

Somerville Homeless Coalition –provides additional AHC support

Council on Aging works with the Housing Corporation of Arlington on and senior/elderly related services/issues.

Jail diversion program with Arlington Police Department

**Asian Community Development Corporation:**

Asian CDC provides rental and mortgage assistance to families in Greater Boston. In addition to these emergency relief services; Asian CDC also provides programming related to financial literacy and adult education.

**Medford Community Housing:**

Provides first time homebuyer education and financial literacy services.

**Winthrop Community Food Pantry:**

A food pantry for Winthrop residents meeting the USDA qualification for nutrition assistance.

**Malden Housing Authority:**

The Authority is partnered with Mystic Valley Elderly Services who provide supportive mental health and elder services to tenants. Mystic Valley has a Resident Services Coordinator on site to work with tenants and issue referrals to other services as needed.

The Authority is beginning a pilot program with PACE at one development. If the pilot is successful, it will be rolled out to the rest of the portfolio.

**Medford Housing Authority:**

Contracted with Mystic Valley who provides supportive mental health and elder services as well as an on-site Resident Service Coordinator.

Partnership with the Greater Boston Food Bank and Mystic Community Market to address food insecurity among elderly tenants.

There is a HUB Community Network that meets weekly to address housing and homelessness, as well as other community related issues.

Issues referrals to ABCD and Housing Families

**Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**

The following is a list of resources available to victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking:

- Alternative House - offers access to shelter, support, children's programming, legal, housing, and community advocacy for all victims of domestic violence (and their children)
- REACH - provides survivors of domestic violence with safety, shelter, and a path to healing. Their innovative, community-based approach promotes healthy relationships, fosters collaboration, and empowers community members to be agents of change.
- South Middlesex Opportunity Council Inc. – Aims to improve the quality of life of low-income and disadvantaged individuals and families by advocating for their needs and rights; providing services; educating the community; building a community of support; participating in coalitions with other advocates and searching for new resources and partnerships.
- Young Women's Christian Association (YWCA) Northeastern Massachusetts - provides safe housing, job training and support to women
- HarborCOV – Offers crisis intervention, safety planning, information, and referrals to other resources, Up to 14 days of emergency housing, supportive independent longer-term housing options for survivors, financial literacy assistance, such as budgeting, credit repair, managing debt, housing search, educational services and employment referrals, legal advocacy, court accompaniment and referrals for restraining

orders, divorce, child support, other family law-related matters, and resources for immigrant victims of abuse, support, and referrals for your children and teens and Domestic violence education groups.

- Suffolk County District Attorney's Victim Witness Services - Chelsea District Court - provides information, support, and assistance to witnesses, victims of crime, and their family members at no cost.
- Asian Task Force Against Domestic Violence – works to prevent domestic violence in Asian communities, provides support and offers hope to survivors. The populations served are immigrants and refugees from East Asia, South Asia, and Southeast Asia and face unique cultural challenges when confronting domestic violence in the home. With limited English skills, accessing services through traditional avenues is difficult. The multilingual staff is made up of immigrants, refugees, and survivors, who have a deep understanding of clients' linguistic and cultural barriers. Staff and services are designed specifically for Asian immigrant communities.
- Boston Area Rape Crisis Center - Offers free, confidential support services to survivors of sexual violence ages 12 and older, their loved ones and friends, and professionals. The Center serves survivors of all genders and gender identities, including men and transgender and nonbinary people; Survivors of all races, religions, incomes, languages, abilities, ethnicities, and sexual orientations are provided services regardless of their former or current engagement with sex work. Survivors are provided services regardless of immigration status.
- HAVEN at MGH – (Chelsea & Revere) – Services for survivors of intimate partner abuse: Advocacy, ongoing counseling, safety planning, accompaniment to court or other appointments, referrals to resources (within or outside of Mass General), Support Groups and Educational Workshops
- Llamanos - 24-hour Spanish-language sexual assault hotline
- Massachusetts Alliance of Portuguese Speakers (MAPS) – Services offered are crisis intervention, safety planning, information, guided referrals, medical and legal advocacy, supportive listening and related services around domestic violence and sexual assault. MAPS also conducts outreach and education in the community.
- Passageway at Brigham and Women's Hospital – The Passageway program works to improve the health, wellbeing, and safety of those experiencing abuse from an intimate partner. The following support services are offered at The Passageway: Free and confidential advocacy services; Safety planning, Individual counseling and support, a safe place to talk, information about the health effects of domestic violence, support groups, medical advocacy, Legal and court advocacy, referrals to community resources (health care, housing, shelter, lawyers, and others)
- The Network/La Red - 24-hour hotline
- The following local police departments in the consortium have Domestic Violence divisions: Arlington, Chelsea, Malden, Melrose, Revere.

**Veterans and Families that include a Veteran Family Member – that meet the criteria for one of the qualifying populations described above**

Across the CoC, vulnerable veterans can access rental housing assistance via VASH vouchers through the U.S. Department of Veterans Affairs. PIT data for 2021 indicates that 710 housing units (transitional and permanent) were made available through these vouchers. Further, there are 1,032 units of permanent supportive housing for veterans, with an additional 75 housing units for veterans categorized as other.

These services and housing resources are provided by local veteran's groups:

- Pine Street Inn –provides housing, shelter, street outreach and job training to homeless men and women in Greater Boston.

- Veterans Northeast Outreach Center - services include but are not limited to basic food and shelter, food pantry, temporary, emergency, and permanent housing, advocacy, counseling, peer support, case management, and VA benefits & claims assistance.
- MA Department of Housing and Community Development - provides affordable housing options, financial assistance, and other support to Massachusetts communities
- Father Bill's and Mainspring - provides emergency and permanent housing and helps people obtain skills, jobs, housing, and services. They help people who are struggling with homelessness or are at risk of homelessness achieve self-sufficiency.
- U.S. Department of Veterans Affairs - providing life-long healthcare services to eligible military veterans at the 170 VA medical centers and outpatient clinics located throughout the country. Non-healthcare benefits include disability compensation, vocational rehabilitation, education assistance, home loans, and life insurance. The VA also provides burial and memorial benefits to eligible veterans and family members at 135 national cemeteries.
- Montachusett Veterans Outreach Center (MVOC) – the MVOC in Gardner, MA serves veterans and their families across Massachusetts, Southern New Hampshire, and Southern Vermont. MVOC provides case work services to assist those suffering from PTSD and substance abuse. Additional services include food assistance, benefits screening and coordination, transportation to medical appointments and adult education related to job readiness. In addition to these services, MVOC owns and operates a portfolio of 56 affordable housing units for both families and single veterans.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

#### **Homeless, At-Risk of Homelessness, or Households at the Greatest Risk of Housing Instability**

A scarcity of permanent housing resources is keeping family shelters full. As such, shelter capacity has become increasingly limited with adults-only beds experiencing particular constraints. Additionally, there is a general lack of shelter facilities and transitional housing across the Consortium. Both individual and family shelters experienced great constraint over the last two years due in part to distancing requirements because of the ongoing COVID-19 pandemic and reduced staffing/capacity. During the pandemic, Malden opened a shelter facility that has a waitlist of over 100 people. These constraints continue, as precautionary measures remain in place and agencies/service providers pivot to increasing staff leaving them unable to expand on service offering. In addition to the need for additional adults-only shelter beds, the region needs additional permanent supportive housing units so that household can begin to make the transition out of homelessness. Those making the transition from homelessness to permanent supportive housing situations need housing search assistance, case management, financial literacy, life skills training, mental health treatment, and substance abuse treatment services to obtain and maintain housing.

The need for affordable childcare has become increasingly dire, especially for single heads of household. Since the start of the pandemic childcare costs have skyrocketed, making it more affordable for lower income families to remain unemployed or work non-traditional jobs or hours to balance care for children in the household. Childcare was routinely identified as a need during consultations and was one of the most heavily interacted with supportive service activities in the survey.

Single individuals, particularly those in the private rental market, and in need of support to maintain their current housing as rents continue to rise across the State. A significant number of households are unable to afford their

housing costs without rental assistance. Nearly 2,620 households are receiving vouchers from the Housing Authorities in the Consortium. Moreover, there are 6,824 households at or below 30% HAMFI that are housing cost burdened. The need for financial assistance for rent arrearages, first and last month's rent, security deposits, utility payment, and more was mentioned as a need several times during consultations. Financial instabilities are related to low wages and lack of financial literacy. Employment assistance, job training, and financial literacy training can also assist cost burdened households.

The current private market rental climate poses challenges to families and individuals, particularly those at or below the poverty line. Rents are on the rise across the State and subsidized housing remains unattainable on an emergent basis, as waiting lists are years-long. While there are services available to expedite assistance to those currently housed and struggling to afford rent, there are minimal "fast-track" solutions for homeless families and individuals to be placed in affordable, permanent housing due to the lack of available units.

### **Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**

The lack of available data creates difficulties in determining the true gaps in service and outreach to this population. Generally speaking, the identified lack in affordable housing certainly impacts this population and an increase in affordable housing inventory would greatly benefit individuals experiencing or fleeing violent households and/or circumstances.

### **Other Populations**

#### **(1) Other Families Requiring Services or Housing Assistance to Prevent Homelessness**

The elderly population across the consortium communities are at risk of housing instability, due to fixed income (pension, social security, disability), increasing taxes, utility, and food costs. Based on the 2020 Census, the total elderly (65+) population is 48,967 in all consortium communities, which translates to an average of 12.5% of the population. The following communities have the highest elder population living in poverty are as follows: Chelsea (19.3%), Malden (17.7%), Revere (13.3%), Everett (10.4%), Arlington (10.3%). Many communities have supportive services available to the elderly population through the following providers: Mystic Valley Elder Services, Greater Boston Food Bank, PACE, Mystic Community Market, and the Council on Aging. However, accessibility improvements and new units where households can age in place are necessary. Elderly households are often in need of food security programs, rental assistance, mortgage assistance, and utility assistance payments due to their fixed incomes.

***Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of "other populations" as established in the HOME-ARP Notice:***

The North Suburban Consortium has identified a housing cost burden as a characteristic of housing associated with instability and an increased risk of homelessness for households earning at or below 50% of the HAMFI. This will be the definition used for subpart G of the "Other Populations at the Greatest Risk of Housing Instability." The NSC will also consider elderly households (65 years of age or older), households with a physical disability, developmental disability, mental illness, or substance use disorder to fit into this "other populations category." Each of these characteristics were associated with housing instability and an increased risk of homelessness in the

***Identify priority needs for qualifying populations:***

The PIT homeless population data indicates a growing need for services that target families with children under the age of 18 as well as unaccompanied homeless youth, for whom there are very limited resources. Further, the CHAS data shows that a significant number of households across household types are increasingly vulnerable and unable to afford rising rents.

The most urgent need identified by this analysis is rental stabilization. Individuals and families that are currently housed are experiencing increased difficulties in affording the current cost of living. While many cities and towns have implemented and extended eviction moratoriums to mitigate this rental crisis, this initiative does not provide emergency relief to those that are in rental arrears or foresee an inability to afford rent due to unemployment or increased rent. In addition to assistance that addresses crisis situations of rent arrears, further stabilizing services that are of great need included financial literacy programs and services, mental health services, and emergency food assistance. The lack of affordable childcare also presents a great burden to households that are experiencing instability.

Further, there is a clear need for additional affordable rental housing as more families and individuals that reside in private market units are experiencing housing instability due to rising rents. The average rent across the consortium is \$1,600 per month (based on 2020 Census Data) with an average bedroom size of two the 2-person 30% AMI limit is \$33,650 which would lead to an affordable rent of \$841 for a household at this income level. For that same household with an income of 50% AMI at \$56,100 the affordable rent would be \$1,400 per month which is well below the average rent for the consortium communities. Creating additional, income restricted rental units targeting very low and extremely low-income families is the definitive way to prevent an influx of households into homelessness. Rental units are needed in addition to tenancy preservation and rent stabilization programs which are essential to re-stabilizing households within the private market.

The ongoing COVID-19 pandemic has impacted many communities insofar as mental health. Instances of community violence and domestic violence are on the rise, as HAVEN at Massachusetts General Hospital reports. Case workers at HAVEN have noted an increase in penetrating injuries and homicides since the start of the COVID-19 pandemic and believe this emotional turmoil is a contributing factor to food insecurity and housing instability. Access to supportive services related to mental health, abuse and nutrition are undoubtedly a cornerstone of ongoing stability and must form part of the overall approach to assisting qualifying populations in maintaining and attaining adequate housing.

***Explain how the PJ determined the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan we determined:***

The data represented here is a compilation of the most publicly available data counts, including: 2021 Point in Time, the 2014-2018 CHAS and HUD's 2021 HMIS. This data was primarily utilized to demonstrate housing inventory and demographic data among qualifying populations, where available.

Additionally, data collected from local organizations, service providers and public housing agencies largely informed the identification of gaps in needs, service delivery and possible misrepresentation or undercounting

among the above reference data sources. Further consultation with State departments, local officials and members of the Consortium board aided in the identification of unmet needs throughout the Consortium, primarily in the areas of homeless services and emergency shelter capacity.

Further needs related to other populations were identified via various reports and case studies including publications in the Boston Globe, Boston University's Report Exploring Homelessness and Housing Insecurity and case studies from the Center for a New American Security.

## HOME-ARP Activities

### Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$1,885,000		
Acquisition and Development of Non-Congregate Shelters	\$ -		
Tenant Based Rental Assistance (TBRA)	\$ -		
Development of Affordable Rental Housing	\$4,000,000		
Non-Profit Operating	\$200,000	3%	5%
Non-Profit Capacity Building	\$100,000	1%	5%
Administration and Planning	\$1,090,299	15%	15%
<b>Total HOME ARP Allocation</b>	<b>\$7,275,299</b>		

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

Homeless households and very-to-extremely low-income households require a wide range of services and supports to remain stably housed. It is not surprising that our outreach efforts generated a wide range of responses on system gaps and strategies to address them. However, the highest priority needs that were consistently identified through these efforts and reinforced with the data described earlier in this document were; 1) Increasing the supply of permanent supportive housing available and affordable to our most vulnerable populations; and 2) Expanding supportive services to help vulnerable populations access housing and stabilize and preserve the tenancy of currently unstable households requiring assistance

**Increasing the supply of housing:** The Homeless and Housing Inventory and Gaps Analysis included above clearly shows significant gaps in the supply of permanent supportive housing and of housing affordable and available to households earning 30% of AMI or below. Even when homeless or at-risk households have access to resources like rental assistance vouchers or emergency rental assistance, many of them are unable to find an available apartment in their price range or a landlord willing to accept those subsidies. To address this need, the North Suburban Consortium intends to dedicate a significant portion its HOME-ARP funds to producing housing accessible and affordable to eligible populations, particularly extremely low-income and homeless households. These resources will be available to acquire, rehabilitate, construct, and preserve housing affordable to these vulnerable populations. Operating support may be provided with Affordable Rental Housing funds if needed to ensure that even the lowest income households can be served.

**Expanding supportive services:** Organizations providing supportive services to families and individuals who are homeless or at risk of homelessness are already facing a critical shortage of staff to meet the increasing needs of these vulnerable populations. Without supportive services, many at risk households are unable to sustain

housing and landlords are often less likely to serve these populations without these kinds of wrap-around services in place. The North Suburban Consortium intends to dedicate a portion of HOME-ARP funds to expand supportive services for eligible populations, divert households from homelessness by addressing emergency costs that could result in the loss of housing, and leverage additional federal resources that can sustain this work over the long-term. Supportive services may include housing search assistance, mental health treatment, substance abuse treatment, financial literacy training, childcare, and financial assistance, among other eligible supportive service categories.

**Capacity Building:** As noted above, the capacity of service providers has been challenged as the population of homeless, at-risk of homelessness, and other households at the greatest risk of instability grow due to increasing rents. In addition, the COVID-19 pandemic has increased the number of households struggling with mental illness, substance abuse, and domestic violence as evidenced by the call volumes experienced by our service providers. Many organizations have made efforts to increase staffing, but there is still a shortage of staff to provide additional services to this growing vulnerable population. In addition, the production of additional permanent supportive housing will require expanded capacity among service providers in the Consortium to meet the supportive service needs of the households these units will serve. Therefore, \$100,000 has been set-aside to build capacity among non-profit supportive service providers.

**Operating Support:** Increased vulnerable populations has meant that service providers have experienced additional operational costs while expanding their supportive service provision. In addition, the COVID-19 pandemic has required organizations to take additional precautions to keep staff and clients safe which further increases operational costs. In addition to providing capacity building assistance, the Consortium is setting aside \$200,000 in operating assistance for non-profit service providers.

***Describe the method of soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:***

The North Suburban Consortium will encourage HOME-ARP Program funds to be leveraged with private and public funding sources to support the development of rental housing and the provision of supportive services.

**Rental Housing Development:** Funding will be allocated through a first come, first serve application process open to all eligible entities, including cities and towns, nonprofit housing organizations, and for-profit developers. The Program will be available to all communities in the Consortium. To be considered eligible for Program funds, the North Suburban Consortium will require that recipients, at a minimum meet the following criteria:

- a) Make acceptable assurances to North Suburban Consortium that it will comply with the requirements of the HOME-ARP Program during the entire period that begins upon selection of the recipient to receive HOME-ARP funds and ending upon the conclusion of all HOME-ARP Program funded activities.
- b) Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity.
- c) Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HOME-ARP Program funds to ensure compliance with all applicable requirements and regulations of such programs
- d) Have demonstrated experience and capacity to conduct HOME-ARP Program eligible activities as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.



**Supportive Services:** Funding for supportive services will be included in a separate RFP process. Supportive services activities will be managed by subrecipients selected through the RFP process that demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity.

***If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

N/A: The North Suburban Consortium did not use HOME-ARP administrative funds to hire a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

***Describe the specific affordable rental housing production goals that the PJ hopes to achieve and describe how it will address the PJ's priority needs:***

The North Suburban Consortium estimates 25 new permanent supportive housing units will be created from the recommended allocation. This estimate is based on an assumed cost of \$500,000 per unit for new construction projects based on recent HOME Program activities that have a supportive service component. This estimate also assumes substantial leveraging of local Community Preservation Act, Affordable Housing Trust Fund, Community Development Block Grant, and State and Local Fiscal Recovery American Rescue Plan funds in addition to State resources and Low-Income Housing Tax Credits.

Permanent supportive housing units was identified as a priority need to help transition households from homelessness to permanent, stable housing situations. The production of these units will help alleviate the shelter constraints and address the lack of available affordable units within the existing market for the lowest-income populations.

## Preferences

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

Local officials and public housing agencies have noted constraints and challenges in providing immediate assistance to those experiencing homelessness due to limited resources, public housing availability, and the lack of available tenant-based vouchers. As such, the North Suburban Consortium intends to give preference to families experiencing homelessness as such few solutions are available at present to assist this population with the transition out of homelessness. 75% of homeless persons within the CoC are in families and children comprise 45% of the homeless population. Based on the data and the imminent need to assist homeless families with the transition to permanent supportive housing, the North Suburban Consortium will give preference to homeless households with at least one child in HOME-ARP rental activities.

No preference will be utilized in supportive service activities to provide maximum program flexibility. This will also present an opportunity for all Consortium residents at-risk of homelessness, requiring housing assistance to remain housed, fleeing domestic violence, and at the greatest risk of housing instability to benefit from HOME-ARP programs.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Allowing a preference for homeless households with a least one child will address the needs of the largest number of homeless persons in the Consortium. 45% of homeless persons are youth under the age of 18. Further, 48.5% of all homeless households have at least one child. There are a staggering number of homeless youths, and the North Suburban Consortium is looking to combat this by incorporating this preference. In recent years, the North Suburban Consortium projects that have addressed homelessness only included studio or one-bedroom units for the homeless population. With the HOME-ARP funds, the North Suburban Consortium is looking to make more family-size units available for homeless populations. Homeless households with children will be prioritized based on vulnerability. Vulnerability will be determined by the categories in the BoS CoC CE which includes consideration of the household's length of homelessness, disability status, income, age, and whether the household is fleeing domestic violence, among other vulnerability categories. See the BoS CoC CE Application in the Appendices for more information about how vulnerability is calculated.

***If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:***

The identified preference will only be applicable to HOME-ARP Rental Housing activities. Supportive Service activities will not have a preference and all qualifying populations will be able to receive benefits and services. Further, the NSC is implementing a preference, not a limitation for HOME-ARP Rental Housing activities. All qualifying populations will still be able to apply for HOME-ARP Rental Housing activities.

## **HOME-ARP Refinancing Guidelines**

*If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including (1) establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity; (2) requiring a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated; (3) stating whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; (4) specifying the required compliance period, whether it is the minimum 15 years or longer; (5) stating that HOME-ARP funds cannot be used to refinance multi-family loans made or insured by any federal program, including CDBG; (6) and determining any other requirements in the PJ's guidelines, if applicable:*

The North Suburban Consortium will not offer refinancing programs with HOME-ARP funds.

**Attachment A**  
**Balance of State Continuum of Care Coordinated Entry System Vulnerability Criteria**

# Coordinated Entry Vulnerability Assessment Tool

<b>Demographic Information</b>		<b>Total Score</b>
Date:	Interviewer/Advocate/Case Manager's Name:	
Referring Agency/Organization Name:	Interviewer/Agency Contact Phone #	
Preferred (Primary) Language:	Secondary Language:	
Full Name of Head of Household	SSN (Optional- last 4 ONLY)	
Date of Birth (xx/xx/xxxx)	Household Description:	
	<input type="checkbox"/> Individual <input type="checkbox"/> Family <input type="checkbox"/> Couple	
How do you prefer to be contacted?	Phone Number:	
<input type="checkbox"/> Phone <input type="checkbox"/> Email <input type="checkbox"/> Mail		
Email:	Address:	
Alt. Contact Name & Relationship to you:	Alt. Contact Information (Phone/Email/Address):	
Are you fleeing a domestic violence situation?	Gender you identify as:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Agender <input type="checkbox"/> Other	

<b>Household Composition</b> (Use back of page section if more room is needed)			
<b>Name</b>	<b>Gender</b>	<b>Relationship</b>	<b>DOB</b>
		Head of Household	

# Coordinated Entry Vulnerability Assessment Tool

Please complete all 7 sections included in this assessment.

Section 1: Misc. Vulnerability Points	
Have you ever served in the military? (for placement and veteran's services referral only)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Town or Zip code of last permanent address? (do not include shelter/other programs)	
Score 1 point if household had 6 or more members	
Score 1 point if Domestic Violence is the cause of the homelessness (within 1 year)	
Score 1 point if applicant is over 60 years old	
Score 3 point if applicant is 18-24 years old	
<b>Section 1 Total:</b>	

Section 2: Housing/Homelessness	
In this section choose only <b>ONE</b> answer in each Part	
<b>Part A.</b>	<b>Tell me about where you have been staying at night</b> (Choose where you have been sleeping most often)
5	Homeless in a place not meant for human habitation
4	Homeless in a shelter
3	In Transitional Housing
2	In substandard housing and/or rent is not affordable (over 30% of income)
1	In stable housing that is only marginally adequate
0	Housing is safe, adequate, and affordable

<b>Part B.</b>	<b>If in Shelter or a place not meant for human habitation, how long have you been staying there?</b>
3	More than 1 year
2	6 months to 1 year
1	1 to 6 months
0	Less than 30 days

<b>Part C.</b>	<b>**Answer Part C ONLY if Part B is Less than 1 year**</b>
<b>If homeless now, have you experienced periods of homelessness at least 4 times in the past 3 years?</b>	
1	Yes
0	No
<b>Section 2 Total:</b>	

# Coordinated Entry Vulnerability Assessment Tool

Section 3: Income/Employment		
In this section choose only <b>ONE</b> answer in each Part		
<b>Part A.</b>	<b>Do you have a steady income?</b>	
4	No Income	
2	Some income, not stable, insufficient to afford unsubsidized housing	
1	Income from mainstream benefits, insufficient to afford unsubsidized housing	
0	Income from employment or mainstream benefits, sufficient to afford unsubsidized housing	

<b>Part B.</b>	<b>Do you have a job?</b>	
5	No, I can't work due to disability	
4	No, I have significant barriers e.g. language barrier, no childcare, no transportation, etc.	
2	Yes, but only a few hours a week and sometimes there is no work available/ No, but seeking a job	
1	Yes, I have a disability but work limited hours to supplement SSI/SSDI income	
1	Yes, I work part-time and have regular hours	
0	Yes, I work full-time	
<b>Section 3 Total:</b>		

Section 4: Mental Health/Substance Abuse		
In this section choose only <b>ONE</b> answer in each Part		
<b>Part A.</b>	<b>Have you been diagnosed with a mental illness?</b>	
3	Yes, I am not currently being treated for it	
2	Yes, I am under a doctor's care but I don't always take my medications / follow their instructions	
1	Yes, I am under a doctor's care and take my medication / follow the doctor's instructions	
0	No I do not have a mental illness	

<b>Part B.</b>	<b>Please tell us if you have a history of substance use disorder (SUD)</b>	
4	Yes and I am currently using alcohol or drugs and not in recovery	
3	Yes, but I have been in recovery for less than 6 months	
2	Yes, but I have been in recovery for 6 months to 1 year	
1	Yes, but have been in recovery for more than 1 year	
0	I do not have a substance abuse problem	
<b>Check the box if you wish to be referred ONLY to programs providing substance abuse services</b> <input type="checkbox"/>		

<b>Part C.</b>	<b>Please tell us if you have overdosed on drugs or alcohol.</b>	
2	I have had an overdose (OD) or alcohol poisoning within the past 12 months.	
<b>Section 4 Total:</b>		

## Coordinated Entry Vulnerability Assessment Tool

<b>Section 5: Physical Health</b>		
<b>In this section choose only <span style="color: red;">ONE</span> answer in each Part</b>		
<b>Part A.</b>	<b>Do you have any chronic health conditions?</b>	
3	Yes, I am not currently being treated for it/them	
2	Yes, I am under a doctor's care but I don't always take my medications / follow their instructions	
1	Yes, I am under a doctor's care and take my medication / follow the doctor's instructions	
0	No I do not have a chronic health condition	

<b>Part B.</b>	<b>Do you have trouble getting around due to a chronic health condition?</b>	
3	Yes, I am in a wheelchair	
2	Yes, I depend on a cane / crutches for mobility	
1	Yes, I can walk a short distance without assistance, but with difficulty	
0	No, I don't have any trouble getting around	

<b>Part C.</b>	<b>Have you ever been diagnosed with HIV/AIDS? (We are only asking you this question as some programs are specifically for people living with HIV/AIDS and we want to know if you are eligible for them.)</b>	
2	Yes	
0	No	

<b>Part D.</b>	<b>How many times have you visited a hospital emergency room in the past 12 months?</b>	
3	10 or more times	
2	5 to 9 times	
1	1 to 4	
0	I have not gone to the emergency room in the past 12 months	
<b>Section 5 Total:</b>		

<b>Section 6: Sexual Orientation/Gender Identity</b>		
<b>Do you identify as LGBTQ?</b>		
2	Yes	
0	No	
<b>Section 6 Total:</b>		

## Coordinated Entry Vulnerability Assessment Tool

### Section 7: Youth and Young Adult Please complete ONLY if you are less than 25 years old

#### Part A: If staying in a shelter or place for human habitation, how long have you been staying there?

3	More than a year	
2	6 months to 1 year	
1	1 to 6 months	
0	Less than 30 days	
At what age did you first leave home?		

#### Part B: What type of programming are you interested in? to the right of any answer that fits you.

Place an X in the box

Programs that serve only young people	
Programs that serve all people	
Transitional Housing programs (18-24 months with wrap around services and support)	
Rapid Rehousing programs (6-24 month subsidy with fewer services and supports)	
Permanent Supportive Housing programs (I	

#### Section 7 Total:

#### Total Vulnerability Score: Sections 1-7A



## Coordinated Entry Vulnerability Assessment Tool

### Section 7: Any Further Comments

Under federal and state law the Massachusetts Department of Housing and Community Development does not discriminate on the basis of race, color, sex, sexual orientation, gender identity, national origin, religion, creed, age, disability, familial status, children, marital status, military/veteran status, receipt of public assistance/housing subsidy, ancestry, and genetic information. To file a complaint of discrimination, you may contact the Associate Director, Division of Housing Stabilization, DHCD, 100 Cambridge St., 4<sup>th</sup> Floor, Boston, MA 02114, tel. (617) 573-11370, TTY (617) 573-1140 for the deaf or hard-of-hearing.

**MA BALANCE OF STATE CONTINUUM OF CARE COORDINATED ENTRY SYSTEM FOR HOMELESS SERVICES  
CONSENT TO PARTICIPATE IN A SCREENING AND  
AUTHORIZATION TO SHARE PROTECTED HEALTH INFORMATION**

Participant First Name	Participant Last Name	DOB (mm/dd/yyyy)
Interviewer's Name and Title	Interviewer's Organization	Date of Interview

We are asking you to participate in an interview and screening to enable us to share information about you with the Massachusetts Balance of State Continuum of Care (the **CoC**) for the purpose of enrolling you in the CoCs Coordinated Entry System.

**Information about the Coordinated Entry System for Homeless Services:** In the Massachusetts Balance of State Continuum of Care, homeless services, transitional housing, and other homeless resources are accessed through the Coordinated Entry System administered by the CoC. Services and housing in the CoC are prioritized for individuals and families who have been homeless for long period of time and have high service needs. The Coordinated Entry System allows for speedy matching of homeless individuals with the most appropriate housing resources. In addition to housing, supportive case management services are available to help individuals get the services they may need, such as primary health care, substance use treatment, and substance abuse recovery support services, to successfully stay in housing.

The CoC is a collaborative of state, county and local government agencies, social service providers, housing agencies, businesses, law enforcement and other organizations that serve homeless and formerly homeless persons in the Area. **Attached to this Authorization is a list of organizations that are currently members of the Network.** The organization conducting the interview is a member of the CoC. The CoC membership may change over time. **At any time you may ask for a complete list of participating members by contacting the CoC at (617) 573-1390.**

**Screening:** With your authorization, you will be interviewed today about your health and housing for the purpose of entering you into the CoC Coordinated Entry System. This should take about 20-30 minutes. You will be asked questions about your substance use, about your medical and mental health issues, about where you have lived and worked, and about any involvement with the criminal justice system. Most of the questions only require a “yes” or “no”. Some questions require one-word answers.

**Participation is Voluntary:** Participation in the screening and the CoC Coordinated Entry System are completely voluntary. If you decide not to participate in the screening or to sharing your information, those decisions will: (1) not impact the services you may be receiving from the organization wanting to conduct your interview today; or (2) prevent you from participating in the Coordinated Entry System, but the ability of the Coordinated Entry System to help you will be substantially limited. To participate in the Coordinated Entry System without participating in the screening, contact the CoC at **(617) 573-1390** or by writing to [DHCDcocapplications@mass.gov](mailto:DHCDcocapplications@mass.gov)

If you agree to participate in the interview, you may ask to take a break or stop the interview at any time. If at any point you do not understand what is being asked, let the interviewer know and they will help you.

**Enrollment in to the Coordinated Entry System - Who Will Be Receiving the Information from the Interview:** With your authorization, the information collected from the interview will be enroll you into CoC Coordinated Entry System, determine your eligibility for various housing programs, and make referrals for other services on your behalf.

## **Important Rights and Other Information You Should Know.**

---

- You may revoke your authorization to share the information with the CoC at any time by contacting the CoC at (617) 573-1390. If you revoke this authorization, the revocation will not apply to information that has already been used or disclosed.
  - You may stop your participation in the Coordinated Entry System at any time by contacting the CoC at (617) 573-1390.
  - The information shared with the CoC based on this authorization may be re-disclosed and may no longer be protected by federal or state privacy laws. Not all organizations and persons have to follow these laws.
  - You have a right to a copy of this authorization once you have signed it. To obtain a copy, please ask the person who is interviewing you or contact the CoC at **(617) 573-1390**.
- 

### **SIGN BELOW IF AGREEING TO BE INTERVIEWED AND TO SHARING YOUR INFORMATION**

I have read (or have been read) the authorization and I agree to and understand the following:

1. My responses to this interview, which consists solely of the completion of the Assessment Tool that is attached to this authorization, namely, the Coordinated Entry Vulnerability Tool. The last 4 digits of my Social Security number, collected for identification purposes, will be shared by the Interviewer with the CoC and the referral agency.
2. My participation in this interview and the Coordinated Entry System does not guarantee that I will be eligible for a service or program, such as a housing program. I understand that if I am eligible for a service or program, it does not guarantee that I will receive them.
3. The information I provide in the interview is true and complete to the best of my knowledge. I understand that the information I provide may be verified.
4. This authorization will remain in effect until it is otherwise revoked or terminated.

**My signature (or mark) below indicates that I have read (or have been read) and agree to the statements above and I agree to be interviewed and for my information to be shared with the Network. It also indicates that I have received a copy of this Authorization Form.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (or mark) of Participant

\_\_\_\_\_  
Signature of Interviewer

**IMPORTANT:** The additional Authorization for Release of Confidential Information for Individuals and Families with Histories of Substance Use Disorders, which is below, needs to be completed for the entry of any drug or alcohol information in the Balance of State Coordinated Entry System or the release of such information to the Network.

## List of Organizations that make up the Massachusetts Balance of State Continuum of Care

Action for Boston Community Development (ABCD) Advocates Inc.  
Bay Cove  
Boston Community Capital  
Bread of Life  
Bridgewell  
Brookline Community Mental Health Center  
Brookline Housing Authority  
Cambridge Health Alliance (CHA) CAPIC Chelsea  
Caritas Communities  
CHA/Everett Community Health  
City of Lowell  
Commonwealth Land Trust Community Health Link  
Community Service Network Community Teamwork Inc. (CTI)  
Massachusetts Department of Housing and Community Development (DHCD) Massachusetts Department of Mental Health (DMH)  
Massachusetts Department of Public Health (DPH)/Bureau of Substance Abuse (BSAS)  
Massachusetts Department of Veterans Services (DVS) Massachusetts Department of Children and Families (DCF) Eliot Community Human Services  
Emmaus  
Father Bills & Mainspring  
Family Promise Metrowest  
Greater Lawrence Community Action Council;  
Hallmark Health  
HarborCOV Heading Home HomeStart  
Housing Families  
Housing Solutions of Southeastern MA  
Just – a - Start  
Justice Resources Institute Inc.  
Massachusetts Housing and Shelter Alliance (MHSA)  
Merrimac Valley YMCA  
Metropolitan Boston Housing Partnership (MBHP)  
Middlesex Human Service Agency including Bristol Lodge  
Navicore Solutions  
North Shore Community Action Program  
Pine Street Inn  
Psychological Center  
Resources for Communities and People (RCAP) Seven Hills Behavioral Health  
Somerville Homeless Coalition  
South Middlesex Opportunity Council (SMOC)  
The Neighborhood Developers  
The Second Step  
Veterans Administration  
Veterans Inc.  
Veterans Northeast Outreach Center  
Vinfen  
Way Finders, Inc.  
Wayside Youth  
Youth Harbors  
YWCA of Greater Lawrence

## **COORDINATED ENTRY SYSTEM BALANCE OF STATE CONTINUUM OF CARE**

### **CONSENT TO PARTICIPATE AND AUTHORIZATION FOR RELEASE OF CONFIDENTIAL INFORMATION FOR INDIVIDUALS AND FAMILIES WITH HISTORIES OF SUBSTANCE USE DISORDERS**

#### **ABOUT THE COORDINATED ENTRY SYSTEM**

You are invited to participate in the Coordinated Entry System of the Balance of State Continuum of Care (BoS CoC). The BoS CoC is funded by the federal Department of Housing and Urban Development (HUD) through the Massachusetts Department of Housing and Community Development (DHCD). The purpose of the BoS CoC is to establish and maintain HUD-funded housing programs for Homeless and Chronically Homeless individuals and families within its geographical area (most of Suffolk, Middlesex, and Norfolk counties). The purpose of the Coordinated Entry System is to identify Homeless and Chronically Homeless individuals and families and to place them in housing as quickly as possible. If you choose to participate in the BoS CoC Coordinated Entry System administered by DHCD, you will be assisted to find appropriate housing as quickly as possible. You will be offered Supportive Case Management services along with the housing to help you find and keep the services you need, such as primary health care, substance abuse treatment, and substance abuse recovery support services, to stay in the housing successfully.

#### **Your participation in the Coordinated Entry System is strictly voluntary.**

You do not have to take part in this program. If you do take part in this program, you can leave the program at any time. If you decide to participate in this program, then information about you will be collected so the program can help place you in housing. With your permission, your information will be shared only with organizations that will help find you a place to live. If you do not give your permission to share your information, you can still participate in the Coordinated Entry System, but that will limit the amount of help the Coordinated Entry System will be able to give you.

---

#### **COLLECTION AND USE OF INFORMATION**

##### **SCREENING AND ASSESSMENT**

With your permission, the Coordinated Entry System worker will do a face-to-face interview with you to help find out which housing programs fit your needs. That worker will ask questions about your substance use, about your medical and mental health issues, about where you have lived and worked, and about any involvement with the criminal justice system.

##### **42 CFR PART 2 REQUIREMENTS**

When the Coordinated Entry System collects information on you, the government requires that information to be protected. When that information includes information about substance abuse, a diagnosis of substance use disorder, or treatment for substance use disorder, then there are special requirements to protect your substance-use information. Those special requirements are described on the next page. Your information can be shared with other organizations only with your permission. It will be used only to help place you in housing. To do that, your information will be entered into DHCD's Coordinated Entry System's data system. If you consent, we would like you also to provide us with the name, address, and phone number of another individual who will know how we can get in touch with you.

***We take steps to protect the privacy and the security of the information collected about you. Information regarding substance use and treatment collected about you for the BoS CoC Coordinated Entry System is protected under federal laws: Confidentiality of Alcohol and Drug Abuse Patient Records (42 CFR Part 2) and the Health Insurance Portability and Accountability Act of 1996 (HIPAA) (45 CFR Parts 160 & 164). Your information cannot be shared without your permission, unless otherwise permitted by those laws.***

---

I, \_\_\_\_\_,  
(Print the name of the person giving consent to this release of information on the line above)  
have read and fully understand this consent form and I wish to participate in the BoS CoC Coordinated Entry System.

I agree to the following:

- I authorize the BoS CoC Coordinated Entry System to do screening and assessment in order to refer me to appropriate housing programs;
- I understand that the BoS CoC Coordinated Entry System is required to collect information and enter that information into DHCD's Coordinated Entry System's data system; I agree to allow the BoS CoC Coordinated Entry System to collect my information and enter it into DHCD's Coordinated Entry System's data system;
- I also agree to provide my contact information and the contact information of someone else who will know how to get in touch with me for follow-ups and referrals to appropriate housing programs;
- I understand my information and records are protected under the federal regulations governing Confidentiality of Alcohol and Drug Abuse Patient Records (42 CFR Part 2) and the Health Insurance Portability and Accountability Act of 1996 (HIPAA) (45 CFR Parts 160 & 164); I understand my information cannot be shared without my written consent unless otherwise provided for in the laws and regulations;
- I agree information about my substance use disorder can be released and shared with the designated staff persons at the Coordinated Entry System and at one or more of the following organizations only to the extent that information is necessary for the referral System to housing programs appropriate for me:
  - Bay Cove Human Services/Kit Clark Senior Services;
  - High Point/SEMCOA;
  - The Institute for Health and Recovery;
  - Massachusetts Sober Housing Corporation;
  - South Middlesex Opportunity Council;
- I understand that I may cancel this consent at any time, except to the extent that action has been taken in reliance on it. I also understand that, in any event, this consent automatically expires 90 days upon the completion of my participation in the BoS CoC Coordinated Entry System. If I decide to cancel this consent before the automatic expiration date, I can do so by contacting the CoC Grants Coordinator at DHCD at:  
1-617-573-1390.

I acknowledge that I have received a copy of this consent-to-release-information form.

\_\_\_\_\_  
*Participant's Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Staff Person's Signature*

\_\_\_\_\_  
*Date*

Staff Person's Printed Name and Title: \_\_\_\_\_

**Optional Contact Information:** I authorize the CoC to contact the person whose contact information I have provided below who will know how to get in touch with me for follow-ups and referrals to appropriate housing programs.

Print Name: \_\_\_\_\_

Print Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Balance of State Continuum of Care Coordinated Entry System  
Housing Preference Form**

Participant First Name	Participant Last Name	DOB (mm/dd/yyyy)
Interviewer's Name and Title	Interviewer's Organization	Date of Interview

This form will accompany your CE vulnerability and release forms to help us better understand what your housing needs and preferences are. The Balance of State Continuum covers a large geographic area and we understand that for you to be close to your support systems, some communities will work better for you than others. We also understand that some people may have communities that they cannot live in. Please check the box next to any community in which you could live and be close to your support systems. When doing so, remember that choosing fewer towns will decrease your housing opportunities, but it will not affect your standing on the referral list.

<input type="checkbox"/>	Acton	<input type="checkbox"/>	Arlington	<input type="checkbox"/>	Ashby	<input type="checkbox"/>	Ashland
<input type="checkbox"/>	Avon	<input type="checkbox"/>	Ayer	<input type="checkbox"/>	Bedford	<input type="checkbox"/>	Bellingham
<input type="checkbox"/>	Belmont	<input type="checkbox"/>	Billerica	<input type="checkbox"/>	Boxborough	<input type="checkbox"/>	Braintree
<input type="checkbox"/>	Brookline	<input type="checkbox"/>	Burlington	<input type="checkbox"/>	Canton	<input type="checkbox"/>	Carlisle
<input type="checkbox"/>	Chelmsford	<input type="checkbox"/>	Chelsea	<input type="checkbox"/>	Cohasset	<input type="checkbox"/>	Concord
<input type="checkbox"/>	Dedham	<input type="checkbox"/>	Dover	<input type="checkbox"/>	Dracut	<input type="checkbox"/>	Dunstable
<input type="checkbox"/>	Everett	<input type="checkbox"/>	Foxborough	<input type="checkbox"/>	Framingham	<input type="checkbox"/>	Franklin
<input type="checkbox"/>	Groton	<input type="checkbox"/>	Holbrook	<input type="checkbox"/>	Holliston	<input type="checkbox"/>	Hopkinton
<input type="checkbox"/>	Hudson	<input type="checkbox"/>	Lawrence	<input type="checkbox"/>	Lexington	<input type="checkbox"/>	Lincoln
<input type="checkbox"/>	Littleton	<input type="checkbox"/>	Lowell	<input type="checkbox"/>	Malden	<input type="checkbox"/>	Marlborough
<input type="checkbox"/>	Maynard	<input type="checkbox"/>	Medfield	<input type="checkbox"/>	Medford	<input type="checkbox"/>	Medway
<input type="checkbox"/>	Melrose	<input type="checkbox"/>	Millis	<input type="checkbox"/>	Milton	<input type="checkbox"/>	Nahant
<input type="checkbox"/>	Natick	<input type="checkbox"/>	Needham	<input type="checkbox"/>	Newton	<input type="checkbox"/>	Norfolk
<input type="checkbox"/>	Norwood	<input type="checkbox"/>	Pepperell	<input type="checkbox"/>	Plainville	<input type="checkbox"/>	Randolph
<input type="checkbox"/>	Reading	<input type="checkbox"/>	Revere	<input type="checkbox"/>	Sharon	<input type="checkbox"/>	Sherborn
<input type="checkbox"/>	Shirley	<input type="checkbox"/>	Somerville	<input type="checkbox"/>	Stoneham	<input type="checkbox"/>	Stoughton
<input type="checkbox"/>	Stow	<input type="checkbox"/>	Sudbury	<input type="checkbox"/>	Tewksbury	<input type="checkbox"/>	Townsend
<input type="checkbox"/>	Tyngsboro	<input type="checkbox"/>	Wakefield	<input type="checkbox"/>	Walpole	<input type="checkbox"/>	Waltham
<input type="checkbox"/>	Watertown	<input type="checkbox"/>	Wayland	<input type="checkbox"/>	Wellesley	<input type="checkbox"/>	Westford
<input type="checkbox"/>	Weston	<input type="checkbox"/>	Westwood	<input type="checkbox"/>	Winchester	<input type="checkbox"/>	Winthrop
<input type="checkbox"/>	Woburn	<input type="checkbox"/>	Wrentham	<input type="checkbox"/>		<input type="checkbox"/>	

We also know that people do better in different types of housing. Please check the box for those types of housing that you believe will be successful for you.

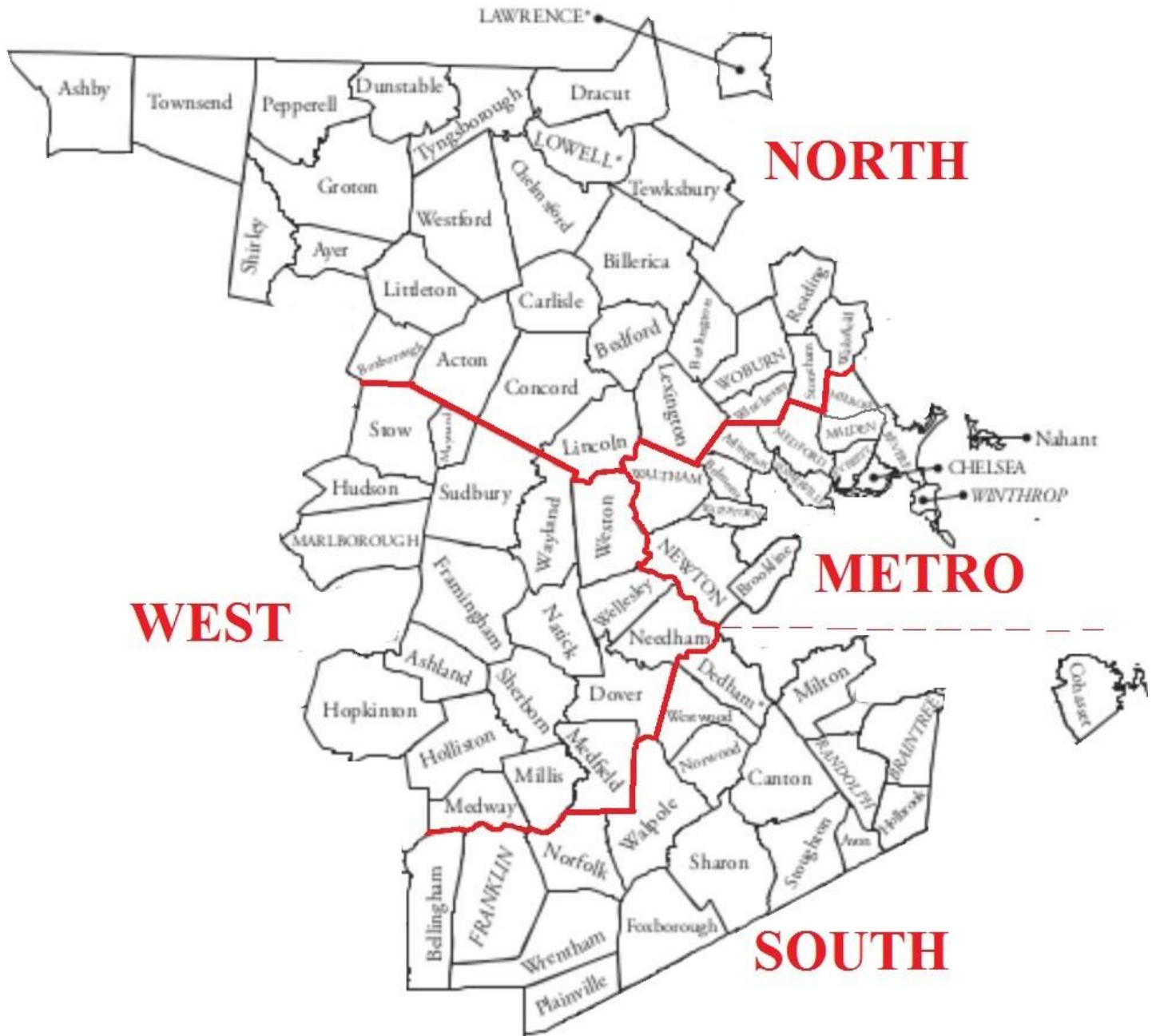
☐ SROs                      ☐ Congregate                      ☐ Clustered units                      ☐ Scattered Site

**Rapid Rehousing** helps with rent, security deposit and other financial needs as well as supportive services to help people enter into an apartment. Both the financial assistance and supportive services end within six months of entering the apartment. **Check the box if you would be interested in Rapid Rehousing** ☐

Finally, we know that some people have very specific needs related to their disabilities. Please check if you need any of the following:

☐ Handicapped Accessible Unit                      ☐ First Floor unit  
☐ Devices for the hearing Impaired                      ☐ Devices for the Visually Impaired

Balance of State Continuum of Care Coordinated Entry System  
Housing Preference Form





**Attachment B:  
Legal Notices and Public Hearing Minutes**



## INVITATION FOR REQUEST FOR PROPOSALS CITY OF MALDEN - OFFICE OF THE CONTROLLER

The City of Malden invites sealed price, and non-priced proposals, in accordance with M.G.L. c.30B, §6, from Vendors for:

### LEASE/PURCHASE AGREEMENT WITH THE CITY OF MALDEN FOR MALDEN COMMUNITY RESOURCE CENTER

Proposals will be received until **10:00 a.m., Tuesday, June 28, 2022** at the Office of the Controller, 215 Pleasant Street 2nd Floor, Malden MA 02148. Proposals will not be accepted nor may submitted proposals be corrected, modified or withdrawn after the deadline for proposals.

Contract Documents will be available by email request at [purchasing@cityofmalden.org](mailto:purchasing@cityofmalden.org) after: **10:00 a.m., May 31, 2022**. Following the deadline for proposals, all proposals received within the time specified will be reviewed by the RFP Committee, and an award will be made to the most advantageous proposer for services.

All bids are subject to the provisions of M.G.L. Chapter 30B §6. All City of Malden bids are available by request. Addenda's will be sent to the contact information provided. It is the sole responsibility of the contractor requesting these bids to ensure they have received any and all addenda prior to the bid opening.

The City will reject any and all proposals in accordance with the above referenced General Laws. In addition, the City reserves the right to waive minor informalities in any or all bids or to reject any or all bids (in whole or in part) if it is in the public interest to do so.

In the event that any person wishes to attend a bid opening or pre-bid meeting, accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a reasonable accommodation, please contact the city of Malden's ADA Coordinator, Maria Luise, at least two business days in advance of the meeting: 781-397-7000, Ext. 2005 or [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org).

CITY OF MALDEN  
Office of the Controller

### ~ Legal Notice ~

#### Notice of Public Hearing and Public Comment Period HOME – American Rescue Plan Funding and Allocation Plan

The North Suburban Consortium (NSC) will conduct a public hearing regarding the American Rescue Plan Act dollars received through its HOME Investment Partnerships (HOME) Program. The City of Malden administers the federal HOME Program for the NSC which is comprised of the communities of Arlington, Chelsea, Everett, Malden, Medford, Melrose, Revere, and Winthrop.

The NSC has established the following schedule for public comment and public hearing for its HOME Investment Partnerships Program – American Rescue Plan Act (HOME-ARP) funding.

June 1, 2022: Public Comment Period Begins. The draft HOME-ARP Allocation Plan will be made available for review and public comment online at <https://www.cityofmalden.org/910/HOME-ARP-Program> for a 15-Day Public Comment Period from June 1 to June 15, 2022. Comments on the HOME-ARP Allocation Plan may be emailed to [aturgeon@cityofmalden.org](mailto:aturgeon@cityofmalden.org) or sent in writing on or before June 15, 2022 to Malden City Hall, c/o Office of Strategic Planning and Community Development, 215 Pleasant Street, Third Floor, Malden, MA 02148, Attn: Alexis Turgeon.

June 9, 2022: Public Hearing from 6:00pm to 7:00pm via Zoom and at Malden City Hall, Conference Room 105, 215 Pleasant Street, First Floor, Malden, MA 02148. The public hearing includes discussion of and public feedback on the draft HOME-ARP Allocation Plan.

June 15, 2022: Public Comment Period Ends.

June 30, 2022: HOME-ARP Allocation Plan Submitted to U.S. Department of Housing and Urban Development (HUD). HUD has 45 days to review and provide comment on or approve the HOME-ARP Allocation Plan.

The Public Hearing will be a hybrid meeting conducted via Zoom and in-person at Malden City Hall. Zoom log-in information will be available at <https://www.cityofmalden.org/910/HOME-ARP-Program>. If you require assistance or accommodations to attend the public hearing or obtain a copy of the draft HOME-ARP allocation plan, please email [aturgeon@cityofmalden.org](mailto:aturgeon@cityofmalden.org) or call 781-324-5720 Ext. 5729.

### BHRC FROM PAGE 20

sessions are misguiding and lead to irresponsible late-night sessions and a mad rush to act on dozens of bills in the days immediately preceding the end of an annual session.

During the week of May 16-19, the House met for a total of eleven hours and 17 minutes and the Senate met for a total of one hour and 25 minutes.

**Mon. May 16**  
House 11:03 a.m. to 11:42 a.m.  
Senate 11:07 a.m. to 11:24 a.m.

**Tues. May 17**  
House 11:00 a.m. to 12:25 p.m.  
No Senate session

**Wed. May 18**  
House 11:04 a.m. to 4:42 p.m.  
No Senate session  
**Thurs. May 19**  
House 1:45 p.m. to 5:20 p.m.  
Senate 11:06 a.m. to 12:14 p.m.

**Fri. May 20**  
No House session  
No Senate session

Bob Katzen welcomes feedback at [bob@beaconhillradio.com](mailto:bob@beaconhillradio.com) Bob founded Beacon Hill Radio Call in 1975 and was inducted into the New England Newspaper and Press Association (NENPA) Hall of Fame in 2019.

### - LEGAL NOTICE -

#### City of Malden, Massachusetts MALDEN BOARD OF APPEAL PUBLIC HEARING

The Malden Board of Appeal will hold a public hearing on **Wednesday, June 15 2022 6:30 pm** Eastern Time (US and Canada), At Malden City Hall, 215 Pleasant St., Room #106 Herbert L. Jackson Council Chambers, Malden, MA on **Petition 22-004** by **Nelson Rigonatti of Master Printing & Signs** on behalf of **Sergio L. Goncalves** for a variance of Regulations of Signs; By District – Title 4, Chapter 16 - 4.16.090 (B)(2)(a) Code of the City of Malden as amended through February 1, 2022 - as per Plans SGER-044259-2022 Namely – Dimensional Controls of a sign at the property known as and numbered **100 Ferry Street, Malden, MA** and also known by City Assessor's Parcel ID # **086-269-902**

Additional information, Petition & plans available for public review in the Office of Inspectional Services, 215 Pleasant St., 3rd floor, Malden MA or online at [www.cityofmalden.org](http://www.cityofmalden.org) or [https://permits.cityofmalden.org/EnerGov\\_Prod/SelfService](https://permits.cityofmalden.org/EnerGov_Prod/SelfService)

Nathaniel Cramer  
Chair  
May 27, June 3, 2022



#### INVITATION FOR BID CITY OF MALDEN - OFFICE OF THE CONTROLLER

The City of Malden invites sealed bids in accordance with M.G.L. Ch. 30, Sec. 39M from Vendors for:

#### 2022 Road Resurfacing - 1

Contract Documents will be available by email request at [purchasing@cityofmalden.org](mailto:purchasing@cityofmalden.org) after: **10am, June 6, 2022**. Bidders are requested to email the Controller's Office their Company Name, Address, Email address, & Phone and what bid they are requesting. Bids must be submitted to the Office of the Controller, 215 Pleasant Street, Malden, MA 02148 by **2:00 pm** on or before **June 28, 2022**; bids will be publicly opened at this time. The City of Malden reserves the right to reject any and all bids.

All bidders must be prequalified by MassDOT. The contract will only be awarded to a MassDOT prequalified contractor.

All bids must be accompanied by a bid deposit in an amount that is not less than five percent (5%) of the value of the bid.

CITY OF MALDEN  
Office of the Controller

### APARTMENT FOR RENT EVERETT

4 Rooms, third floor, near schools and bus line. No washer or dryer. Available Now!

Call Carmen: 617-331-6084



**CONSTRUCTION BY ANDERSON**  
Roofing, Siding, Windows, Carpentry  
OVER 30 YEARS IN BUSINESS  
Free Estimates \* Licensed & Insured  
We follow Social Distancing Guidelines!

**BOB ANDERSON 781-289-9032**

### J.F & Son Contracting =No Job too small! Free Estimates!= Commercial & Residential

Snow Plowing 781-656-2078 Shovelings & removal

Landscaping, Electrical, Plumbing, Painting, Roofing, Carpentry, Framing, Decks, Fencing, Masonry, Demolition, Gut-outs, Junk Removal & Disposal, Clean Ups: Yards, Garages, Attics & Basements. Truck for Hire, Bobcat Services.

- Property management & maintenance

10% Off all sales with this adv.  
**EXPERT PAINTING**  
Interior & Exterior  
Painting, Wallpapering,  
Patchwork, Plastering,  
Light Carpentry  
Fully Insured Call Tom 781-233-5059  
E.P.A. Certified Renovator No. R-1-18342-10-01272

**EVERETT MALDEN REVERE SAUGUS**  
**ADVOCATE**  
Newspapers

Published weekly by  
The Advocate Newspapers, Inc.

#### • MAIN OFFICE •

573 Broadway, Everett, MA 02149

Mailing Address:

PO Box 490407, Everett, MA 02149  
Telephone: (617) 387-2200 / (781) 286-8500  
(781) 233-4446 / FAX: (617) 381-0800

Email us at:

[jmitchell@advocatenevsmalden.com](mailto:jmitchell@advocatenevsmalden.com)  
[info@advocatenevsmalden.com](mailto:info@advocatenevsmalden.com)

**James David Mitchell, Publisher**  
**James D. Mitchell, Editor**

The Advocate Newspapers, Inc. are free newspapers published every Friday.

This newspaper assumes no financial responsibility for errors in advertisements printed herein, but will reprint without charge that part of an advertisement in which the error occurs.

**CRAFTSMAN GLASS & MIRROR, INC.**  
"COMPLETE GLASS SERVICE CENTER"  
Storefronts & Entrance Doors  
Custom Mirrors • Table Tops • Auto Glass  
Insulated Glass • Window & Screen Repairs  
2034 Revere Beach Parkway, Everett  
**855-GO-4-GLAS**

Frank Berardino  
MA License 31811 • 24-Hour Service  
• Emergency Repairs

### BERARDINO Plumbing & Heating

Gas Fitting • Drain Service  
Residential & Commercial Service

617.699.9383  
Senior Citizen Discount

**BOB PENTA**  
Clean Outs  
Anything  
Removed  
All Debris  
Boilers  
Oil Tanks  
**SERVICES UNLIMITED**  
617-381-8767 • 617-721-2708  
242 Ferry Street Everett, MA 02149

**SALS**  
CLOTHING RESTORATION  
**FIRE • SOOT • WATER**  
Homeowner's Insurance Loss Specialists  
**FREE CONSULTATION**  
**1-877-SAL-SOOT**  
Sal Barresi, Jr. - Your first call  
**617-212-9050**

**SPADAFORA**  
**AUTO PARTS**  
**JUNK CARS**  
**WANTED**  
\$ SAME DAY PICK UP \$  
**781-324-1929**  
Quality Used Tires  
Mounted & Installed  
Used Auto Parts & Batteries  
Family owned & operated since 1946

**KITCHEN CABINETS**  
Strip & Refinish  
To Look Like New  
**FURNITURE STRIP & FINISH**  
**508-840-0501**

**Classifieds**  
Advocate  
Call now!  
617-387-2200  
advertise on the web at  
[www.advocatenevsmalden.com](http://www.advocatenevsmalden.com)

**SYNOPSIS**  
**HOME ARP Public Hearing**  
**June 9, 2022, 6:00 PM**

Alexis Turgeon, HOME Director, Malden Office of Strategic Planning and Community Development, opened the public hearing regarding the HOME American Rescue Plan (HOME ARP) Allocation Plan put together by the North Suburban Consortium (NSC).

*Introduction:*

The NSC is made up of 8 communities that receive Federal funding from the HOME Investment Partnerships (HOME) Program which is dedicated to creating and preserving affordable housing opportunities for low-income households. The City of Malden leads the NSC. Funds can be used to assist households in Arlington, Chelsea, Everett, Malden, Medford, Melrose, Revere and Winthrop.

*Allocation Plan:*

An allocation plan is the blueprint for how HOME ARP funds will be spent to address the needs of the communities. The plan is developed from public feedback from stakeholders and recommendations for funding are made, in part, by public comments.

*HOME-ARP:*

The American Rescue Plan Act (ARPA) appropriated \$5 billion to be administered through the HOME Program. The NSC received \$7.3 million in HOME ARP to address needs of “qualifying populations” (HOME-ARP funds) that can be used for several different eligible activities: affordable rental housing development and as a sub-category of that activity, we can fund operating cost reserves for affordable rental housing assistance developments; tenant based rental assistance (TBRA); supportive services; non-congregate shelter development; and operating and capacity building assistance for non-profits.

“Qualifying Populations” are: homeless or at risk of homelessness, as defined in the McKinney-Vento Act; those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, as defined by the Violence Against Women Act; other populations under Section 212(a) of the National Affordable Housing Act that includes other families requiring services or housing assistance to prevent homelessness - this is any household currently receiving rental or other assistance to allow them to continue to hold their housing and who will continue to need those services or additional services to maintain their housing; those at the greatest risk of housing instability - this is anyone who has an annual income of less than 50% of area median income (AMI) and is paying more than 30% of household expenses on housing costs, lives in a single-room occupancy unit or studio where 2 or more persons reside or a larger unit where more than 1.5 persons reside per room, is exiting a publicly-funded institution such as a healthcare or mental health facility, foster care, correctional program, has been notified their right to occupy their current housing or living situation will be terminated within 21 days, is 65 years of age or older, those with a physical or developmental disability, mental illness or substance use disorder. 30% of HOME ARP funded rental units can be occupied by households at or below 80% AMI.

#### *Allocation Plan Development:*

To develop the plan the NSC consulted with Balance of State Continuum of Care, homeless and domestic violence service providers, veterans' groups, public housing authorities, public agencies that address the needs of the qualifying populations, public and private organizations that address fair housing, civil rights and the needs of persons with disabilities. We conducted a 15 day budget simulation survey, published a draft plan for public comment for 15 days and this draft allocation plans is available for public comment until June 15 (public comments can be submitted by mail to 215 Pleasant Street, Third Floor, Malden, MA 02148 or by email [aturgeon@cityofmalden.org](mailto:aturgeon@cityofmalden.org)) and this public hearing is being conducted to take comments.

Turned over to Nicole Lambert and Rachelly Bartolotta of Anser Advisory.

#### *Needs Assessment and Gaps Analysis:*

Nicole Lambert went over current inventory for emergency shelters, transitional housing, permanent supportive housing, other permanent housing; unsheltered homeless and homeless population; and gap analysis that shows the need for additional services. Emergency shelter beds for families are 2,239 – 495 beds for adults only and there are some beds for children only, youth only and veterans. The chart further breaks down transitional housing units available for families, adults, children, youth, veterans and victims of domestic violence and includes the counts for transitional housing as well as emergency shelters. A majority of permanent supportive housing in the consortium is mainly for the elderly population. Other permanent housing is long term leased housing available to people who fall under those categories. As for the unsheltered homeless, 330 is only an estimate because the Continuum of Care did not do face to face outreach in 2021 because of COVID.

Number of homeless households - 48% with at least 1 adult and 1 child; 52% are individuals without children. Number of homeless persons – 45% are children under the age of 18; 7% are young adults between the ages of 18 and 24; 48% are adults over age 24.

The current inventory of rental units for the entire consortium is 66,697; rental units affordable to households at 30% AMI (at risk of homelessness) is 7,161; rental units affordable to households at 50% AMI – 14,879; 0-30% AMI renter household with 1 or more severe housing problems (at risk of homelessness) – 13,985; 30-50% AMI renter household with 1 or more severe housing problems (other populations) 8,620. Combining this information, there is a need for 6,824 affordable rental housing units for those at or below 30% AMI to satisfy the needs of the populations in the consortium.

To expand on the data, 31% of households earning at or below 50% AMI are cost burdened so these household would qualify under other populations as those at greatest risk of housing instability. Approximately 1,500 households at 50% AMI or below are occupying units with more than 1.5 persons per room and they are also at greatest risk of housing instability.

#### *Priority Needs:*

Priority needs identified based on the needs assessment and gaps analysis include the need for additional permanent supportive housing units, tenancy preservation programs such as eviction prevention and rent stabilization, supportive services such as mental health treatment, substance abuse treatment, child care, financial assistance and literacy, housing search assistance and case management and outreach.

#### *Funding Strategy:*

Based on input received as well as research done, funding strategy was to fund: supportive services - \$1,885,000.00 with the hopes that will get 4 or 5 different types of supportive services;

development of affordable rental housing - \$4,000,000.00 which is estimated to get approximately 25 new units of permanent supportive rental units and there will be a preference for homeless households with children; non-profit operating - \$200,000.00 to help non-profits run any of the supportive service programs or other HOME ARP eligible programs; non-profit capacity building assistance - \$100,000.00 for those who need to hire additional staff to continue to run these programs; administration and planning - \$1,090,299.00 to help administer and run all of the programs between now and 2030 which is when all of the HOME ARP funds have to be fully expended. Those total \$7,275,299.00 which is the total HOME ARP allocation. There will be a preference for homeless households with children in the development of affordable rental housing units, there will be no preference for any other HOME ARP activity so there will be no preference for anything funded out of supportive services.

*Public Comments and Questions:*

Alex Pratt, CD Director, Malden Office of Strategic Planning and Community Development. The data collected does not show everyone who is in need and those who are homeless or at risk of becoming homeless

Phil Cohen, Boston Communities. Is it anticipated funds would be loaned to a project for the duration of the affordable housing commitment or a date after 2030? Alexis Turgeon said all the funds have to be expended by 2030 so any rental development project getting funds would have to be complete by 2030, however, there are affordability periods to be imposed that may go beyond 2030.

Alex Pratt, CD Director. There has been a lot of discussion about housing and homelessness being a regional problem and it is important to recognize there are regional solutions. This is a great opportunity for NSC communities to act in tandem and collaborate in contracting with service providers to address homelessness.

Jamaal Bicar. Are there are a required amounts of units and is there a preference for where the development sites can be (ex. close to good schools or transportation so tenants can access transportation to get to work)? Alexis Turgeon said projects have to be located in one of the 8 NSC communities – Arlington, Chelsea, Everett, Malden, Medford, Melrose, Revere and Winthrop. When a project is reviewed, proximity to various amenities such as grocery stores, schools, parks, proximity to public transportation is considered. The statute does not require a minimum number of HOME ARP units. There will be specific program guidance once a plan is actually approved and funds are available and that plan will specify program guidelines. Should a certain percentage of units be set aside for 30 to 50% AMI or below? Alexis Turgeon said HOME ARP is based on qualifying populations not necessarily income, although several qualifying populations do relate to income. There is a chance that someone could be 80% AMI and fall into one of the qualifying populations definitions. There is no specific number of units that have to be set aside at certain percentages, the units have to be available to the qualifying populations. However, for rental housing development, 30% of the HOME ARP funded rental housing units can be occupied by households at or below 80% AMI and who don't necessarily meet the qualifying populations definition. That is basically anyone who would normally qualify for the HOME ARP program.

Because the meeting was still open, Alexis Turgeon did another quick recap of the HOME ARP program again.



Jamaal Bicar. Is the Maplewood area approved because he thinks it would be beneficial for homeless families with children to have the opportunity to get a good education, there is public transportation and local shopping. According to data, it seems like the crime rate in that area is low. This may be a good area in Malden for families. Alexis Turgeon said Maplewood is located in Malden so it would be an eligible location because it is in one of the 8 NSC communities. Jamaal said asked if there is the potential to do a mixed-use project. Alexis said the project has to incorporate HOME ARP rental units set aside for the qualifying populations and the funding the NSC could only be used for the development of those rental units. In your budget process there would have to be specific financing to show exactly where the funds are going and that the funds are not going for ineligible activities like construction of commercial space.

Alexis Turgeon gave a final reminder that questions or concerns can be submitted by email to [aturgeon@cityofmalden.org](mailto:aturgeon@cityofmalden.org) or by mail to Alexis Turgeon, 215 Pleasant Street, Third Floor, Malden, MA 02148. Comments received by June 15, 2022 will be incorporated into the final version of the plan to be submitted to HUD.

Meeting ended at 7:04 PM

**Attachment C:  
SF424s and Certifications**

## HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any 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 any 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, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying 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 subrecipients shall certify and disclose accordingly.



**Authority of Jurisdiction** —The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** —It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** —It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: Requirements for the Use of Funds in the HOME-American Rescue Plan Program, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

  
\_\_\_\_\_  
Signature of Authorized Official

06/21/2022  
\_\_\_\_\_  
Date

Mayor  
\_\_\_\_\_  
Title

### Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

06/23/2022

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

#### State Use Only:

6. Date Received by State:

7. State Application Identifier:

#### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Malden

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

046001398

\* c. UEI:

V741FBA1JCW5

#### d. Address:

\* Street1:

215 Pleasant Street

Street2:

Third Floor

\* City:

Malden

County/Parish:

Middlesex

\* State:

MA: Massachusetts

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

02148-4802

#### e. Organizational Unit:

Department Name:

Planning and Community Dev.

Division Name:

#### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Alexander

Middle Name:

\* Last Name:

Pratt

Suffix:

Title:

Community Development Director

Organizational Affiliation:

\* Telephone Number:

781-324-5720

Fax Number:

\* Email:

apratt@cityofmalden.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

### \* 12. Funding Opportunity Number:

N/A

\* Title:

N/A

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

HOME eligible activities throughout the North Suburban Consortium serving the communities of Malden, Meford, Arlington, Chelsea, Everett, Revere, Melrose, and Winthrop.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="7,275,299.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="7,275,299.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:


Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: 

\* Signature of Authorized Representative:

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

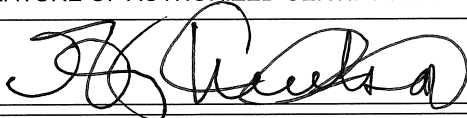
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Malden	DATE SUBMITTED 06/23/2022

## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

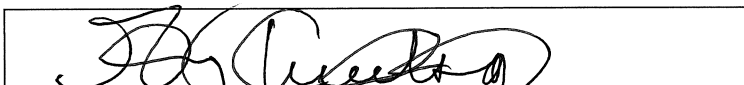
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Malden	DATE SUBMITTED 06/23/2022